

PLANNING COMMISSION RESOLUTION

**Ridgeline Vista
Overall Development Plan and Planned Unit Development**

RESOLUTION NO. 18-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, RECOMMENDING APPROVAL OF THE RIDGELINE VISTA OVERALL DEVELOPMENT PLAN ("ODP") AND RECOMMENDING APPROVAL OF A REQUEST TO REZONE THE NEFF PLANNED UNIT DEVELOPMENT ("PUD") AND ADJACENT PARCEL ZONED ADAMS COUNTY A-3 IN ACCORDANCE WITH THE RIDGELINE VISTA PUD, FOR THE APPROXIMATELY 69.276 ACRE PROPERTY, KNOWN AS THE RIDGELINE VISTA PUD, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, Eric Eckberg of Coronado West, LLC (the "Applicant") has filed an application (the "Applications") for the Ridgeline Vista ODP and a zone change of that certain real property, generally located south of Baseline Road, east of the 60th Avenue alignment, and northwest of I-76, as more particularly described in Exhibit "A", Parcels A and B, attached hereto (the "Property");

WHEREAS, Applicant seeks approval of the Ridgeline Vista ODP, as set forth in Exhibit "B";

WHEREAS, Applicant seeks to change the zoning of the Property from the existing Neff PUD to the proposed Ridgeline Vista PUD, as set forth in Exhibit "C";

WHEREAS, Section 17-16-110(d)(4) of the City of Brighton Land Use and Development Code (the "Code") sets forth the criteria for approval of a PUD plan and classification to a PUD District;

WHEREAS, a notice of a public hearing was published in the *Brighton Standard Blade* on July 25, 2018, and public notice signs were posted on the Property, and public notices were mailed to all property owners within 300 feet of the Property, all for no less than fifteen (15) days prior to the August 14, 2018, Planning Commission public hearing;

WHEREAS, pursuant to the Code § 17-16(d)(2) of the Code, the Planning Commission conducted a public hearing to consider the Application on August 14, 2018, and thereupon confirmed that proper public notice was provided, in accordance with applicable law; and

WHEREAS, at the public hearing, the Planning Commission 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 RESOLVED by the Planning Commission of the City of Brighton, Colorado as follows:

Section 1. the Planning Commission finds and determines that the Application for the Overall Development Plan follows the intent of the *Comprehensive Plan* in providing for the future of the City; complies with the requirements of the City of Brighton *Land Use and Development Code* and hereby recommends to the City Council APPROVAL of the Ridgeline Vista Overall Development Plan

Section 2. the Planning Commission finds and determines that the Application follows the intent of the *Comprehensive Plan* in providing for the future of the City; complies with the requirements of the applicable zoning district, development and subdivision regulations and the Residential Design Standards, and hereby recommends to the City Council APPROVAL of the Application to approve the Application to rezone the Neff PUD and adjacent parcel zoned Adams County A-3 in accordance with the Ridgeline Vista Planned Unit Development.

RESOLVED, this 14th day of August, 2018.

ATTEST:


Diane Phin, Secretary

**CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION**


Fidel Balderas, Vice Chair

Exhibit A

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING WESTERLY OF THE CENTERLINE OF ADAMS COUNTY ROAD NO. 122 (ABANDONED), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, WHENCE THE WEST QUARTER CORNER THEREOF BEARS S00°46'49"E, 2331.28 FEET; THENCE S00°46'49"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD, BEING THE POINT OF BEGINNING; THENCE N89°59'06"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1847.28 FEET TO THE CENTERLINE OF SAID COUNTY ROAD NO. 122 (ABANDONED); THENCE S24°18'10"W, ALONG SAID CENTERLINE A DISTANCE OF 2025.86 FEET; THENCE S89°13'12"W, A DISTANCE OF 988.29 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N00°46'49"W, ALONG SAID WEST LINE A DISTANCE OF 1859.48 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 60.238 ACRES, MORE OR LESS.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING WESTERLY OF THE CENTERLINE OF ADAMS COUNTY ROAD NO. 122 (ABANDONED), MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, WHENCE THE WEST QUARTER CORNER THEREOF BEARS S00°46'49"E, 2331.28 FEET; THENCE S00°46'49"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1889.48 FEET TO THE POINT OF BEGINNING; THENCE N89°13'12"E, A DISTANCE OF 988.29 FEET TO THE CENTERLINE OF SAID COUNTY ROAD NO. 122 (ABANDONED); THENCE S24°18'10"W, ALONG SAID CENTERLINE A DISTANCE OF 495.77 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S89°45'04"W, ALONG SAID SOUTH LINE, A DISTANCE OF 778.15 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°46'49"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 441.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 9.038 ACRES, MORE OR LESS.

Exhibit B **Ridgeline Vista Overall Development Plan**

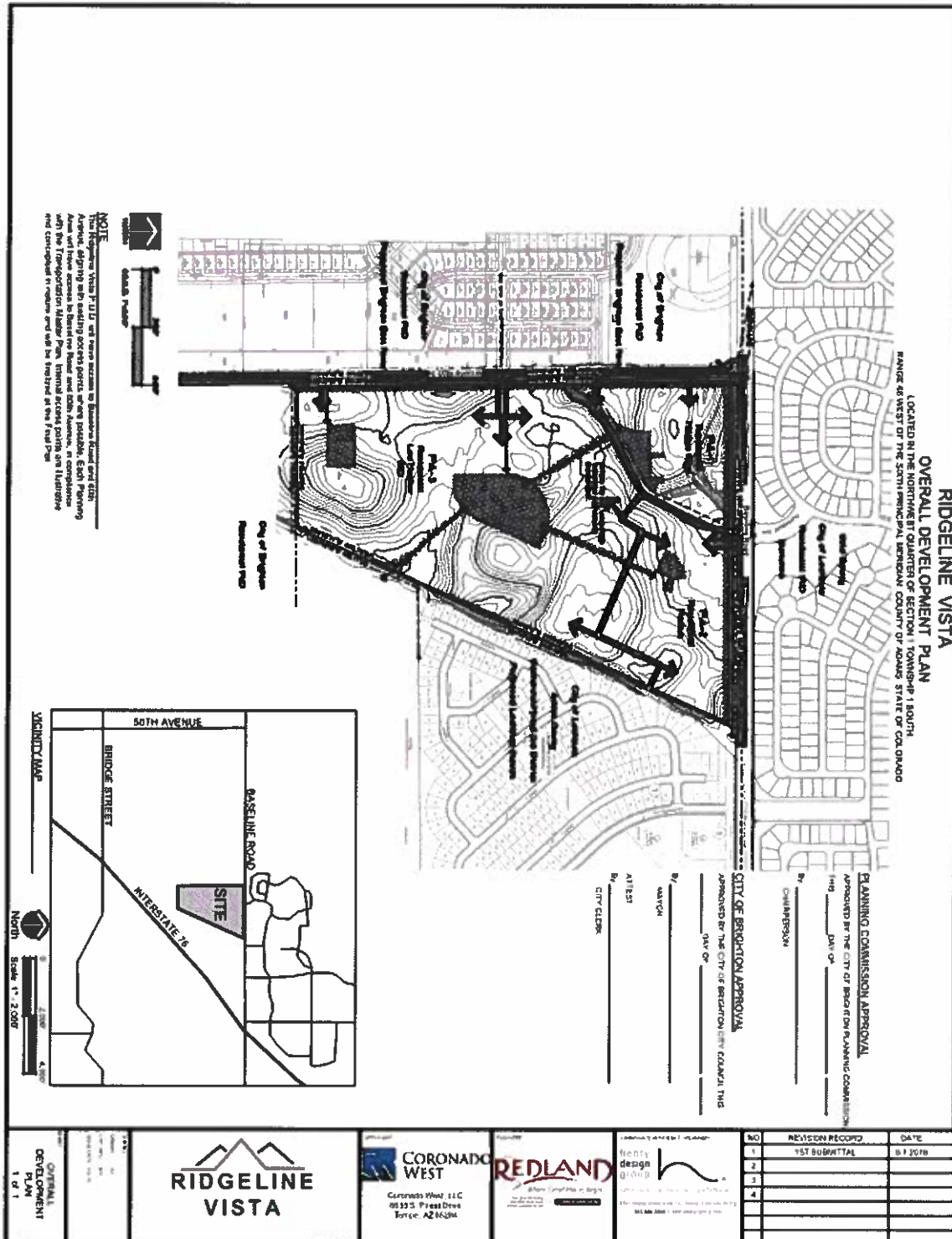


Exhibit C
Ridgeline Vista PUD Document

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(the PUD document is inserted for the next 11 pages)

STATEMENT OF PURPOSE & INTENT

NOTES

- [illegible]

LEGAL DESCRIPTION

[illegible]

FIELD 2: A STUDY OF THE EFFECTS OF THE QUALITY OF GOVERNANCE ON ECONOMIC GROWTH IN 150 COUNTRIES, USING A MEASURE OF THE QUALITY OF GOVERNANCE BASED ON THE PERCEPTIONS OF BUSINESS LEADERS. THE STUDY FINDS THAT COUNTRIES WITH HIGHER QUALITY OF GOVERNANCE HAVE HIGHER ECONOMIC GROWTH. THE STUDY ALSO FINDS THAT COUNTRIES WITH HIGHER QUALITY OF GOVERNANCE HAVE HIGHER INVESTMENT IN RESEARCH AND DEVELOPMENT, HIGHER INVESTMENT IN HUMAN CAPITAL, AND HIGHER INVESTMENT IN INFRASTRUCTURE. THE STUDY CONCLUDES THAT IMPROVING THE QUALITY OF GOVERNANCE CAN LEAD TO HIGHER ECONOMIC GROWTH.



THE CASE OF CONFESSION

THE UNDERLYING EASEMENT OWNER (IN AND/OR BENEFIT OF) HAS OF THE LAND HEREIN DESCRIBED LOCATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLAN AND AGREE TO FOLLOW UNDER THE TERMS NOTED HEREON.

QUALITY 1 AIR COMPANY, L.L.C.

NOTES

THE "ONE-DOOR" TESTAMENT WAS ACQUAINTED BY NOTE RE
TH+8 _____ DAY OF _____

MY COMMISSION EXPIRES ON: _____

CLERK AND RECORDER

THIS PLEDGMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO, ON THE _____ DAY OF _____, 2006.

CLERK AND RECORDER

10

RECEIVED NUMBER _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF BRISTOL PLANNING COMMISSION THIS
 _____ DAY OF _____

CHAPTER 5

CITY OF BRIGHTON APPROVAL

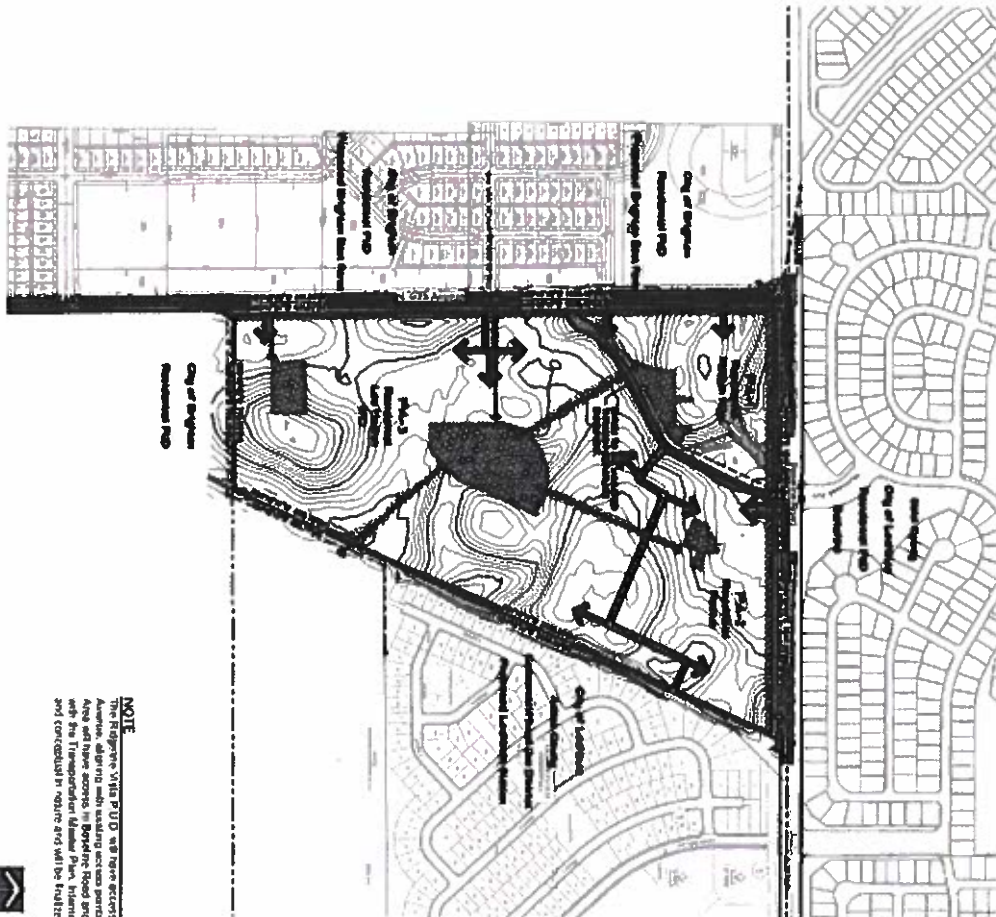
APPROVED BY THE CITY OF PRINCETON CITY COUNCIL THIS _____
OF _____

- SHEET INDEX**
- | | |
|-----|------------------------------------|
| 1 | COVER SHEET |
| 2 | CONTEXT PLAN |
| 3 | PUD PLAN |
| 4-7 | DESIGN STANDARDS |
| 8 | CONCEPTUAL LANDSCAPE PLAN |
| 9 | CONCEPTUAL TRAILING PLAN |
| 10 | CONCEPTUAL UTILITY PLAN |
| 11 | CONCEPTUAL GRADING & DRAINAGE PLAN |

NO	REVISION REQUIRED	DATE
1	1ST SUBMITTAL	6-22-2016
2	2ND SUBMITTAL	6-21-2016
3	3RD SUBMITTAL	7-17-2016
4	4TH SUBMITTAL	7-22-2016



RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH,
 RANGE 48 WEST OF THE 30TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS STATE OF COLORADO
 CONTEXT PLAN



NOTE
 The Ridgeline Vista P.U.D. will have access to Brighton Road and 65th Avenue, allowing with existing access points where possible. Each Plotting Area will have access to Brighton Road and 65th Avenue in compliance with the Transportation Master Plan. Internal access points are indicated and constructed in nature and will be finished to the Final Plan.

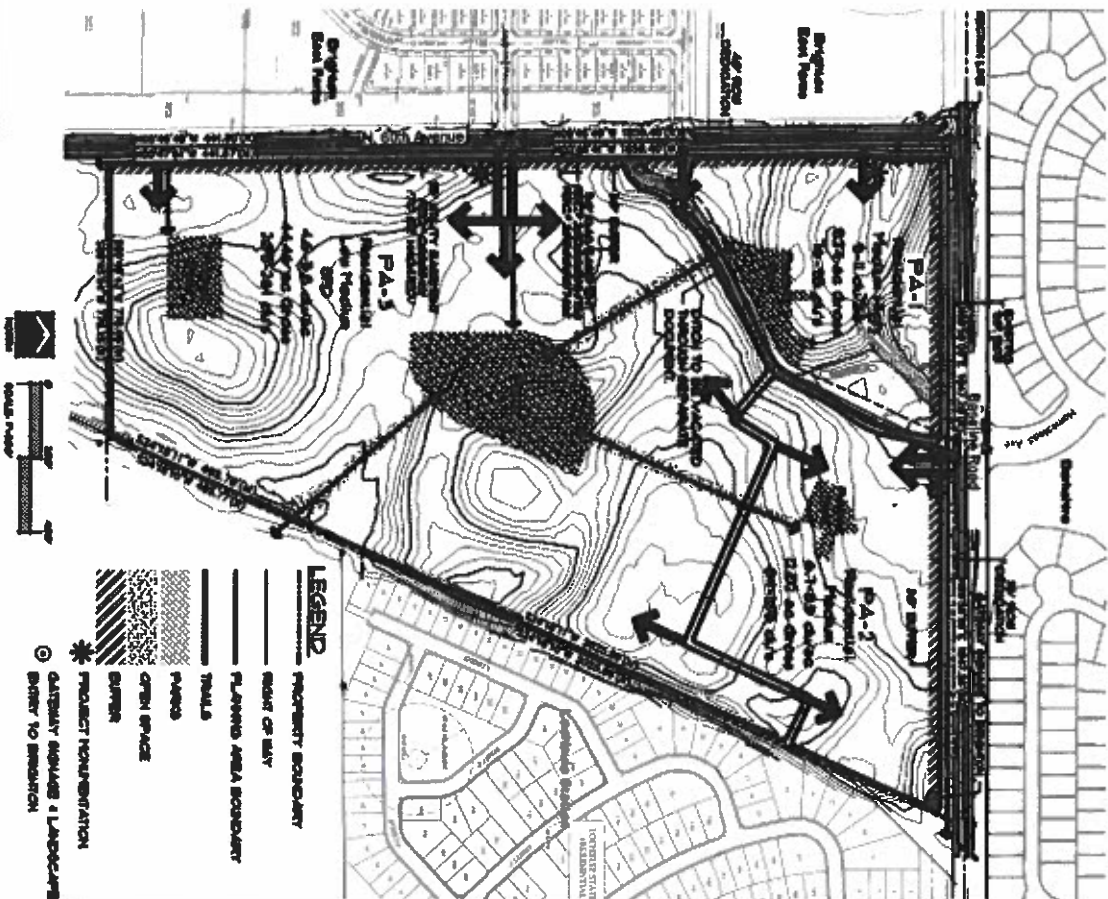


CONTEXT PLAN 2 of 11	 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.	CORONADO WEST Community Mixed-Use 8655 S. Pearl Drive Torrey, AZ 85564	REDLAND A New Urban Planning Firm	henry design group 1000 E. 1st Avenue, Suite 100 Fort Collins, CO 80501 970.225.1111	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION RECORD</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1ST SUBMITTAL</td> <td>3-27-2019</td> </tr> <tr> <td>2</td> <td>2ND SUBMITTAL</td> <td>5-21-2019</td> </tr> <tr> <td>3</td> <td>3RD SUBMITTAL</td> <td>7-12-2019</td> </tr> <tr> <td>4</td> <td>4TH SUBMITTAL</td> <td>7-25-2019</td> </tr> </tbody> </table>	NO.	REVISION RECORD	DATE	1	1ST SUBMITTAL	3-27-2019	2	2ND SUBMITTAL	5-21-2019	3	3RD SUBMITTAL	7-12-2019	4	4TH SUBMITTAL	7-25-2019
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RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH,
 RANGE 46 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
 P.U.D. PLAN

DEVELOPMENT SUMMARY					
PLANNING AREA	NAME	AREA (ACRES)	DWELLING UNITS	USE	GROUND COVERAGE
1	RESIDENTIAL (R200-1-100)	6.00	70-80	HOUSEHOLD ATTACHED	0-1
2	RESIDENTIAL (R200-1-100)	12.00	60-80	HOUSEHOLD ATTACHED	0-1
3	RESIDENTIAL (R200-1-100)	4.00	200-300	HOUSEHOLD DETACHED	44-60
RCR	TOTAL	22.00	330-440	RCR	44-60

NOTE:
 The number of dwelling units constructed may be less than the low end of the range of dwelling units without an amendment to this P.U.D. However, the maximum number of units may not exceed the upper end of the range.



 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.	 CORONADO WEST Coronado West, LLC 8955 S. Pease Drive Torrance, AZ 85204	 REDLAND Redland Design Group, Inc. 1000 N. 10th Street, Suite 100 Phoenix, AZ 85006	NO.	REVISIONS RECEIVED	DATE
			1	1ST SUBMITTAL	3-27-2019
			2	2ND SUBMITTAL	5-21-2019
			3	3RD SUBMITTAL	7-17-2019
			4	4TH SUBMITTAL	7-30-2019

RANGE 66 WEST OF THE SOUTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

1 STATEMENT OF PURPOSE AND INTENT

The measure, which Planned Urban Development (PUD) is a city charter created residential neighborhood proposed for development in the City of Brighton. The PUD is envisioned as a distinctive method of addressing neighborhood concerns to open substantial relationships with a variety of neighborhood opportunities. A continuous neighborhood part is the focal point of the neighborhood with open space, pocket parks, and trail corridors connecting the residents' needs to the park.

The PUD is intended to regulate the use of the land, the built, maximum height, minimum lot area, minimum lot width, minimum setbacks, uses permitted, accessory uses and buildings. It will also provide design controls associated with the design, siting and landscaping of the proposed uses. These design controls are intended to complement the City of Brighton's Residential Design Standards, as amended.

In compliance with the general intent of the City of Georgetown's Comprehensive Plan, the Ridgecrest Vistas PUD provides the City with a coordinated and comprehensive development which, at least promotes the health, safety, order, convenience, prosperity and general welfare of its residents. The PUD responds to the goals and policies of the City of Georgetown Comprehensive Plan and is planned to ensure high quality development compatible with the surrounding land uses and the natural environment. The northern portion of the property is higher density, including single-family detached houses, or "planned neighborhoods." Although not highly diverse, nonetheless it meets the intent and spirit of the Comprehensive Plan by providing alternative housing types while integrating compatibility with surrounding land uses which are primarily single family detached homes. The southern portion of the property is proposed for single family detached homes which is in complete conformance with the Medium Density designation of the Comprehensive Plan.

The following list outlines areas in which the community incorporated design elements that contribute to a successful high-quality design:

- A. Provide a comprehensive pedestrian network throughout the community connecting to other municipal pedestrian corridors and including the following:
 1. Eight (8) local wide internal trails located within open space tracts that are adjacent to the residential areas, interim pocket parks, and the Metropolitan Park.
 2. Interconnecting eight (8) local trails along the existing city center trail that all connected. This trail will connect from North 60th Avenue into the neighborhood located to the west of the 1st local trail along Shawnee Road.
 3. Eight (8) local wide dedicated sidewalks along all local streets within the neighborhood.
 4. Interconnecting three (3) local wide sidewalks that will connect to the existing sidewalk network. These sidewalks will connect to the existing sidewalk network at Argosher Park Drive, Shawnee Road, and 1st Avenue.
- B. Provide a variety of pedestrian home products in three (3) different planning areas to broaden the market offering.
 1. Provide a variety of pedestrian home products in three (3) different planning areas to broaden the market offering.

AUTHORITY AND DEDUCTIONS

4. APPROVAL OF PLAN

Upon approval of and adoption of this PUD by the City of Brighton City Council, this document shall become the governing zoning document for the development of all uses within the Ridgeline Vistas. Any item not covered by these regulations shall be governed by the City of Brighton Land Use and Development Code, as amended, including the City of Brighton Residential Design Standards, as amended.

B. Conflicts

The provisions of this PUD shall prevail and govern the development. Platted Vista PUD provided, however, where the provisions of this PUD do not clearly address a specific subject, the provisions of the City of Brighton Land Use and Development Code as amended for the underlying Zone District shall apply, as determined by the Community Development official.

C. Underlying Zeno Distort

The underlying City of Brighton Zone Districts for each Planning Area is as follows.

6. Database (d) serves as defined in the City of Brighton/Land Use and Development Code, as amended shall apply to the terms herein unless otherwise defined below.)
7. **Last Modified:** The historical database between table tbl known as measured at the established four year analysis time.
8. **Houses:**
 - a. **Single Family Detached:** A dwelling with no common walls with other units and located on its own separate lot.
 - b. **Period House:** A dwelling with primary ground floor access to the outside which shares a common wall with one other unit without openings. (Such period houses is located on its own separate lot).
 - c. **Cul-de-sac:** A dwelling unit with primary ground floor access to the outside which shares a common wall with one other unit without openings. (The duplex, town or unit share a common lot).
 - d. **Single Family Attached Dwelling:** A dwelling with primary ground floor access to the outside which shares a common wall with another unit without openings. (Single family attached rowing houses between 12' and 16' and town or unit share a common lot).
 - e. **Single Family Attached Dwelling:** A dwelling with primary ground floor access to the outside which shares a common wall with another unit without openings. (Single family attached rowing houses between 12' and 16' and town or unit share a common lot).
9. **Single Family Attached Dwelling Unit:** The Single Family Attached unit can be located on its own separate lot with a driveway, or driveway and patio area and deck.

GENERAL PRINCIPLES AND DESIGN STANDARDS

- A. Points back in state when three dots shall be owned and maintained by the HOA or Metro District.
- B. The overall neighborhood Plan will be designed and improved by the HOA or Metro District.
- C. The HOA or Metro District shall be the owner and maintained by the HOA or Metro District.
- D. The HOA or Metro District shall be the owner and maintained by the HOA or Metro District.
- E. The HOA or Metro District shall be the owner and maintained by the HOA or Metro District.
- F. The HOA or Metro District shall be the owner and maintained by the HOA or Metro District.
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- V. The HOA or Metro District shall be the owner and maintained by the HOA or Metro District.
- W. The HOA or Metro District shall be the owner and maintained by the HOA or Metro District.
- X. The HOA or Metro District shall be the owner and maintained by the HOA or Metro District.
- Y. The HOA or Metro District shall be the owner and maintained by the HOA or Metro District.
- Z. The HOA or Metro District shall be the owner and maintained by the HOA or Metro District.

NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-22-2016
2	2ND SUBMITTAL	5-24-2016
3	3RD SUBMITTAL	7-17-2016
4	4TH SUBMITTAL	7-20-2016



DEVELOPMENT STANDARDS

- A. **Permitted Area 1: RESIDENTIAL - SINGLE-FAMILY**
 1. **Minimum:** Residential Medium Density is intended to accommodate single family detached dwellings from three (3) to eight (8) detached units per building.
 2. **Open Density:** 8 - 11 dwelling units per acre
 3. **Standards Specific to Pk-1:**
 - a. 25% of the Pk-1 shall be provided in private open space and common outdoor recreation and may include a picnic park, passive open space, landscape buffers and the trail and open space corridor within the western adjacent ditch area
 - b. The single family detached units shall incorporate two of the following recreational amenities:
 - Picnic area
 - Sport court
 - Playground with equipment (minimum size 500 Square feet)
 - One recreational element such as waterpark, picnic shelter, picnic table, sports field or dog park
 - Private seating area with shelter and gardens
 - Trail
 - c. No more than eight (8) detached units are permitted per building. A maximum of 50% of the building units (10) may be up to eight (8) units per building. All other buildings shall have at least one detached unit per building.
 - d. Off-street parking shall be setback a minimum of 12 feet from adjacent property lines
- B. **Permitted Area 2: RESIDENTIAL - ACCESSORY**
 1. **Minimum:** Residential Medium Density is intended to accommodate accessory units per building.
 2. **Open Density:** 8 - 11 dwelling units per acre
 3. **Standards Specific to Pk-2:**
 - a. 25% of the Pk-2 shall be provided in private open space and common outdoor recreation and may include a picnic park, passive open space, landscape buffers and the trail and open space corridor within the western adjacent ditch area
 - b. The single family detached units shall incorporate two of the following recreational amenities:
 - Picnic area
 - Sport court
 - Playground with equipment (minimum size 500 Square feet)
 - One recreational element such as waterpark, picnic shelter, picnic table, sports field or dog park
 - Private seating area with shelter and gardens
 - Trail
 - c. No more than eight (8) detached units are permitted per building. A maximum of 50% of the building units (10) may be up to eight (8) units per building. All other buildings shall have at least one detached unit per building.
 - d. Off-street parking shall be setback a minimum of 12 feet from adjacent property lines

4. **Use by Right:**
 - a. All units allowed in the R-2 City of Brighton Land Use and Development Code, as amended, as intended
 - b. Attached units placed on two separate lots for individual sale
 - c. Attached units placed on a common lot
 - d. Construction Features: Temporary construction storage yards, construction trailers and offices are permitted during the construction phase period only
 - e. Agricultural Use: Crop production and grazing are permitted until the construction phase period ends when the Planning Area where the Agricultural activity is occurring
 - f. Sales Features: Temporary sales trailers and model homes including sales centers are permitted in all residential Planning Areas. The applicable permits are to be submitted to the City of Brighton for review and approval
5. **Accessory, Temporary and Conditional Uses:**
 - a. Shall be permitted as described in the Title Ordinance of Use of the City of Brighton Land Use and Development Code, as amended
6. **Permitted Area 3: RESIDENTIAL - ACCESSORY**
 1. **Minimum:** Residential Medium Density is intended to accommodate single family detached homes.
 2. **Open Density:** 4.5 - 6.5 dwelling units per acre
 3. **Standards Specific to Pk-3:** Double detached lots are permitted adjacent to Brighton Road and N. 68th Avenue with the following standards:
 - a. The single family detached units shall be setback a minimum of 12 feet from Brighton Road and N. 68th Avenue
 4. **Use by Right:**
 - a. All uses allowed in the R-2 City of Brighton Zone District
 - b. Construction Features: Temporary construction storage yards, construction trailers and offices are permitted during the construction phase period only
 - c. Agricultural Use: Crop production and grazing are permitted until the construction phase period ends when the Planning Area where the Agricultural activity is occurring
 - d. Sales Features: Temporary sales trailers and model homes including sales centers are permitted in all residential Planning Areas. The applicable permits are to be submitted to the City of Brighton for review and approval

7. **Standards Specific to Pk-4:** Double detached lots are permitted adjacent to Brighton Road and N. 68th Avenue with the following standards:
 - a. The single family detached units shall be setback a minimum of 12 feet from Brighton Road and N. 68th Avenue
8. **Use by Right:**
 - a. All uses allowed in the R-2 City of Brighton Zone District
 - b. Construction Features: Temporary construction storage yards, construction trailers and offices are permitted during the construction phase period only
 - c. Agricultural Use: Crop production and grazing are permitted until the construction phase period ends when the Planning Area where the Agricultural activity is occurring
 - d. Sales Features: Temporary sales trailers and model homes including sales centers are permitted in all residential Planning Areas. The applicable permits are to be submitted to the City of Brighton for review and approval
9. **Accessory, Temporary and Conditional Uses:**
 - a. Shall be permitted as described in the Title Ordinance of Use of the City of Brighton Land Use and Development Code, as amended
10. **Permitted Area 4: RESIDENTIAL - ACCESSORY**
 1. **Minimum:** Residential Medium Density is intended to accommodate single family detached homes.
 2. **Open Density:** 4.5 - 6.5 dwelling units per acre
 3. **Standards Specific to Pk-4:** Double detached lots are permitted adjacent to Brighton Road and N. 68th Avenue with the following standards:
 - a. The single family detached units shall be setback a minimum of 12 feet from Brighton Road and N. 68th Avenue
 4. **Use by Right:**
 - a. All uses allowed in the R-2 City of Brighton Zone District
 - b. Construction Features: Temporary construction storage yards, construction trailers and offices are permitted during the construction phase period only
 - c. Agricultural Use: Crop production and grazing are permitted until the construction phase period ends when the Planning Area where the Agricultural activity is occurring
 - d. Sales Features: Temporary sales trailers and model homes including sales centers are permitted in all residential Planning Areas. The applicable permits are to be submitted to the City of Brighton for review and approval
 5. **Accessory, Temporary and Conditional Uses:**
 - a. Shall be permitted as described in the Title Ordinance of Use of the City of Brighton Land Use and Development Code, as amended

 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.	 CORONADO WEST Coronado West LLC 6801 E. Preston Drive Tampa, AZ 85504	 REDLAND Henry design group	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION RECORD</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1ST SUBMITTAL</td> <td>3-27-2018</td> </tr> <tr> <td>2</td> <td>2ND SUBMITTAL</td> <td>6-11-2018</td> </tr> <tr> <td>3</td> <td>3RD SUBMITTAL</td> <td>7-17-2018</td> </tr> <tr> <td>4</td> <td>4TH SUBMITTAL</td> <td>7-25-2018</td> </tr> </tbody> </table>	NO.	REVISION RECORD	DATE	1	1ST SUBMITTAL	3-27-2018	2	2ND SUBMITTAL	6-11-2018	3	3RD SUBMITTAL	7-17-2018	4	4TH SUBMITTAL	7-25-2018
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RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,
 RANGE 48 WEST OF THE 10TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
 DESIGN STANDARDS

**VII. VARIATIONS TO THE SINGLE-FAMILY ZONING ORDINANCE STANDARDS
 (SECTION 17-44-220) TO REMAIN:**

A. SINGLE FAMILY ATTACHED RESIDENTIAL DESIGN STANDARDS

1. Primary pedestrian entries must face a public street, private drive or common open space corridor.
2. Single family attached units shall have one through public or private access drive that is continuous through the site with a dedicated driveway and two turn lanes.
3. Automobile entry locations are not required for single family attached homes.
4. Each single family attached unit is not required to be articulated in designable each unit. However, unit designation must be provided on all units.
5. 2 to 4 units: No articulation or changes in the front plane is required.
6. 5 to 6 units: One change in the front plane of at least two (2) feet.
7. Differentiation in front yards shall be provided through extensive landscaping, screening, or other means.
8. Carports in front building storage, width of lots or lot coverage.
9. The single family attached units shall incorporate two of the following recreational amenities:
 - Play area
 - Sport court
 - One recreational element such as volleyball, horse shoe pit, bocce ball, shuffle board, dog park.
 - Pedestrian walking area with shelter and gardens.
 - Trail head
6. Exterior materials for each single family attached building front unit:
 - a. 30% masonry on the front elevation and side or rear elevation adjacent to the street front or N. 60th Avenue front elevation window and door areas and related trim, or masonry. The balance being any type of top siding or stucco.
 - b. 30% masonry on the front elevation and side and rear elevation adjacent to the street front or N. 60th Avenue front elevation window and door areas and related trim, with the balance being any type of top siding or stucco.
 - c. 30% masonry on the front elevation and side and rear elevation adjacent to the street front or N. 60th Avenue front elevation window and door areas and related trim, with the balance being any type of top siding or stucco.
 - d. 30% masonry on the front elevation and side and rear elevation adjacent to the street front or N. 60th Avenue front elevation window and door areas and related trim, with the balance being any type of top siding or stucco.
7. Garage Design Standards (Applies to garages facing a public street)
 - a. Right-of-way (Applies Sec. 17-44-220 of the RDS), as amended.
 - b. Rear loaded garages are encouraged for single family attached homes.
 - c. A pedestrian front door is required on the front elevation when a front-loaded garage is proposed.
 - d. The face of the garage door face shall be staggered as outlined in No. 4 above.

VIII. FENCES

- A. A minimum fence design is required throughout Ridgeline Vista.
- B. A 42-inch-high wood fence with privacy is required on all lots adjacent to public, landscape streets and open space.
- C. A six (6) foot high solid privacy fence is permitted along the southern and western perimeter property lines.
- D. Four and also yard fencing along Boulder Road and N. 60th Avenue shall be provided a minimum of six (6) feet in height. Masonry columns shall be provided in the fence along Boulder Road and shall be placed approximately 40-feet on center or to correspond with lot lines and changes in direction of the fence. No masonry columns are required along N. 60th Avenue.
- E. The required landscape buffers shall be located on the street side of the fence. Openings in the fence shall be provided per RDS section 17-44-100 (d) 1, as amended.
- F. Fencing design and a fence plan shall be provided at the time of CDP and Preliminary/Final Landscape Plan.
- G. Protection/Plant Landscaping Plan.
- H. **REQUIREMENTS**
- I. The Primary entry monument is proposed along Boulder Road.
- J. An entry monument / sign emanating the street to the City of Brighton shall be provided in the northeast corner of the site along Boulder Road. The monument may also include the name of the subdivision.
- K. One Secondary entry monument is permitted along N. 60th Avenue at an entry into the site.
- L. One Secondary entry monument is permitted along N. 60th Avenue at the main entry point into the site.
- M. All entry monuments shall have a common design theme and shall incorporate masonry utilized in the elevation of the homes.
- N. Secondary monuments shall be smaller in scale to the Primary monument and shall incorporate the name and logo of the neighborhood.
- O. All monuments shall be constructed of masonry or stone and shall be constructed of a minimum of six (6) feet in height.
- P. The design of all monuments shall be provided at the time of CDP and Preliminary/Final Landscape Plan.
- Q. All signage shall comply with the City of Brighton Land Use and Development Code, as amended.

 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.	 CORONADO WEST Coronado West, LLC 6551 S. Presidio Torrance, AZ 85504	 REDLAND Redland Development, LLC 10000 E. 1st Avenue, Suite 100 Denver, CO 80231	 Henry Design Group Henry Design Group, LLC 10000 E. 1st Avenue, Suite 100 Denver, CO 80231	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 65%;">REVISION RECORD</th> <th style="width: 30%;">DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1ST SUBMITTAL</td> <td>3-27-2016</td> </tr> <tr> <td>2</td> <td>2ND SUBMITTAL</td> <td>5-11-2016</td> </tr> <tr> <td>3</td> <td>3RD SUBMITTAL</td> <td>7-17-2016</td> </tr> <tr> <td>4</td> <td>4TH SUBMITTAL</td> <td>7-20-2016</td> </tr> </tbody> </table>	NO.	REVISION RECORD	DATE	1	1ST SUBMITTAL	3-27-2016	2	2ND SUBMITTAL	5-11-2016	3	3RD SUBMITTAL	7-17-2016	4	4TH SUBMITTAL	7-20-2016
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RIDGELINE VISTA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 4 SOUTH
RANGE 2 NORTH, SHERIDAN COUNTY, MONTANA

DESIGN STANDARDS

USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM LOT COVERAGE	MINIMUM BUILDING HEIGHT	FRONT YARD SETBACK (Perch or Structures)	FRONT YARD SETBACK TO GARAGE FACE (See Note 2)	SIDE YARD SETBACK	REAR YARD SETBACK	REAR YARD GARAGE DOOR FACE FROM ALLEY LOADED GARAGES (See Notes 3 & 6)	ACCESSORY BUILDING SETBACKS (See Note 8)	MINIMUM ADDITIONAL BUILDING HEIGHT	ACCESSORY BUILDING SETBACKS (See Note 2)
Residential Low-Density Single Family Detached Homes		(See Note 1)		(See Note 2)	(See Note 3)		(See Note 2)		(See Notes 3 & 5)	(See Notes 3 & 6)	(See Note 8)	(See Note 2)
Front Loaded Garage							5 FT					
	4,500 SF	48 FT	70%	35 FT	12 FT	20 FT	10 FT Corner side adjacent to ROW or Private Lane	14 ft	NA	Front Mini Permitted Side 3 FT Rear 5 Feet	16 FT	500 SF
Rear Loaded Garage	3,500 SF	35 FT	70%	35 FT	12 FT	NA	5 FT on OS	5 FT	5 FT			
Residential Medium-Density (Individual Lots) and Duplex Homes (Shared Lot)												
Front Loaded Garage	1800 SF	24 FT	70%	35 FT	12 FT	20 FT	0 FT Common Wall	12 FT	NA			
Rear Loaded Garage	1750 SF	22 FT	70%	35 FT	12 FT	NA	5 FT Exterior Wall	8 FT	5 FT	Front Mini Permitted Side 3 FT Rear 5 Feet	16 FT	120 SF
Open Court - Rear Loaded Garage	1750 SF	22 FT	70%	35 FT	10 FT	NA	10 FT Corner side adjacent to ROW or Private Drive	8 FT	5 FT			
Alld Court - Front Loaded Garage	2000 SF	23 FT	70%	38 FT	10 FT	18 FT	5 FT on OS	12 FT	NA			
Residential High-Density (Row Homes)												
Single Family Attached Front Loaded Garage	NA	16 FT	80%	45 FT	10 FT	30 FT		5 FT	5 FT	Front Mini Permitted Side 3 FT Rear 5 Feet	16 FT	
Front Loaded Garage	NA	20 FT	80%	45 FT	10 FT	20 FT		20 FT	NA			
Single Family Attached in Common lot (Front or Rear loaded garage)	NA	NA	75%	45 FT	10 FT	20 FT	10 FT Corner side adjacent to ROW or Private Drive	10 FT to Property line	5 FT	NA	16 FT	120 SF
						Front to Front - 30 FT Building Separation	Side to Side Building Separation - 15 FT	Front to Rear Building Separation - 30 Feet				
						Front to Side and Rear to Side - 20 FT Building Separation						

(See Note 5)

NOTES

- [illegible]

NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-27-2010
2	2ND SUBMITTAL	5-21-2010
3	3RD SUBMITTAL	7-17-2010
4	4TH SUBMITTAL	7-25-2010

**RIDGELINE
VISTA**
MIXED RESIDENTIAL P.U.D.

CORONADO WEST
Coronado Plaza, 11 C
8899 S. Front Drive
Torrey, AZ 85904

REDLAND
A Great Local Film Festival
The Great Local Film Festival
2008-2009

design
group

**RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.**
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
CONCEPTUAL LANDSCAPE PLAN

RECOMMENDED PLANTING
The landscape plan for this project is based on the following assumptions: The landscape plan shall be designed to be water wise and drought resistant to meet water needs. The tree canopy should be planted by the bidder and be selected by the owner based on the following list and description. The landscape plan shall be designed to be water wise and drought resistant to meet water needs. The tree canopy should be planted by the bidder and be selected by the owner based on the following list and description. The landscape plan shall be designed to be water wise and drought resistant to meet water needs. The tree canopy should be planted by the bidder and be selected by the owner based on the following list and description.

PLANTING REQUIREMENTS PER LOT TYPE

1. Street trees along public right-of-way: One (1) tree per lot (150' street front on average). Trees to be planted based on utility, sidewalk, and driveway locations.
2. Single Family Detached Lot: One (1) tree and seven (7) landscape shrubs.
3. Duplex Detached: One (1) tree and five (5) landscape shrubs.
4. Duplex Attached: Two (2) trees and ten (10) landscape shrubs.
5. Single Family Attached Lots: One (1) tree and two (2) landscape shrubs.

PARKS & OPEN SPACE

- Parks and open space shall be provided to the City at a rate of 3 acres per 1,000 population for each neighborhood.
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Lot Type	Planting Requirements
Single Family Detached	1 tree per lot, 7 shrubs per lot
Duplex Detached	1 tree per lot, 5 shrubs per lot
Duplex Attached	2 trees per lot, 10 shrubs per lot
Single Family Attached	1 tree per lot, 2 shrubs per lot



Images are for illustrative purposes only to convey design concepts and are not intended to establish regulations for this P.U.D.



NO.	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-27-2019
2	2ND SUBMITTAL	6-24-2019
3	3RD SUBMITTAL	7-17-2019
4	4TH SUBMITTAL	7-25-2019

CORONADO WEST
1100 S. West Drive
Torrance, AZ 86340

REDLAND
design group

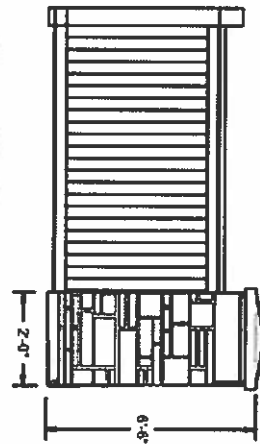
RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.

CONCEPTUAL LANDSCAPE PLAN
8 of 11

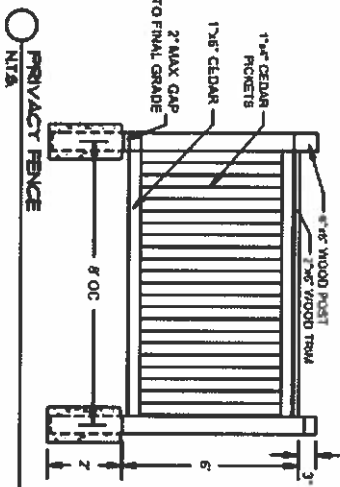
RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
 CONCEPTUAL LANDSCAPE PLAN



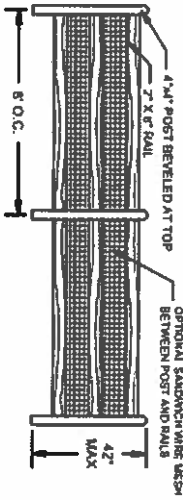
○ METAL POCKET FENCE
 N/A



○ PRIVACY FENCE COLUMN
 N/A



○ PRIVACY FENCE
 N/A



○ 3 RAIL FENCE
 N/A

○ ENTRY MONUMENT
 N/A



Image is for illustrative purposes only to convey design concept and is not intended to establish regulations of the P.U.D.



○ FENCE DETAIL PLAN - Baseline Road
 P = 60'



○ FENCE DETAIL PLAN - N. 60th Avenue
 P = 60'

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 Tempe, AZ 85284

RIDGELINE VISTA
 MIXED RESIDENTIAL P.U.D.

CONCEPTUAL
 MONUMENT &
 FENCE DETAILS
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