

BRIGHTON CITY COUNCIL ORDINANCE

BROMLEY PARK PUD, 16TH AMENDMENT (MAJOR)

ORDINANCE NO.: _____

INTRODUCED BY: Edwards

AN ORDINANCE OF THE CITY OF BRIGHTON CITY COUNCIL APPROVING THE BROMLEY PARK PUD (PLANNED UNIT DEVELOPMENT), 16TH AMENDMENT (MAJOR) FOR THE APPROXIMATELY 72.23 ACRE PROPERTY, LOCATED WITHIN THE NORTH HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, this matter comes before the City Council upon that certain PUD Amendment request by Marc Savela of Brookfield Residential (Colorado) LLC, (the “Applicant”), on behalf of Brookfield Residential (Colorado) LLC, (the “Owner”), of the approximately 72.23 acre property in the Brighton Crossing Filing No. 3 subdivision, generally located south of Bridge Street, east of the Mt. Elbert Street alignment, west of South 50th Avenue, and north of The Village Subdivision (AKA Northgate), more particularly described in **Exhibit A** attached hereto (the “Property”); and

WHEREAS, the specific request submitted by the Applicant is for review and approval of the proposed 16th Amendment to the Bromley Park PUD, as shown in **Exhibit B**, attached hereto; and

WHEREAS, the current zoning for the Property is Bromley Park PUD with the designation of Single Family Detached and Single Family Attached; and

WHEREAS, the Applicant proposes to clarify the existing designation within the Bromley Park PUD for the 72.23 acres in the Brighton Crossing Filing No. 3 subdivision to be Single Family Detached and Single Family Attached (No More Than Two Units Attached), and revise certain dimensional standards, design standards, and provide the allowance for side yard use easements, as more particularly described in **Exhibit B**; and

WHEREAS, the Planning Commission passed a resolution (Resolution #14-10) at the December 9, 2014 meeting, recommending to the City Council approval of the PUD Amendment; and

WHEREAS, in accordance with the public notice requirements of the *Land Use and Development Code*, a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the *Banner*, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the public hearing; and

WHEREAS, the City Council conducted a public hearing to consider the Application on January 20, 2015 and thereupon confirmed that proper public notice was provided in accordance with applicable law; and

WHEREAS, the City Council reviewed the Application pursuant to the applicable provisions and criteria set forth in the City of Brighton's *Land Use and Development Code* and the *Comprehensive Plan*; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City Staff, the Applicant, and other Interested Parties, including the public at large.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON:

Section 1. That the 72.23 acre Property, as more particularly described in **EXHIBIT A**, is hereby zoned as the Bromley Park PUD, 16th Amendment (Major), as shown in **EXHIBIT B**.

Section 2. That the Zoning Map of the City of Brighton shall be amended to reflect said zoning (PUD).

**INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED,
THIS 20TH DAY OF JANUARY, 2015.**

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Margaret Brubaker, Esq., City Attorney

Published in the *Brighton Banner*
First Publication: January 29, 2015

**PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED,
BY TITLE ONLY, THIS 3RD DAY OF FEBRUARY, 2015.**

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Brighton Banner*
Final Publication: February 12, 2015

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF BRIGHTON CROSSING FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. C1271524 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND A PART OF BRIGHTON CROSSING FILING NO. 3, AMENDMENT NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2013000104329 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, AND LOCATED IN THE NORTH HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT KK, SAID BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG THE NORTHERLY LINE OF SAID TRACT KK NORTH $89^{\circ}42'46''$ EAST, A DISTANCE OF 746.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, ACROSS SOUTH 45^{TH} AVENUE SAID BRIGHTON CROSSING FILING NO. 3, NORTH $89^{\circ}42'36''$ EAST, A DISTANCE OF 179.99 FEET TO THE NORTHERLY LINE OF TRACT HH SAID BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG SAID NORTHERLY LINE AND THE EASTERN EXTENSION THEREOF NORTH $89^{\circ}42'26''$ EAST, A DISTANCE OF 1,542.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 55.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $00^{\circ}17'34''$ EAST;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MT. BIERSTADT ST., SAID BRIGHTON CROSSING FILING NO. 3 THE FOLLOWING (4) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 86.39 FEET;
2. TANGENT TO SAID CURVE SOUTH $00^{\circ}17'34''$ EAST, A DISTANCE OF 719.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 232.00 FEET;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}08'38''$, AN ARC LENGTH OF 4.63 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;

4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $88^{\circ}51'22''$, AN ARC LENGTH OF 35.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TANNER PEAK TRAIL, SAID BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (7) COURSES:

1. TANGENT TO SAID CURVE NORTH $89^{\circ}42'26''$ EAST, A DISTANCE OF 510.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 268.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}27'25''$, AN ARC LENGTH OF 48.91 FEET;
3. TANGENT TO SAID CURVE SOUTH $79^{\circ}50'09''$ EAST, A DISTANCE OF 104.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 232.00 FEET;
4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}28'14''$, AN ARC LENGTH OF 42.40 FEET;
5. NON-TANGENT TO SAID CURVE NORTH $82^{\circ}52'30''$ EAST, A DISTANCE OF 143.19 FEET;
6. NORTH $89^{\circ}41'36''$ EAST, A DISTANCE OF 85.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.00 FEET;
7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 86.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 50TH AVENUE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY EXTENSION THEREOF SOUTH $00^{\circ}18'24''$ EAST, A DISTANCE OF 480.22 FEET TO THE SOUTHERLY LINE OF SAID BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG SAID SOUTHERLY LINE SOUTH $89^{\circ}42'26''$ WEST, A DISTANCE OF 2,044.45 FEET TO THE EASTERLY LINE OF TRACT Y, SAID BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG THE EASTERLY, NORTHERLY, AND WESTERLY LINES OF SAID TRACT Y THE FOLLOWING (7) COURSES:

1. NORTH $00^{\circ}41'53''$ WEST, A DISTANCE OF 141.35 FEET;

2. NORTH $00^{\circ}17'34''$ WEST, A DISTANCE OF 235.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 36.13 FEET;
4. TANGENT TO SAID CURVE SOUTH $89^{\circ}42'26''$ WEST, A DISTANCE OF 447.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 35.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}04'34''$, AN ARC LENGTH OF 55.02 FEET;
6. TANGENT TO SAID CURVE SOUTH $00^{\circ}22'08''$ EAST, A DISTANCE OF 273.13 FEET;
7. SOUTH $04^{\circ}01'08''$ WEST, A DISTANCE OF 91.49 FEET TO SAID SOUTHERLY LINE OF BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID BRIGHTON CROSSING FILING NO. 3 THE FOLLOWING (9) COURSES:

1. SOUTH $89^{\circ}43'02''$ WEST, A DISTANCE OF 790.30 FEET;
2. NORTH $00^{\circ}17'14''$ WEST, A DISTANCE OF 100.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 36.13 FEET;
4. NON-TANGENT TO SAID CURVE NORTH $00^{\circ}17'14''$ WEST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH $00^{\circ}17'14''$ WEST;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 36.13 FEET;
6. TANGENT TO SAID CURVE NORTH $00^{\circ}17'14''$ WEST, A DISTANCE OF 774.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET;

7. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;
8. TANGENT TO SAID CURVE SOUTH 89°42'46" WEST, A DISTANCE OF 52.39 FEET;
9. NORTH 00°17'14" WEST, A DISTANCE OF 258.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 72.229 ACRES, (3,146,284 SQUARE FEET), MORE OR LESS.

EXHIBIT B

PUD Document – Bromley Park PUD, 16th Amendment (Major)

[PUD begins on the next page]

BROMLEY PARK PUD, 16TH AMENDMENT (MAJOR)

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF BRIGHTON CROSSING FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 01371534 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND PART OF BRIGHTON CROSSING FILING NO. 3, AMENDMENT NO. 2, SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2013000104235 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND LOCATED IN THE NORTH HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 1K, SAD BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG THE NORTHERLY LINE OF SAD TRACT 1K, NORTH 89°42'48" EAST, A DISTANCE OF 746.00 FEET;

THENCE DEPARTING SAD NORTHERLY LINE, ACROSS SOUTH 45TH AVENUE, SAD BRIGHTON CROSSING FILING NO. 3, NORTH 89°42'38" EAST, A DISTANCE OF 139.99 FEET TO THE NORTHERLY LINE OF TRACT 1H, SAD BRIGHTON CROSSINGS PLAINS NO. 2;

THENCE ALONG SAD NORTHERLY LINE AND THE EASTERN EXTENSION THEREOF NORTH 89°42'38" EAST, A DISTANCE OF 1,545.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 56.00 FEET, THE RADIUS POINT OF SAD BRIGHTON PLAINS SOUTH 00°17'34" EAST;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 16TH BEERSADT ST., SAD BRIGHTON CROSSING FILING NO. 3, THE FOLLOWING (7) COURSES:

1. SOUTHWESTERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 86.39 FEET;
2. TANGENT TO SAD CURVE, SOUTH 00°17'34" EAST, A DISTANCE OF 719.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 232.00 FEET;
3. SOUTHERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 88°51'22", AN ARC LENGTH OF 63 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;
4. SOUTHWESTERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 88°51'22", AN ARC LENGTH OF 35.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TANNER PEAK TRAIL, SAD BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG SAD NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (7) COURSES:

1. TANGENT TO SAD CURVE, NORTH 89°42'38" EAST, A DISTANCE OF 51.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 268.00 FEET;
2. EASTERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 10°27'35", AN ARC LENGTH OF 48.51 FEET;
3. TANGENT TO SAD CURVE, SOUTH 79°58'30" EAST, A DISTANCE OF 104.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 232.00 FEET;
4. EASTERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 10°28'14", AN ARC LENGTH OF 42.40 FEET;
5. NONTANGENT TO SAD CURVE, NORTH 82°25'20" EAST, A DISTANCE OF 143.19 FEET;
6. NORTHTANGENT TO SAD CURVE, NORTH 89°41'58" EAST, A DISTANCE OF 85.44 FEET, A DISTANCE OF 85.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 56.00 FEET;
7. NORTHEASTERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 89°00'00", AN ARC LENGTH OF 86.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 50TH AVENUE;

THENCE ALONG SAD NORTHERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY, ACROSS SOUTH 00°17'34" EAST, A DISTANCE OF 140.22 FEET TO THE SOUTHERLY LINE OF SAD BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG SAD SOUTHERLY LINE, SOUTH 89°42'38" WEST, A DISTANCE OF 2,344.48 FEET TO THE EASTERLY LINE OF TRACT 1K, SAD BRIGHTON CROSSING FILING NO. 3;

LEGAL DESCRIPTION CONTINUED:

THENCE ALONG THE EASTERLY AND WESTERLY LINES OF SAD TRACT 1K THE FOLLOWING (7) COURSES:

1. NORTHTANGENT TO SAD CURVE, NORTH 89°42'38" WEST, A DISTANCE OF 141.35 FEET;
2. NORTH 00°17'34" WEST, A DISTANCE OF 238.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
3. NORTHWESTERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 13.13 FEET;
4. TANGENT TO SAD CURVE, SOUTH 89°42'38" WEST, A DISTANCE OF 447.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 36.00 FEET;
5. SOUTHWESTERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 90°34'11" AN ARC LENGTH OF 55.52 FEET;
6. TANGENT TO SAD CURVE, SOUTH 00°22'08" EAST, A DISTANCE OF 273.13 FEET;
7. SOUTHWESTERLY ALONG SAD CURVE, SOUTH 00°17'34" WEST, A DISTANCE OF 100.34 FEET TO THE BEGINNING OF A LINE OF BRIGHTON CROSSING FILING NO. 2;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAD BRIGHTON CROSSINGS PLAINS NO. 3 THE FOLLOWING (3) COURSES:

1. SOUTHWESTERLY ALONG SAD CURVE, SOUTH 00°17'34" WEST, A DISTANCE OF 790.30 FEET;
2. NORTH 00°17'34" WEST, A DISTANCE OF 100.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
3. NORTHWESTERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.15 FEET;

4. NONTANGENT TO SAD CURVE, NORTH 00°17'34" WEST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAD CURVE BEARS NORTH 00°17'34" WEST;
5. NORTHEASTERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.15 FEET;
6. TANGENT TO SAD CURVE, NORTH 89°42'38" WEST, A DISTANCE OF 77.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
7. NORTHWESTERLY ALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 13.13 FEET;
8. TANGENT TO SAD CURVE, SOUTH 89°42'38" WEST, A DISTANCE OF 512.39 FEET;
9. NORTH 00°17'34" WEST, A DISTANCE OF 258.00 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 72.229 ACRES (3,146.284 SQUARE FEET), MORE OR LESS.

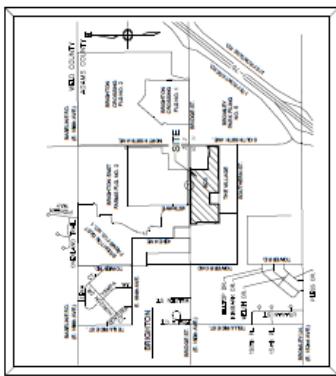
APPROVAL BY THE PLANNING COMMISSION:
APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION THIS DAY OF ____ 20____

APPROVAL BY THE CITY OF BRIGHTON CITY COUNCIL:
APPROVED BY THE CITY OF BRIGHTON CITY COUNCIL THIS DAY OF ____ 20____

MAYOR _____

CERTIFICATE OF THE CLERK AND RECORDER:
THIS FIFTH AMENDMENT IS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO, AT ____ M. ON THE ____ DAY OF ____ A.D. 20____

DEPUTY _____
RECEPTION NO. _____
Clerk _____
County Clerk and Recorder _____



VICINITY MAP
N.T.S.

PUD COVER SHEET 16TH AMENDMENT (MAJOR)

BROMLEY PARK PUD

1 of 3

REDLAND
Wetzel Group Parks Begin
2000 Series Urban Series #2000 | Wetzel Group Parks
DODGE CITY, KS 67701 | wetzelgroup.com

BROMLEY PARK PUD, 16TH AMENDMENT (MAJOR)

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
EXCEPT AS SETFORTH HEREIN, DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE BROMLEY PARK PUD
RECORDED APRIL 13, 1987 IN BOOK 3305 AT PAGE 548 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND
RECORDERS OFFICE. DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE BRIGHTON RESIDENTIAL DESIGN STANDARDS,
AS SAME MAY BE AMENDED FROM TIME TO TIME.

AMENDMENTS TO THE BROMLEY PARK PUD:

MINIMUM AREA OF LOT:

3,400 FT²

MINIMUM LOT WIDTH AT THE BUILDING LINE:

31 FT

CORNER LOT AT STREET OR ALLEY

41 FT

MINIMUM BUILDING SETBACK:

PRINCIPAL STRUCTURE:

a. FRONT

b. FRONT (AT COURTYARD)

c. FRONT (CORNER LOT)

d. SIDE

e. SIDE (SINGLE FAMILY ATTACHED)

f. SIDE (ADJACENT TO STREET OR ALLEY)

g. SIDE (ADJACENT TO ALLEY HAMMERHEAD)

h. SIDE (ADJACENT TO LANDSCAPE TRACT)

i. REAR

j. REAR (ADJACENT TO ALLEY)

k. REAR (ADJACENT TO ALLEY HAMMERHEAD)

ACCESSORY STRUCTURE:

a. FRONT

b. SIDE

c. SIDE (ADJACENT TO ALLEY HAMMERHEAD)

d. SIDE (ADJACENT TO LANDSCAPE TRACT)

e. CORNER LOT:

l. FROM PRINCIPAL STREET:

III. FROM SIDE STREET OR ALLEY ADJACENT TO SIDE LOT LINE:

1. REAR

2. REAR (ADJACENT TO ALLEY)

3. REAR (ADJACENT TO ALLEY HAMMERHEAD)

MAXIMUM HEIGHT:

PRINCIPAL STRUCTURE:

ACCESSORY STRUCTURE:

BUILDING AREA:

MINIMUM FLOOR AREA FOR PRINCIPAL DWELLING

SINGLE FAMILY DWELLING (PER UNIT)

450 SQ FT / 1 BEDROOM UNIT

700 SQ FT / 2 BEDROOM UNIT

700 SQ FT / 3 BEDROOM UNIT

MAXIMUM FLOOR AREA OF ACCESSORY STRUCTURE(S):

35 FT

MINIMUM BUILDING SEPARATION:

10 FT

MINIMUM FLOOR AREA:

500 SQ FT

MINIMUM FLOOR AREA OF ACCESSORY STRUCTURE(S):

10 FT

MINIMUM FLOOR AREA:

10 FT

