

July 16, 2021

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 residents, especially neighboring landowners such as yourself, the opportunity to voice their opinion on the proposed project to the City Council. The input and opinions of residents and neighboring property owners provide valuable feedback to the City Council, City staff, and the applicant. The following is some basic information that pertains to the project.

Application Type:	Zone Change: A request to change the zoning designation pertaining to use for a property.
Summary:	Request for approval of a zone change for an approximately 0.1722-acre parcel of land, known as 57 N. 10 th Avenue, from the Neighborly Housing Services (PUD) zone district to the R-2 (Mixed- Density Residential) zone district. The purpose of this request is to allow the construction of a residential duplex.
Location/Site Plan:	Generally located on the southwest corner of N. 10 th Avenue approximately one hundred feet from the intersection with Walnut Street. – <i>See the reverse side for vicinity map.</i>
Reviewing Body:	The City Council makes the final decision on a zone change request.
Public Hearing:	August 17, 2021 at 6:00 p.m. The hearing will take place at City Council Chambers (1 st Floor of City Hall), 500 South 4 th Avenue, Brighton, CO 80601.
Official Notice Publication:	July 19, 2021 on the City of Brighton's Website.
City Staff Project Manager:	Oscar Ortiz, <i>Assistant Planner</i> (303) 498-1240 oortiz@brightonco.gov
Applicant:	Richard White, <i>HJD Consulting</i> (970) 988-2409 whitehowse2@hotmail.com
Property Owner:	Diana Lara (720) 882-8530 laradianalara5@gmail.com
Additional Info:	This review process allows the City Council to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will come before the City Council with recommendation of approval from the Planning Commission.

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 comment into the record. Thank you for your time.

Best regards,

Oscar Ortiz, Assistant Planner

Vicinity Map

