



Community Development

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

September 2, 2022

Dear Property Owner:

I am writing this letter to inform you of two upcoming public hearings, which you may be inclined to attend. The hearings will provide residents and neighboring landowners the opportunity to present their thoughts regarding the applications 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 applications.

Application Types:	Annexation: A request to incorporate into the City of Brighton. Zoning Map Amendment: A request to change the zoning designation.
Summaries:	<p>A request to annex an approximately 150.586 acre Property known as the Swink Property from unincorporated Adams County into the City of Brighton.</p> <p>A request to change the zoning of the subject Property from Adams County A-3 (Agriculture-3) to designations of C-3 (General Retail & Services), R-1-A (Single- and Two-Family Residential), R-2 (Mixed-Density Residential), and R-3 (Multiple Family Residential) for the purpose of commercial and residential development.</p>
Location/Site Plan:	<p>The Property is generally located to the north of East Bromley Lane, to the south of Southern Street, west of South 50th Avenue, and east of the South 45th Avenue alignment.</p> <p>The legal description is as follows: a Portion of the southeast quarter of Section 10, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado. <i>See the reverse side for a vicinity map.</i></p>
Reviewing Body:	The City Council will make final determinations on the proposed Annexation and the Zoning Map Amendment.
Public Hearings:	City Council September 20, 2022 at 6:00 p.m. Located in the Council Chambers on the first floor of City Hall 500 S. 4th Avenue, Brighton, CO 80601
Official Notice Publications:	Annexation: August 17, 24, 31 and September 7, 2022 editions of the Brighton Standard Blade Zoning: September 2, 2022 posted on City Website
City Staff Project Manager:	Emma Lane, Senior Planner - Historic Preservation (303) 655-2051 elane@brightonco.gov

Applicant: Anna Sparks
Innovative Land Consultants, Inc.
12071 Tejon Street, Suite 470
Westminster, CO 80234
(303) 421-4224 ext. 111
anna@innovativelandinc.com

Property Owners: Swink Family Farms, LLLP and Alvin W. Swink

Additional Info: The review processes allow the City Council to determine the completeness of the applications and their adherence to the City Codes and policies before making the final decision on the applications.

Please do not hesitate to contact me if you have any questions on the proposed Annexation or Zoning Map Amendment or if you are unable to attend the hearings but would like to submit a comment into the record. Thank you for your time.

Best regards,

Emma Lane
Senior Planner - Historic Preservation

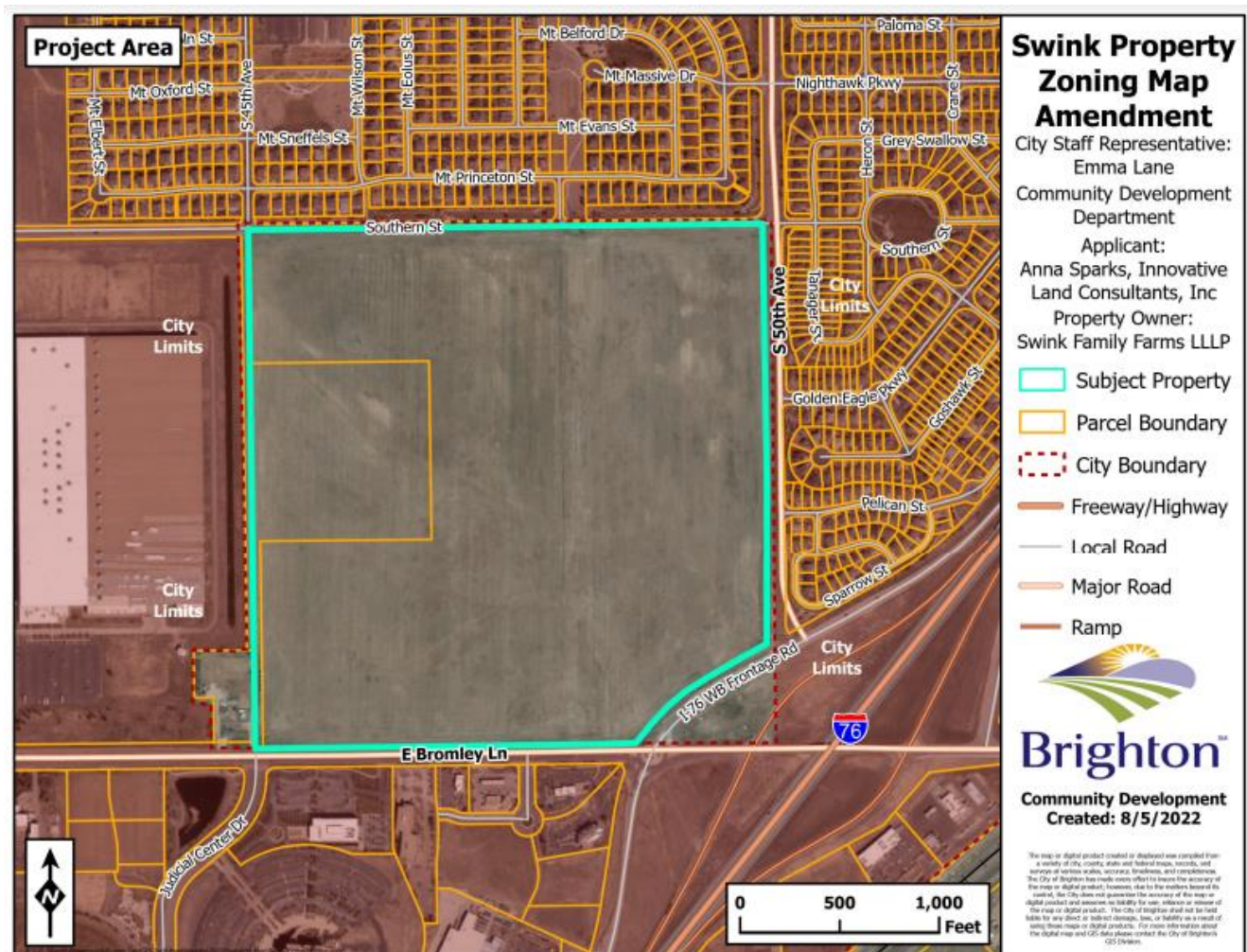


Image provided by the Community Development Department, City of Brighton