

April 25, 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 will provide 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:** **Final Plat and Development Agreement:** A final plan indicating the proposed layout of a subdivision (i.e., property boundaries, lots, rights-of-way and easements), known as the Fulton Plaza Subdivision, and an agreement outlining certain obligations by a future developer.
- Summary:** This project will create two lots and a tract reserved for drainage. The City Council will be reviewing the property lines, easements, and agreement for this project. The subject property's total land area is approximately 12.29 acres.
- Locations/Site Plan:** Northeast corner of the intersection of Bridge Street and 19th Avenue – *see the reverse side for vicinity map.*
- Reviewing Body:** The City Council makes a final determination on this Final Plat after the Public Hearing (details below) has been held. The Development Agreement does not require a Public Hearing.
- Public Hearings:** **May 15, 2018 at 7:00p.m.**
City Council Chambers (1st Floor of City Hall)
500 South 4th Avenue, Brighton, CO 80601
- Official Notice Publication:** April 25, 2018 edition of the Brighton Standard Blade.
- City Staff Project Manager:** Mike Tylka, Associate City Planner
(303) 655-2069
mtylka@brightonco.gov
- Applicant:** Chris Pletcher, Ayres Associates
(970) 223-5556
PletcherC@AyresAssociates.com
- Additional Info:** This 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 be subject to a final decision by City Council.

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,
Mike Tylka, Associate City Planner

Vicinity Map – Final Plat

