



Community Development
500 South 4th Avenue
Brighton, CO 80601
303-655-2072
www.brightonco.gov

January 27, 2026

Dear Interested Party:

I am writing this letter to inform you of upcoming public hearings, which you may be inclined to attend. The hearings provide an opportunity for interested parties to voice their opinion on the proposed project to the Planning Commission and City Council. The input and opinions of residents and neighboring property owners provides 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: **Planned Development (PD):** A Planned Development, known as a PD, is a type of zoning map amendment that establishes a detailed plan for development within a defined area. The goal of a PD is to provide greater flexibility in land use, layout, and design, compared to traditional zoning regulations.

Summary: The request is to change the zoning of approximately 88.303 acres of property from the current Agriculture-1 (A-1) zoning under Adams County to the Grein Property Planned Development.

Location/Site Plan: The property is generally located to the north of the Longs Peak Street alignment, south of East Baseline Road, east of the Fulton Ditch and west of the North 27th Avenue alignment and the Brighton Lateral Ditch.

The abbreviated legal description is as follows: A parcel located in the northeast quarter of Section 5 and the northwest quarter of Section 4, Township 1 South, Range 66 West of the Sixth Principal Meridian, City of Brighton. **See the reverse side for a vicinity map.**

Reviewing Bodies: The Planning Commission makes a recommendation, and the City Council decides on the proposed PD after a Public Hearing (details below) has been held.

Public Hearings: **Planning Commission**
Thursday, February 12, 2026 at 6:00 p.m.

City Council
Tuesday, March 3, 2026 at 6:00 p.m.

**Both hearings are held in the Council Chambers on the first floor of City Hall
Located at 500 S 4th Avenue, Brighton, CO 80601**

**Official Notice
Publication:** January 27, 2026 posted on the City's Website.

Information continues on the reverse side.

City Staff Project Manager:

Emma Lane, AICP
Senior Planner – Historic Preservation
(303) 655-2051
elane@brightonco.gov

Property Owner:

Ivan E. Grein Living Trust
CC Realty, LLC

Additional Info:

The review process allows the Planning Commission and the City Council to determine the completeness of the application and its adherence to City Codes and policies. The Planning Commission will provide a recommendation to City Council, who will ultimately make the final decision on the application.

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend the hearing but would like to submit a comment into the record. **Public comments must be received at least 24 hours prior to the meeting time.** Thank you for your time.

Best regards,

Emma Lane, AICP
Senior Planner – Historic Preservation

