



Community Development

500 South 4th Avenue
Brighton, Colorado 80601
303-655-2059 (Phone and Facsimile)
www.brightonco.gov

January 14, 2022

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 will provide residents and neighboring landowners the opportunity to present evidence regarding the application described below. The input of residents and neighboring landowners provides valuable feedback to the City Council, the applicant, and City staff. The following is some basic information that pertains to the application.

Application Type: **Planned Developed (PD):** A development plan is a specific plan for coordinated development of the entire area. The purpose of a development plan is to allow preliminary review of a proposed planned development before substantial technical work has been undertaken, but also to grant flexibility and establish expectations for development based on the extent of planning and urban design assurances reflected in the plan.

Summary: The request is to change the zoning of the approximately 165.7 acres of property via a Planned Development application from R-1 and R-1-B to Planned Development. The applicant is requesting the approval of a Planned Development for the subdivision formally known as Mountain View Estates Filing 1 and Filing 2. In summary, this proposal changes design and development standards, such as setbacks, allowed building types, and landscaping standards.

Location/Site Plan: The property is generally located to the north of Bridge St., south of Baseline Rd., west of Telluride St., and east of the Brighton Lateral Ditch.

Filing 1 legal description is as follows: a portion of the south-west quarter of Section 4, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

Filing 2 legal description is as follows: a portion of the west half of Section 4, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

See reverse side for vicinity map.

Reviewing Body: The City Council makes the final decision on a zone change.

Public Hearing: **City Council**
Tuesday, February 1, 2022 at 6:00p.m.
Located in the Council Chambers on the first floor of City Hall.
500 S 4th Ave, Brighton, CO 80601

Official Notice Publication: January 14, 2022 posted on the City Website.

Information continues on the following page.

City Staff Project Manager: Nick Di Mario, Associate Planner
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Applicant: Josie Kohnert of Redland
1500 West Canal Court
Littleton, CO 80120
(720) 283-6783 x163
jkohnert@redland.com

Property Owner: AMREPCO, INC.
333 Rio Rancho Dr.
Rio Rancho, NM 87124
(505) 896-9037
jarrodl@aswinc.com

Additional Info: The review process allows the City Council to determine the completeness of the application and its adherence to City Code and policies. The request and application will come before the City Council with a recommendation from the Planning Commission. Full plans for review will be available on the City's website with the posting of the meeting agenda in the days leading up to the meeting.

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

Best regards,

Nick Di Mario
Associate Planner

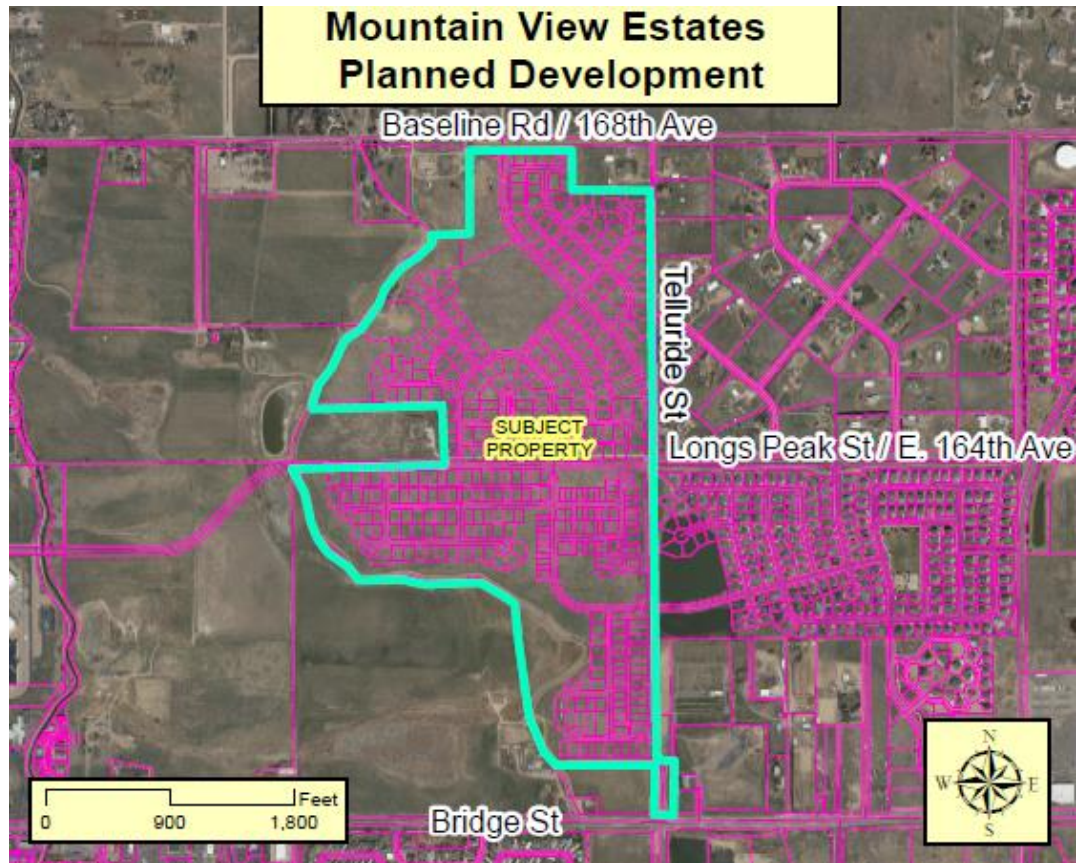


Image provided by the GIS Department, City of Brighton