

February 23, 2018

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides citizens, especially adjacent landowners such as yourself, the opportunity to voice their opinion on the proposed project to the approving body. The input and opinions of citizens and adjacent property owners provides valuable feedback to the City Council, city staff, and the applicant. The following is some basic information which pertains to the project.

Project Application Type: Plat Amendment and Development Agreement Amendment: A plan to amend a previously approved layout of a subdivision (i.e., property boundaries, lots, right-of-ways, and easements), known as Brighton Crossing Filing No. 2, 5th Amendment.

Project Summary: This project will reorient some of the lots in the project area and reduce the total lots in the area from 216 lots to 203 lots. For this project, the City Council will be reviewing the property lines to ensure compliance with the City Code.

Project Location/Site Plan: East of 50th Avenue, immediately south of Baseline Road – See reverse side for vicinity map and site plan.

Reviewing Body: The City Council makes a final determination on this Plat Amendment after the Public Hearing (details below) has been held.

Public Hearing: March 6, 2018, at 7:00 PM
City Council Chambers (1st Floor of City Hall)
500 South 4th Avenue, Brighton, CO 80601

Official Notice Publication: February 28, 2018, edition of the Brighton Standard Blade

City Staff Project Manager: Joshua M. Tetzlaff, AICP – Associate Planner
(303) 655-2072
jtetzlaff@brightonco.gov

Applicant: Alaina Marlar
J3 Engineering
(720) 975-0177
amarler@j3engineering.com

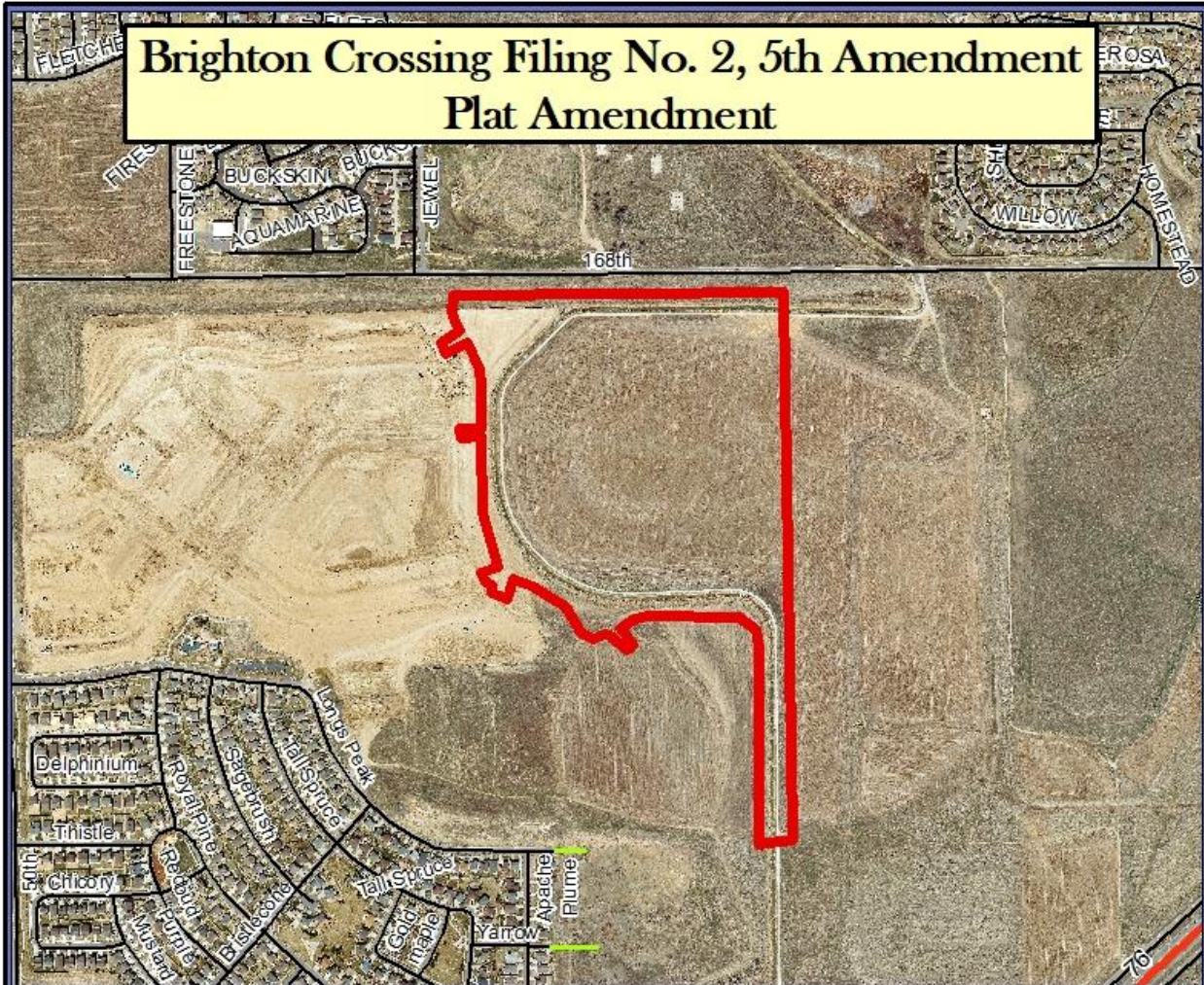
Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend this hearing but would like to submit a comment into the record. Thank you for your time.

Sincerely,



Joshua M. Tetzlaff, AICP
Planner II

Brighton Crossing Filing No. 2, 5th Amendment Plat Amendment



Project: Brighton Crossing Filing No. 2, 5th Amendment (17-00410)
Applicant: J3 Engineering
City Staff Representative: Joshua M. Tetzlaff, AICP

0 0.15 0.3 Miles

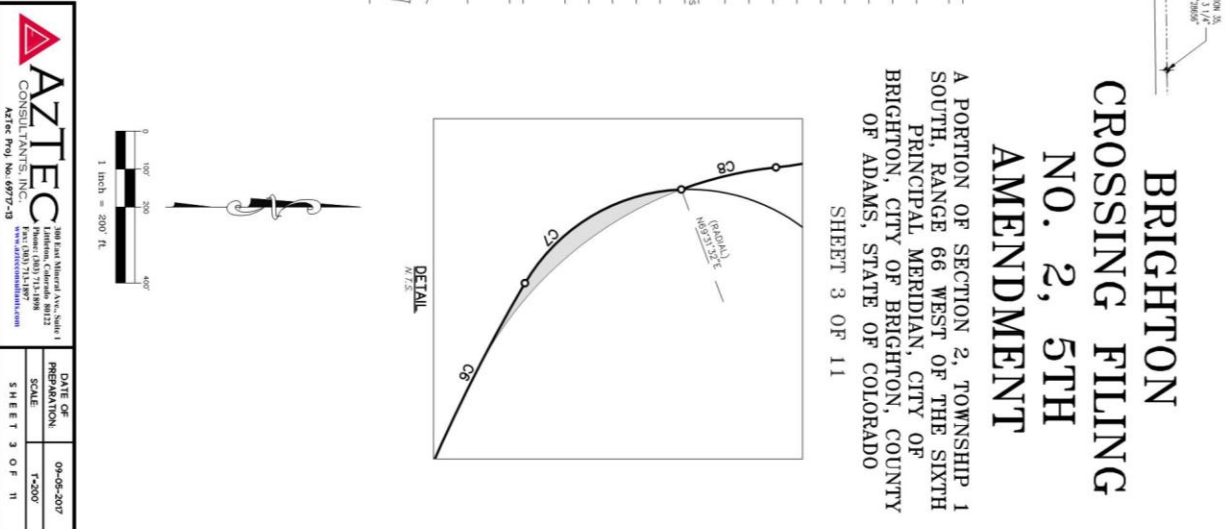
Zone Districts



This map is a digital product created by mapping software using data from a variety of city, county, state and federal maps, records, and geographic information systems. The City of Brighton does not warrant the accuracy of the map or the data used to create it. The City of Brighton does not accept any liability for any errors or omissions. The map is provided for informational purposes only. The map is not to be used for any other purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose.

Future Land-Use

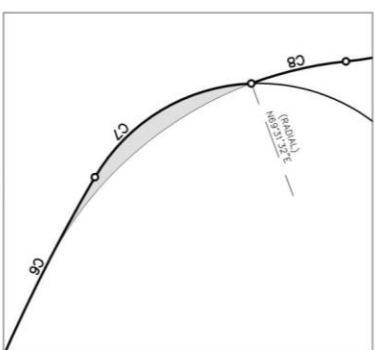


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A PORTION OF SECTION 2 TOWNSHIP
SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF
BRIGHTON, CITY OF BRIGHTON, COUNTY
OF ADAMS, STATE OF COLORADO

SHEET 3 OF 11

SHEET 3 OF 11




AZTEC
 CONSULTANTS, INC.
 308 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 711-1898
 Fax: (303) 711-1897
www.aztecinc.com
 AZTEC Proj. No. 6972-13

DATE OF PREPARATION:	04-05-2007
SCALE:	1"=200'
SHEET 3 OF 11	

DATE OF PREPARATION:	09-05-2017
SCALE:	1"=200'