

# PROTEST PETITION PURSUANT TO C.R.S. § 31-23-305

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To: The Municipal Clerk  
500 S. 4<sup>th</sup> Avenue  
Brighton, Colorado 80601

April 13, 2025

## **RE: Protest of Proposed Zoning Change to C-2 (Restricted Retail and Services)**

**Address/Location of Subject Property:** 13767 E. 120<sup>th</sup> Ave, Brighton, CO 80601 and adjacent vacant lot (parcel numbers 0157136000020 and 0157136010013 per Adams County property records).

**Property Owners:** Singh Rashpal and Kaur Rajwant

**Also referred to as:** The "Singh and Kaur PUD" in the zoning map amendment application.


**Date of Governing Body Vote:** April 15, 2025.


We, the undersigned, hereby protest the proposed zoning change. This protest is submitted pursuant to Colorado Revised Statutes § 31-23-305, which requires a two-thirds favorable vote of the governing body for adoption of the proposed change when the protest is:


- Filed with the municipal clerk at least twenty-four (24) hours prior to the vote, and
- Signed by the owners of twenty percent (20%) or more of either:
  1. The area of land subject to the proposed zoning change, or
  2. The area of land within a radius of one hundred (100) feet of the land subject to the proposed change, disregarding public streets and alleys.

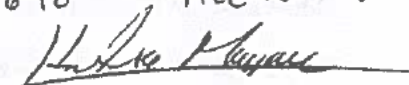
We declare that we are the legal owners of property as defined by statute and qualify to protest this proposed change.

Address, Name and Signature of Qualified Property Owners:

1) 12060 Wheeling Street, Brighton, CO 80640, Natalija Ertel  
Signature: 

2) 12121 POTOMAC ST. HENDERSON, CO 80640, Ken Madsen  
SIGNATURE 

3) 12020 Wheeling St Henderson CO 80640 Hector Marquez  
signature 

4) 12080 Wheeling St Henderson CO 80640 Hector Marquez  
signature 

### **Certification of Filing**

I certify that this protest petition is submitted in accordance with the requirements of C.R.S. § 31-23-305 and is being filed at least 24 hours before the scheduled vote of the governing body.

Filed by Art Laubach

Address: 12060 Wheeling Street, Brighton, CO 80640

Phone/Email: [REDACTED]

Signature: Art Laubach

Date: 4/14/2025