



Community Development

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

January 2, 2020

Dear Property Owner:

I am writing this letter to inform you of upcoming public hearings, which you may be inclined to attend. The hearings will provide residents, especially neighboring landowners such as yourself, the opportunity to voice their opinion on the proposed project to the Planning Commission and the City Council. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning Commission, City Council, City staff, and the applicant. The following is some basic information that pertains to the project.

Application Type: **Zoning:** A request to zone the property.

Summary: Request for approval of zoning for the property identified as parcel 25-EX, located near the northeast corner of Eagle Boulevard (144th Avenue) and I-76 to a zone district of General Retail and Services (C-3). The purpose of this request is zone former Colorado Department of Transportation Right of Way. The subject property's total land area is approximately 3.853 acres in size.

Location/Site Plan: Northeast corner of Eagle Boulevard (144th Avenue) and I-76 - *See the reverse side for a vicinity map.*

Reviewing Body: The Planning Commission makes a recommendation regarding the application and the City Council makes a final decision on the zoning.

Public Hearings: **Planning Commission**
January 23, 2020 at 6:00 p.m.

City Council
February 4, 2020 at 7:00 p.m.

Both Meetings are held at:
City Council Chambers (1st Floor of City Hall)
500 South 4th Avenue, Brighton, CO 80601

Official Publication Notice: January 1, 2020 Edition of the Brighton Standard Blade.

City Staff Project Manager: Lauren Simmons, Senior Planner
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Applicant/Owner: Mark Connor
(303) 378-1826
mconnor@denmarkcorp.com

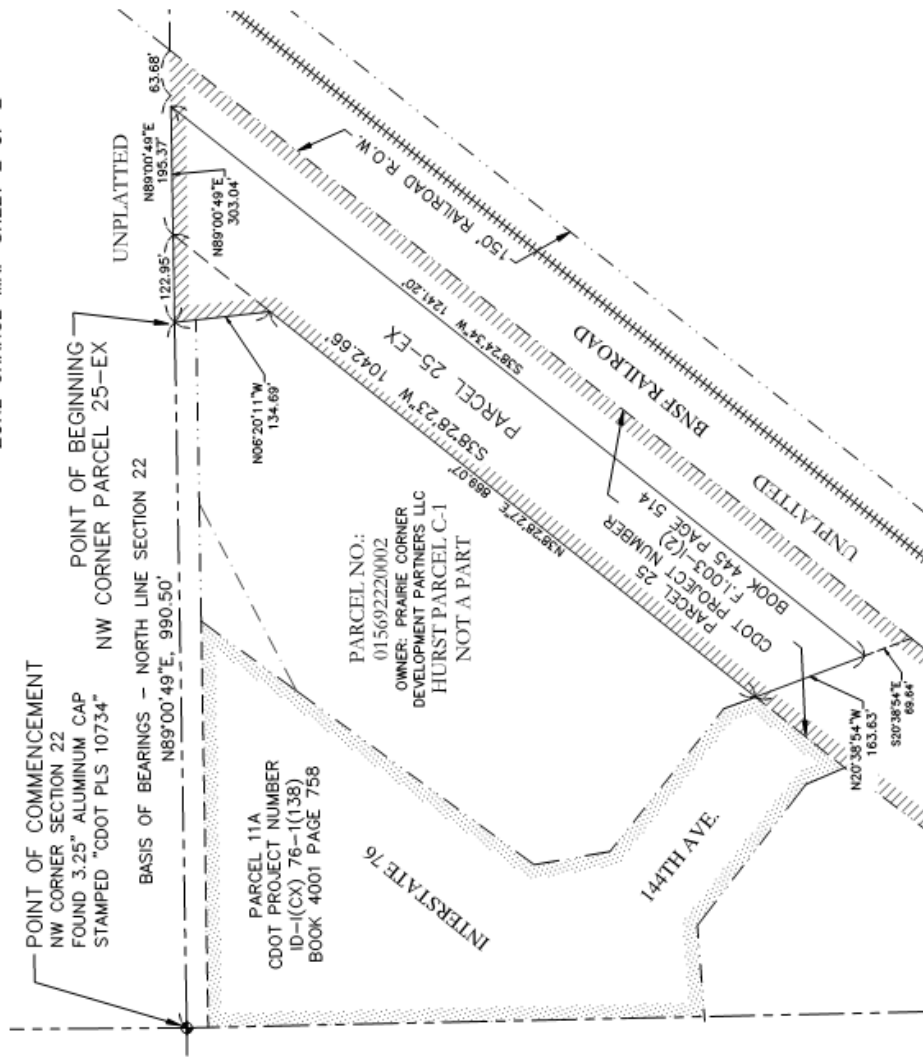
Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend this hearing but would like to submit comment into the record. Thank you for your time.

Best regards,

Lauren Simmons

ZONE CHANGE MAP FOR PRAIRIE CORNER

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO
ZONE CHANGE MAP SHEET 2 OF 2



LEGEND

SECTION CORNER, AS NOTED	ZONE CHANGE BOUNDARY	SECTION LINE	OFFSET / TIE LINE	RIGHT-OF-WAY LINE	ADJACENT PROPERTY LINE	RAILROAD TRACK
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RAIR ENGINEERS-SURVEYORS, INC.

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REVISIONS

Date Given 10/11/19

Prepared By	SA
Checked By	

Job No.	STANDARD BY

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ZONE CHANGE MAP FOR PRAIRIE
CORNER

A PORTION OF THE NORTHWEST QUARTER
OF SECTION 22,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN,
ADAMS COUNTY, COLORADO

SHEET 2 OF 2