

**BRIGHTON CITY COUNCIL ORDINANCE**  
**BROMLEY PARK PUD, 16<sup>TH</sup> AMENDMENT (MAJOR)**

**ORDINANCE NO.:** \_\_\_\_\_

**INTRODUCED BY:** Edwards

**AN ORDINANCE OF THE CITY OF BRIGHTON CITY COUNCIL APPROVING THE BROMLEY PARK PUD (PLANNED UNIT DEVELOPMENT), 16<sup>TH</sup> 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 6<sup>TH</sup> 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 Savelle 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 50<sup>th</sup> 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 16<sup>th</sup> 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, 16<sup>th</sup> 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 20<sup>TH</sup> 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 3<sup>RD</sup> DAY OF FEBRUARY, 2015.**

CITY OF BRIGHTON, COLORADO

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Richard N. McLean, Mayor

ATTEST:

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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°42'46" EAST, A DISTANCE OF 746.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, ACROSS SOUTH 45<sup>TH</sup> AVENUE SAID BRIGHTON CROSSING FILING NO. 3, NORTH 89°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 EASTERLY EXTENSION THEREOF NORTH 89°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°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°00'00", AN ARC LENGTH OF 86.39 FEET;
2. TANGENT TO SAID 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 SAID CURVE THROUGH A CENTRAL ANGLE OF 01°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  $90^{\circ}00'00''$ , AN ARC LENGTH OF 36.13 FEET;
8. TANGENT TO SAID CURVE SOUTH  $89^{\circ}42'46''$  WEST, A DISTANCE OF 52.39 FEET;
9. NORTH  $00^{\circ}17'14''$  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, 16<sup>th</sup> 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 FLING 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 THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND A PART OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND A PART 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 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE ALONG THE NORTHERLY LINE OF SAID TRACT KK NORTH 89°42'46" EAST, A DISTANCE OF 746.20 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, ACROSS SOUTH 45TH AVENUE SAID TRACT KK, SOUTH 89°42'46" EAST, A DISTANCE OF 142.51 FEET TO THE BEGINNING OF THE NORTHERLY LINE OF TRACT HH SAID BRIGHTON CROSSING FLING NO. 3;

THENCE ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION THEREOF NORTH 89°42'46" EAST, A DISTANCE OF 142.51 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°17'34" EAST;

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

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'07", AN ARC LENGTH OF 86.33 FEET;
2. TANGENT TO SAID 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 22.00 FEET;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'39", AN ARC LENGTH OF 4.63 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 33.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'22", AN ARC LENGTH OF 35.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TANNER PEAK TRAIL, SAID BRIGHTON CROSSING FLING NO. 3;

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

1. TANGENT TO SAID CURVE NORTH 89°42'46" EAST, A DISTANCE OF 610.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 255.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'25", AN ARC LENGTH OF 48.31 FEET;
3. TANGENT TO SAID CURVE SOUTH 79°52'03" EAST, A DISTANCE OF 104.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 22.00 FEET;
4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'14", AN ARC LENGTH OF 42.49 FEET;
5. NON-TANGENT TO SAID CURVE NORTH 82°52'29" EAST, A DISTANCE OF 143.15 FEET;
6. NORTH 89°41'36" EAST, A DISTANCE OF 85.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET;
7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'07", AN ARC LENGTH OF 86.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 55TH AVENUE.

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY EXTENSION THEREOF SOUTH 00°18'24" EAST, A DISTANCE OF 480.22 FEET TO THE SOUTHERLY LINE OF SAID BRIGHTON CROSSING FLING NO. 3.

THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°42'28" WEST, A DISTANCE OF 2,044.45 FEET TO THE EASTERLY LINE OF TRACT Y, SAID BRIGHTON CROSSING FLING NO. 3.

**LEGAL DESCRIPTION CONTINUED:**

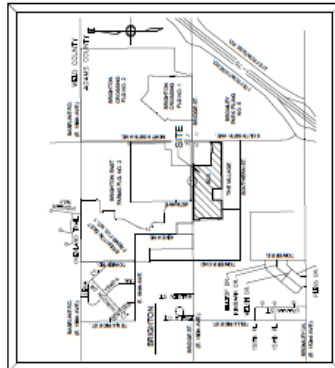
THENCE ALONG THE EASTERLY, NORTHERLY, AND WESTERLY LINES OF SAID TRACT Y THE FOLLOWING (7) COURSES:

1. NORTH 00°41'53" WEST, A DISTANCE OF 141.35 FEET;
2. NORTH 00°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. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'07", AN ARC LENGTH OF 35.13 FEET;
4. TANGENT TO SAID CURVE SOUTH 89°42'28" WEST, A DISTANCE OF 487.28 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 50°04'34", AN ARC LENGTH OF 55.02 FEET;
6. TANGENT TO SAID CURVE SOUTH 00°22'09" EAST, A DISTANCE OF 273.13 FEET;
7. SOUTH 04°10'08" WEST, A DISTANCE OF 51.49 FEET TO SAID SOUTHERLY LINE OF BRIGHTON CROSSING FLING NO. 3;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID BRIGHTON CROSSING FLING NO. 3 THE FOLLOWING (8) COURSES:

1. SOUTH 89°43'02" WEST, A DISTANCE OF 750.30 FEET;
2. NORTH 00°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. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'07", AN ARC LENGTH OF 35.13 FEET;
4. NON-TANGENT TO SAID CURVE NORTH 00°17'14" WEST, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°17'14" WEST;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'07", AN ARC LENGTH OF 35.13 FEET;
6. TANGENT TO SAID CURVE NORTH 00°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. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'07", AN ARC LENGTH OF 35.13 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, (3,145,284 SQUARE FEET), MORE OR LESS.



**VICINITY MAP**  
N.T.S.

PURSUANT TO EXHIBIT 6 OF THE FIRST AMENDMENT TO THE BROMLEY PARK ANNEXATION AGREEMENT, DATED DECEMBER 15, 1986, AND RECORDED IN ADAMS COUNTY RECORDS IN BOOK 3301, COMMENCING AT PAGE 899, THIS AMENDMENT IS A MAJOR PUD AMENDMENT AS SET FORTH IN THE TRANSFER OF PUD AMENDMENT PROCESS SECTIONS OF THE BROMLEY LAND USE REGULATIONS.

**APPROVAL BY THE PLANNING COMMISSION:**  
APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION THIS  
DAY OF \_\_\_\_\_ 20\_\_

CHAIRPERSON \_\_\_\_\_

**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 PUD AMENDMENT WAS 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 \_\_\_\_\_ COUNTY CLERK AND RECORDER  
RECEPTION NO. \_\_\_\_\_

**BROMLEY PARK PUD**  
**16TH AMENDMENT (MAJOR)**  
**PUD COVER SHEET**

| DATE       | NO. | REVISION      |
|------------|-----|---------------|
| 08/12/2014 | 1   | CITY COMMENTS |
| 10/02/2014 | 2   | CITY COMMENTS |
| 11/10/2014 | 3   | CITY COMMENTS |
| 11/10/2014 | 4   | CITY COMMENTS |
| 12/04/2014 | 5   | CITY COMMENTS |
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**REDLAND**  
Where Great Places Begin  
Office: (720) 283-0783 | www.redland.com

SHEET  
**1 of 3**

# 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

## DEVELOPMENT STANDARDS:

EXCEPT AS SET FORTH HEREIN, DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE BROMLEY PARK PUD  
RECORDED APRIL 13, 1997 IN BOOK 3301 AT PAGE 648 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND  
THE BROMLEY PARK PUD, 16TH AMENDMENT (MAJOR) 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:

MINIMUM LOT WIDTH AT THE BUILDING LINE: 3,400 FT  
INTERIOR LOT: 31 FT  
CORNER LOT AT STREET OR ALLEY: 41 FT

### MINIMUM BUILDING SETBACKS:

a. FRONT: 30 FT  
b. FRONT (AT COURTYARD): 15 FT  
c. FRONT (CORNER LOT): 15 FT  
d. SIDE (SINGLE FAMILY ATTACHED): 0 FT FOR ATTACHED AREA  
5 FT FOR OTHER SIDE  
e. SIDE (ADJACENT TO STREET OR ALLEY): 15 FT  
f. SIDE (ADJACENT TO ALLEY HAMMERHEAD): 5 FT  
g. SIDE (ADJACENT TO LANDSCAPE TRACT): 5 FT  
h. REAR (ADJACENT TO ALLEY): 7 FT  
i. REAR (ADJACENT TO ALLEY HAMMERHEAD): 5 FT

### ACCESSORY STRUCTURE:

a. FRONT: 15 FT  
b. SIDE: 5 FT  
c. SIDE (ADJACENT TO ALLEY HAMMERHEAD): 5 FT  
d. SIDE (ADJACENT TO LANDSCAPE TRACT): 5 FT  
e. CORNER: 7 FT

### BEHIND REAR LINE OF PRINCIPAL BUILDING:

i. FROM PRINCIPAL STREET: 5 FT  
ii. FROM USE STREET OR ALLEY ADJACENT TO SIDE LOT LINE: 8 FT  
1. REAR: 5 FT  
2. REAR (ADJACENT TO ALLEY): 7 FT  
3. REAR (ADJACENT TO ALLEY HAMMERHEAD): 5 FT

### MAXIMUM HEIGHT:

PRINCIPAL STRUCTURE: 35 FT  
ACCESSORY STRUCTURE: 15 FT

### BUILDING AREA:

MINIMUM FLOOR AREA FOR PRINCIPAL DWELLING: 700 SQ FT  
SINGLE FAMILY DWELLING: 450 SQ FT / 1 BEDROOM UNIT  
SINGLE FAMILY ATTACHED (PER UNIT): 500 SQ FT / 2 BEDROOM UNIT  
700 SQ FT / 3 BEDROOM UNIT

### MAXIMUM FLOOR AREA OF ACCESSORY STRUCTURE(S):

600 SQ FT

### MINIMUM BUILDING SEPARATION:

10 FT

### CORNER EIGHT DISTANCE TRIANGLES:

SHALL BE PER THE CITY OF BRIGHTON DEVELOPMENT STANDARDS.

### LANDSCAPING:

FOR ALL LOTS WITHIN THIS PUD, FRONT SETBACK AND ANY OTHER AREA NOT COVERED BY BUILDINGS, PARKING AREA,  
WALKWAYS OR PAVED SURFACES, SHALL HAVE VEGETATION AND OTHER GROUND COVER. IN NO INSTANCES SHALL  
NON-ORGANIC GROUND COVER EXCEED 30% OF LANDSCAPING AREA.

## AMENDMENTS TO THE BRIGHTON RESIDENTIAL DESIGN STANDARDS:

### MIX OF DIFFERENT HOUSING MODELS REQUIRED:

NO HOME MODEL SHALL BE REPEATED MORE THAN ONCE EVERY FOUR (4) LOTS ON THE SAME SIDE OF THE STREET (E.G., THE  
FIRST AND FOURTH MAY BE THE SAME MODEL) AND NO HOME MODEL SHALL BE REPEATED DIRECTLY ACROSS THE STREET  
FROM THE SAME HOME MODEL.

EACH HOME MODEL SHALL SUBSTANTIALLY AND DISTINCTLY DIFFER FROM OTHER HOME MODELS IN AT LEAST THREE (3) OF  
THE AREAS LISTED IN SECTION 17-44-230-B(4) OF THE CITY OF BRIGHTON RESIDENTIAL DESIGN STANDARDS. FOR  
CLARIFICATION OF SECTION J, WITHIN THE LIST, "OTHER DISTINCT AND SUBSTANTIAL DESIGN VARIATIONS APPROVED BY THE  
CITY OF BRIGHTON PLANNING DEPARTMENT" DOES NOT MEAN THAT A HOME MODEL DOES NOT MEET THE CRITERIA FOR A QUALIFIED FRONT PORCH,  
OR OTHER DISTINCT VARIATIONS APPROVED BY THE CITY.

THE SAME HOME MODEL MAY BE REPEATED ONCE EVERY TWO (2) LOTS IF IT CONTAINS SUBSTANTIALLY AND DISTINCTLY  
DIFFERENT ELEVATIONS. THE ELEVATIONS WILL BE CONSIDERED SUBSTANTIALLY DIFFERENT IF THEY MEET THE  
REQUIREMENTS NOTED IN THE SECTION ABOVE.

## REAR ELEVATIONS:

ALLEY ATTACHED GARAGE PRODUCT: A HORIZONTAL OR VERTICAL OFFSET OR DESIGN VARIATION IS REQUIRED ONCE EVERY  
THREE (3) LOTS. THIS REQUIREMENT CAN BE MET WITH THE PLACEMENT OF THE ALLEY-LOAD GARAGE CREATING THE OFFSET  
AND/OR WITH A DESIGN ELEMENT (SUCH AS WINDOW PLACEMENT OR ROOF DESIGN VARIATION) THAT ALTERS THE REAR  
ELEVATION TO CREATE A VARYING STREETSCAPE WITHIN THE ALLEY.

## ALLEY DETACHED GARAGE PRODUCT:

WHEN A DETACHED GARAGE STRUCTURE IS BUILT, THE VARIATION IN REAR ELEVATION  
REQUIREMENT SHALL NOT APPLY.

## FRONT GARAGE PRODUCT:

A HORIZONTAL OR VERTICAL OFFSET OR DESIGN VARIATION IS REQUIRED AS INDICATED IN THE  
BRIGHTON RESIDENTIAL DESIGN STANDARDS OR BY A DISTINCT DESIGN CHARACTER AND VARIATIONS (SUCH AS WINDOW  
PLACEMENT OR ROOF DESIGN) APPROVED BY THE CITY OF BRIGHTON.

## SIDE YARD USE EASEMENTS:

THE FOLLOWING RESTRICTIONS APPLY TO SIDE YARD USE EASEMENTS, ISSUED AND RECORDED PRIOR TO BUILDING PERMIT  
SUBMITTAL.

1. EASEMENT GRANTEE SHALL HAVE FULL ACCESS AND ENJOYMENT OF THE EASEMENT INCLUDING CONSTRUCTION OF  
IMPROVEMENTS, USE AND MAINTENANCE OF THE SPACE INCLUDED IN THE EASEMENT. FENCES AND WALLS USED AS  
PRIVATE SCREENS MAY NOT ENCRUMBER INTO THE FRONT AND REAR SETBACK. IMPROVEMENTS INCLUDING BUT NOT  
LIMITED TO FENCES, WALLS, SCREENS, AND OTHER STRUCTURES SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 30-INCHES  
HEIGHT. THE DEFINED SIDE YARD USE EASEMENT PATIOS AND WALLS, OTHER THAN PRIVATE SCREENS, IN EXCESS OF 30-INCHES IN  
HEIGHT AS MEASURED FROM FINISHED GRADE ARE NOT PERMITTED IN SIDE YARD USE EASEMENTS. DECKS ARE NOT  
PERMITTED IN SIDE YARD USE EASEMENTS. SIDE YARD USE EASEMENT PROCEDURES AND POLICIES SHALL BE MANAGED BY  
THE CITY OF BRIGHTON PLANNING DEPARTMENT. THE CITY OF BRIGHTON PLANNING DEPARTMENT SHALL MAINTAIN  
NO IMPROVEMENTS MAY BE IMPLEMENTED TO THE DETRIMENT OF THE GRANTEE'S ABILITY TO MAINTAIN THEIR HOME.

2. SIDE YARD USE EASEMENTS ARE PERMITTED ON DETACHED SINGLE FAMILY LOTS ONLY.

3. ALL IMPROVEMENTS BY GRANTEE LOCATED WITHIN THE SIDE YARD USE EASEMENT SHALL BE MAINTAINED BY THE  
EASEMENT GRANTEE.

4. EASEMENT GRANTEE IS ENURED OF ACCESS WITHIN THIS EASEMENT FOR MAINTENANCE AND REPAIR OF THE PRINCIPAL  
STRUCTURE. THE GRANTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE EASEMENT. THE GRANTEE  
OF THE BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4 AND/OR THE BRIGHTON CROSSING HOME OWNERS  
ASSOCIATION APPROVES ALL LOT PLANS BEFORE AUTHORIZING APPLICATION TO CITY OF BRIGHTON FOR ISSUANCE OF  
BUILDING PERMIT. FOR ISSUE RESOLUTION THE BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4 AND/OR THE  
BRIGHTON CROSSING HOME OWNERS ASSOCIATION IS GRANTED ACCESS INTO THIS EASEMENT.

5. ALL PRINCIPAL STRUCTURES, INCLUDING GARAGES, OWNED BY EASEMENT GRANTEE SHALL BE MAINTAINED BY EASEMENT  
GRANTEE.

6. NEITHER THE GRANTEE NOR THE GRANTEE SHALL ALTER THE GRADE AND/OR DRAINAGE PATTERNS ON THE GRANTEE'S  
PROPERTY.

7. THE LOCATION AND RECORDING INFORMATION OF SIDE YARD USE EASEMENT SHALL BE SHOWN ON EACH SITE PLAN  
SUBMITTAL FOR BUILDING PERMIT REVIEW.

## TYPICAL SIDE YARD USE EASEMENT:

PUBLIC STREET / TRACT

2' MIN. FROM  
SIDE YARD USE EASEMENT

EACH LOT NET USABLE  
AREA (COMPARISON)

LOT A

LOT B

LOT C

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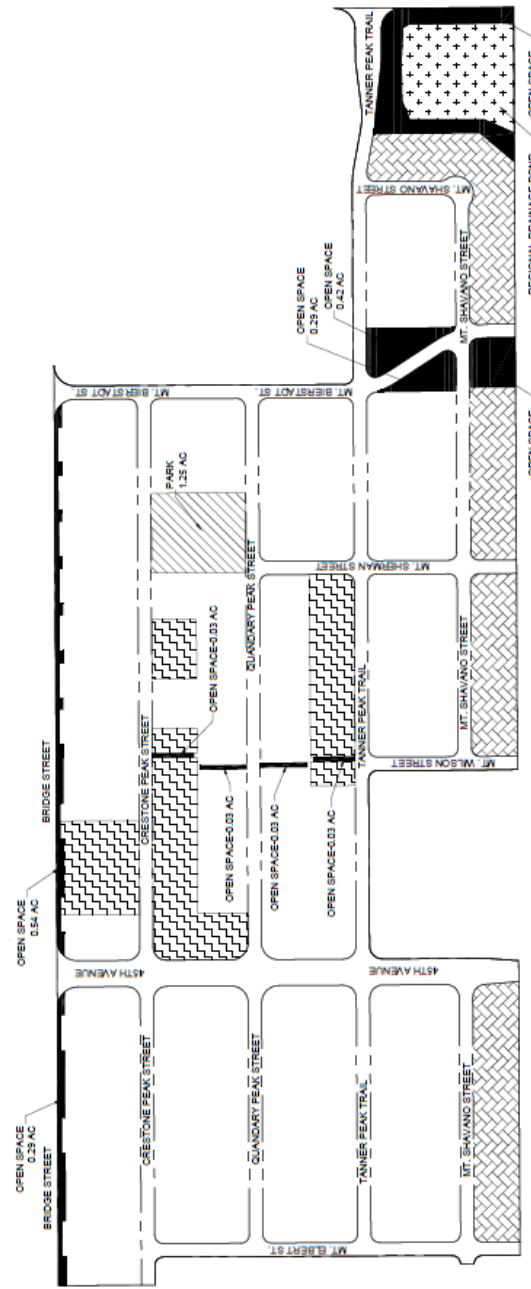
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# **BROMLEY PARK PUD, 16TH AMENDMENT (MAJOR)** A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



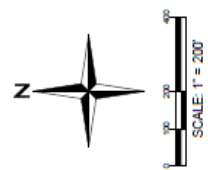
**LAND USE SUMMARY/LEGEND**

| ALLOWED LAND USE AND PROPOSED PUD DESIGNATION   | ACRES        | DENSITY RANGE (USE CATEGORY) | UNITS            |
|---|--------------|------------------------------|------------------|
| SINGLE FAMILY DETACHED / SINGLE FAMILY ATTACHED | 54.10        | 5-6 DU/AC                    | 300 UNITS        |
| SINGLE FAMILY DETACHED                          | 6.75         | 6-8 DU/AC                    | 40 UNITS         |
| SINGLE FAMILY ATTACHED                          | 5.21         | 9-10 DU/AC                   | 50 UNITS         |
| OPEN SPACE                                      | 3.12         |                              |                  |
| PARKS   | 1.25         |                              |                  |
| REGIONAL DETENTION POND                         | 1.79         |                              |                  |
| <b>TOTAL</b>                                    | <b>72.23</b> |                              | <b>390 UNITS</b> |

NOTE: NO MORE THAN TWO (2) UNITS ATTACHED

**LEGEND**

- SINGLE FAMILY DETACHED / ATTACHED "NO MORE THAN TWO (2) UNITS ATTACHED"
- SINGLE FAMILY DETACHED
- SINGLE FAMILY ATTACHED "NO MORE THAN TWO (2) UNITS ATTACHED"
- PARKS
- OPEN SPACE
- REGIONAL DETENTION POND



**BROMLEY PARK PUD**  
**16TH AMENDMENT (MAJOR)**  
 PUD SITE PLAN

| DATE       | NO. | REVISION      |
|------------|-----|---------------|
| 08/12/2014 | 1   | CITY COMMENTS |
| 10/24/2014 | 2   | CITY COMMENTS |
| 11/24/2014 | 3   | CITY COMMENTS |
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