



Community Development

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

July 17, 2023

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 Development (PD):** A Planned Development, known as a PD, is a type of zoning map amendment that establishes a specific plan for coordinated development for a defined area. The purpose of a PD is 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 4.15 acres of property via a Planned Development application from Downtown (DT) to Planned Development.

Location: The property is generally located at the northwest corner of S. Main St. and W. Bromley Ln., with a portion to the northeast of S. Main St. and W. Bromley Ln. adjacent to Jensen Foods.

See the reverse side for the vicinity map.

Reviewing Body: The City Council makes a final determination on the Planned Development request after the Public Hearing (details below) has been held.

Public Hearing: **City Council**
Tuesday, August 1, 2023. 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: July 17, 2023 posted on City Website.

City Staff Project Manager: Nick Di Mario, Senior Planner, AICP Candidate
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Applicant: Jennifer Gray
Acme Workshop
1018 E 24th Avenue
Denver, CO 80205
jgray@acmeworkshop.com

Information continues on the following page.

Additional Info:

The review process allows the City Council to determine the completeness of the application and its adherence to City Codes and policies in order to make a final determination on the application.

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
Senior Planner, AICP Candidate

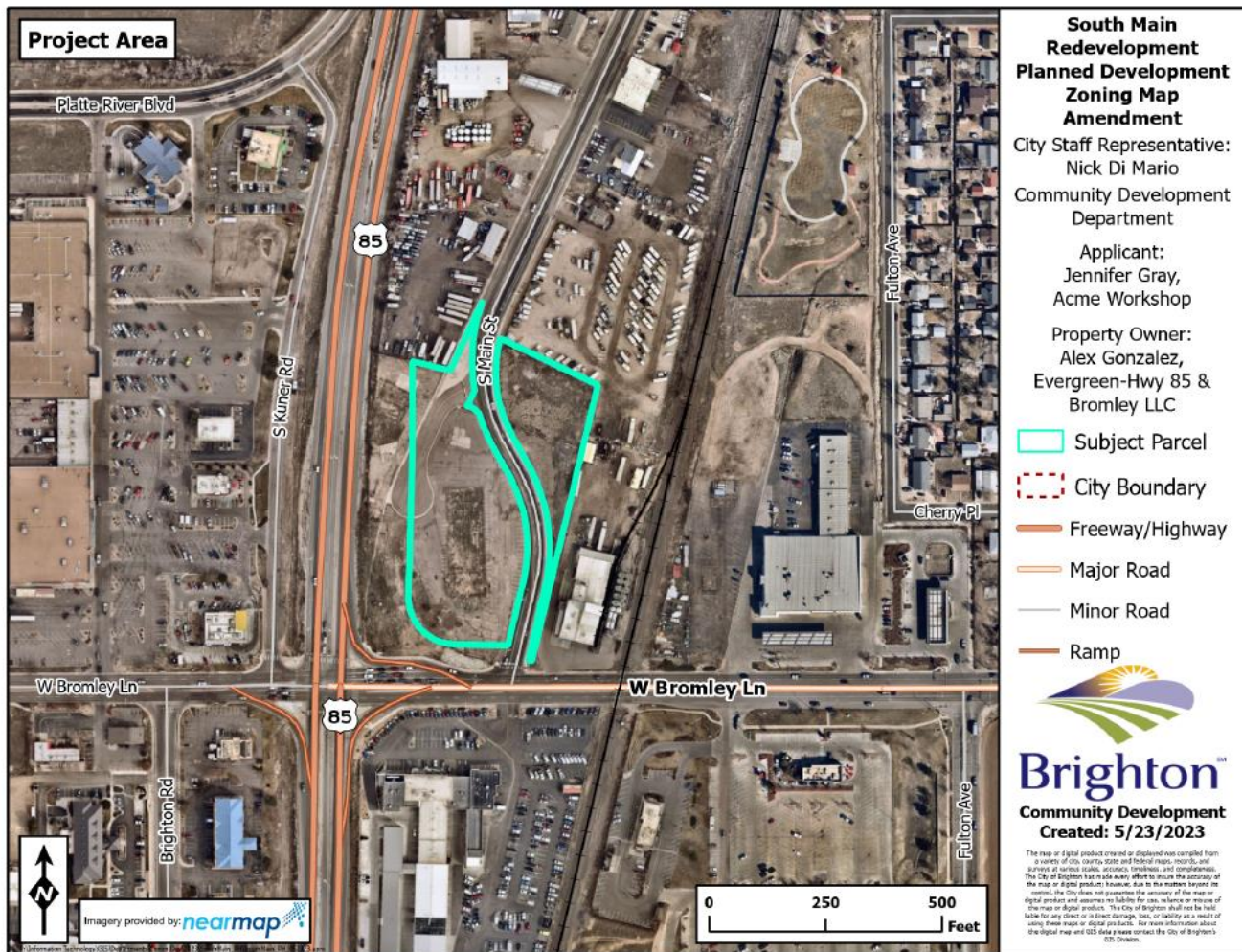


Image provided by the GIS Department, City of Brighton