

October 18, 2024

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 provides 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 Plat indicating the proposed layout of a subdivision (i.e., property boundaries, lots, right-of-ways and easements) to be named Brighton Crossing Filing No. 2 8<sup>th</sup> Amendment. Additionally, the Final Plat is accompanied by a Development Agreement that details the general infrastructure obligations required of the development.
- Summary:** The request is for approval of a Final Plat for the approximately 33.248 acre property to divide the land into 161 lots for low density residential development, to provide easements and tracts for landscaping and utilities, and to dedicate rights-of-way.
- Location/Site Plan:** The Property is generally located to the south of Longs Peak Street, north of E. Bridge Street, east of the Brighton Crossing Filing No. 1 subdivision, and west of the Speer Canal. *See the reverse side for vicinity map.*
- Reviewing Body:** The City Council will make a final determination on the proposed Final Plat and Development Agreement.
- Public Hearing:** **November 4, 2024 at 6:00 p.m.**  
**City Council Chambers (1<sup>st</sup> Floor of City Hall)**  
**500 South 4<sup>th</sup> Avenue, Brighton, CO 80601**
- Official Notice Publication:** October 18, 2024 on the City of Brighton's Website.
- City Staff Project Manager:** Nick Di Mario, *AICP, Senior Planner*  
(303) 498-1233 or [ndimario@brightonco.gov](mailto:ndimario@brightonco.gov)
- Owner/Applicant:** Matt Haley, *Brookfield Residential (Colorado) LLC*  
(303) 790-6358 or [Matt.Haley@brookfieldrp.com](mailto:Matt.Haley@brookfieldrp.com)
- Additional Information:** The review process allows the City Council to determine the completeness of the application and its adherence to City Code and policies. Full plans for review will be available on the City's website with the posting of the meeting agenda in the days leading up to the meeting.

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 comment into the record.

Best regards,  
Nick Di Mario, *AICP*

# Vicinity Map

