

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, 6th Amendment.

Project Summary: This project will reorient some of the lots in the project area and reduce the total lots in the area from 146 lots to 138 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, north of Bridge Street – 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,

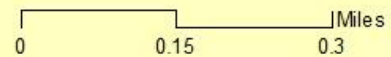


Joshua M. Tetzlaff, AICP
Planner II

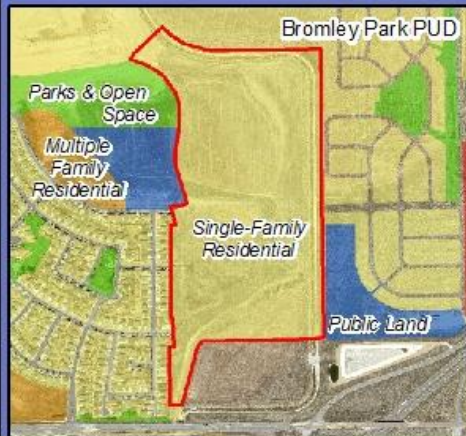
Brighton Crossing Filing No. 2, 6th Amendment Plat Amendment



Project: Brighton Crossing Filing No. 2, 6th Amendment (17-00411)
Applicant: J3 Engineering
City Staff Representative: Joshua M. Tetzlaff, AICP



Zone Districts

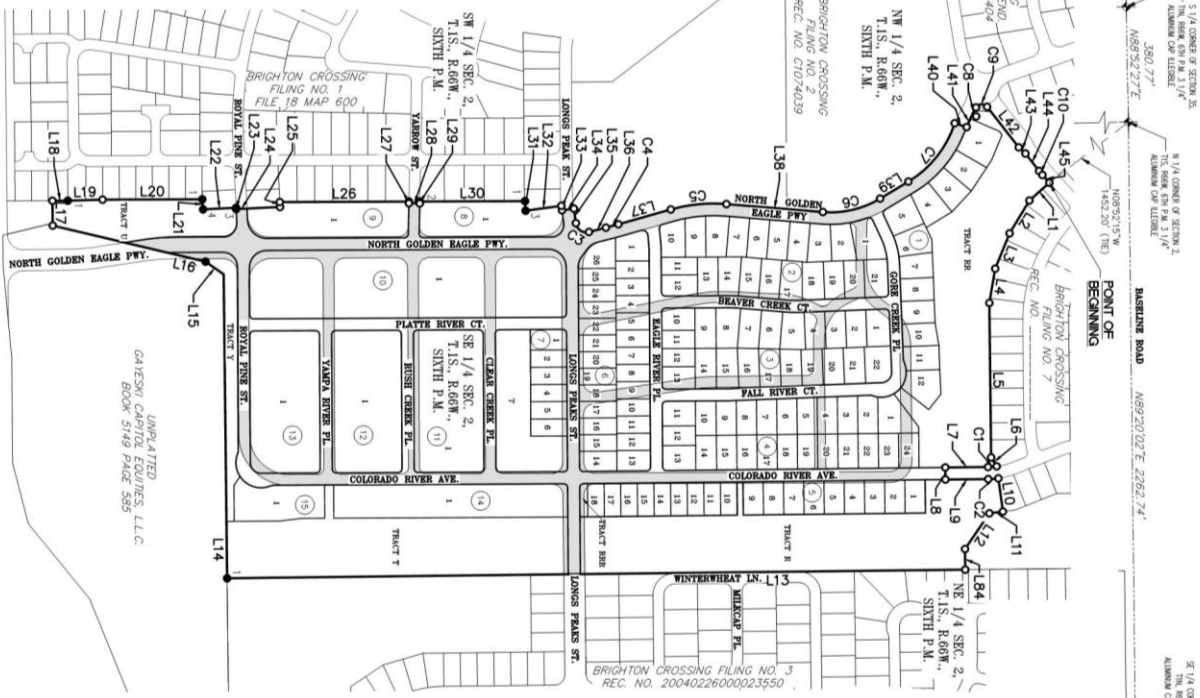
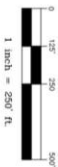


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Future Land-Use



FOR REVIEW



BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT

A PORTION OF SECTION 2, TOWNSHIP 1 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

SEE SHEET 11
FOR LINE AND
CURVE TABLES

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 58064"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28256"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28256"
- FOUND NO. 5 REBAR WITH NO CAP
- ★ FOUND SECTION CORNER BY THIS PLAT
- RIGHT-OF-WAY VACATED
- LOT / TRACT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- PLAT BOUNDARY LINE
- EASEMENT LINE
- ① BLOCK NUMBER

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aztecinc.com

DATE OF PREPARATION: 04-05-2007
SCALE: T-250'
SHEET 3 OF 11