

ORDINANCE NO: 2389
INTRODUCED BY: Blackhurst

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE REZONING OF A PORTION OF THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 2ND AND 6TH AMENDMENTS TO THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 26TH AMENDMENT FOR THE APPROXIMATELY 18.9-ACRE PROPERTY, GENERALLY LOCATED TO THE SOUTH OF BRIDGE STREET, WEST OF INTERSTATE 76, EAST OF GOLDEN EAGLE PARKWAY, AND NORTH OF THE SPEER CANAL SOUTH OF LONGSPUR DRIVE, AND BEING A PART OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Sunflower Meadows Real Estate, LLC. and Frontage Equities, LLC. (the “Owners”) are the owners of certain real property of approximately 18.9-acres in size, located to the south of Bridge Street, west of Interstate 76, east of Golden Eagle Parkway, and generally, east of the Speer Canal, and north and south of Longspur Drive, and as more particularly described in Exhibit A, attached hereto (the “Property”); and

WHEREAS, Lauren Brockman of Convergence Multifamily Real Estate Group (the “Applicant”), has filed an application (the “Application”) for the Bromley Park Planned Unit Development 26th Amendment (the “PUD”) and a zone change of the Property on behalf of the Owner; and

WHEREAS, the Applicant and Owners seek to change the zoning of the Property from the existing zoning from the Bromley Park Planned Unit Development 2nd and 6th Amendments to the proposed Bromley Park PUD 26th Amendment, as set forth in Exhibit B, attached hereto; and

WHEREAS, City Staff used the criteria outlined for a Planned Development in the *Land Use & Development Code* for its review and procedures related to the application; and

WHEREAS, the Planning Commission conducted a public hearing on May 26, 2022, to review and consider the PUD pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*, and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on July 5, 2022 where it conducted its review and considered the PUD pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code*, a Notice of Public Hearing was mailed to all property owners within 1,000 feet of the Property, a public notice was published on the City’s website, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; 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; and

WHEREAS, City Council hereby finds and determines that the PUD does follow the intent of the Comprehensive Plan in providing for the future of the City; complies with the requirements of the *Land Use & Development Code*; is generally consistent with the Comprehensive Plan and will better implement said plan beyond what could be accomplished under application of a general zoning district and development standards; provides benefits from any flexibility that promotes general public health, safety, and welfare of the community, and that said flexibility is not strictly to benefit the Applicant or a single project; the flexibility provided allows future projects on the Property to better meet or exceed the intent of the base zoning district; the proposed adjustments to the standards do not undermine the intent or design objects of those standards when applied to the Property; reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objects of the Comprehensive Plan; and meets all of the review criteria for a zoning map amendment.

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

Section 1. The Property is hereby rezoned as the Bromley Park Planned Unit Development 26th Amendment.

Section 2. The City Zoning Map shall be amended to reflect said zoning change.

Section 3. As provided in City Charter Section 5.9(A), this Ordinance either as presented or as amended, shall be published in full as it was adopted prior to taking final action. This Ordinance shall be in full force and effect five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 5th DAY OF JULY, 2022.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 2ND DAY OF AUGUST, 2022.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: July 14, 2022

Final Publication: August 11, 2022

APPROVED AS TO FORM:

YASMINA SHAUSH, Assistant City Attorney

EXHIBIT A

Legal Description

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 25 AND LOT 2, BLOCK 24, BROMLEY PARK FILING NO. 5

AND

PARCEL 1:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C127699, IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SAID LOT 1 WHICH BEARS N 52°09'25" W BEING MONUMENTED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF SAID LOT 1;

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1, ALONG AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°39'48", A RADIUS OF 758.50 FEET, AN ARC LENGTH OF 445.43 FEET (CHORD BEARS N 21°01'10" E, 439.05 FEET) TO A POINT OF CURVE, THENCE S 74°20'01" E A DISTANCE OF 70.80 FEET; THENCE N 89°39'31" E A DISTANCE OF 66.30 FEET; THENCE N 00°20'29" W A DISTANCE OF 138.25 FEET; THENCE N 89°39'31" E A DISTANCE OF 2.64 FEET; THENCE N 00°20'29" W A DISTANCE OF 79.06 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°07'29", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 23.18 FEET (CHORD BEARS N 63°47'06" N A DISTANCE OF 23.36 FEET); THENCE S 89°39'11" W A DISTANCE OF 9.02 FEET; THENCE S 00°29'49" E A DISTANCE OF 7.90 FEET; THENCE S 89°39'11" W A DISTANCE OF 10.00 FEET; THENCE N 00°20'49" W A DISTANCE OF 7.90 FEET; THENCE S 89°39'11" W A DISTANCE OF 49.24 FEET; THENCE S 85°06'41" W A DISTANCE OF 59.63 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE N 08°57'10" W A DISTANCE OF 27.62 FEET; THENCE N 89°39'11" E A DISTANCE OF 64.00 FEET; THENCE N 00°00'00" E A DISTANCE OF 5.50 FEET; THENCE N 89°39'11" E A DISTANCE OF 62.12 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°59'40" A RADIUS OF 23.00 FEET, AN ARC LENGTH OF 36.13 FEET (CHORD BEARS N 44°39'21" E A DISTANCE OF 32.53 FEET); THENCE N 00°20'29" W A DISTANCE OF 171.32 FEET; THENCE S 89°57'12" E A DISTANCE OF 28.00 FEET; THENCE N 00°14'40" W A DISTANCE OF 6.89 FEET; THENCE N 89°39'31" E A DISTANCE OF 113.14 FEET; THENCE N 00°20'29" W A DISTANCE OF 90.36 FEET; THENCE S 89°39'31" W A DISTANCE OF 113.14 FEET; THENCE N 00°20'32" W A DISTANCE OF 94.38 FEET; THENCE N 89°39'31" E A DISTANCE OF 113.14 FEET; THENCE N 00°20'29" W A DISTANCE OF 134.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 S 83°58'37" E A DISTANCE OF 109.40 FEET; THENCE S 06°01'18" W A DISTANCE OF 146.20 FEET; THENCE S 83°58'25" E A DISTANCE OF 121.61 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°21'54", A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 12.22 FEET (CHORD BEARS S 87°09'33" E A DISTANCE OF 12.21); THENCE N 89°39'30" E A DISTANCE OF 198.58 FEET TO A POINT ON EASTERLY LINE OF SAID LOT 1; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:
S 08°07'49" W A DISTANCE OF 381.37 FEET;
S 32°42'20" W A DISTANCE OF 516.39 FEET;
S 38°48'25" W A DISTANCE OF 467.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, N 52°09'25" W A DISTANCE OF 288.44 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

LEGAL DESCRIPTION

PARCEL 2:

PHASE 14 - SUNFLOWER MEADOWS CONDOMINIUMS:

PARCEL 1:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C127699, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN-MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENT, BROMLEY PARK FILING NO. 5, FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 74°58'01" WEST 472.40 FEET; THENCE SOUTH 47°35'59" EAST 281.80 FEET TO THE POINT OF BEGINNING;

- 1) THENCE NORTH 89°39'31" EAST 113.14 FEET;
- 2) THENCE SOUTH 00°20'29" EAST 90.36 FEET;
- 3) THENCE SOUTH 89°39'31" WEST 113.14 FEET;
- 4) THENCE NORTH 00°20'29" WEST 90.36 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATRONS, INC., JOB NO. 08-46.308, DATED JULY 10, 2006.

PARCEL 1:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C127699.

PARCEL 3:

PHASE 15 - SUNFLOWER MEADOWS CONDOMINIUMS

PARCEL 1:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C127699, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN-MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENT, BROMLEY PARK FILING NO. 5, FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEARS NORTH 74°58'01" WEST 472.40 FEET; THENCE NORTH 78°00'52" EAST 212.97 FEET TO THE POINT OF BEGINNING;

- 1) THENCE SOUTH 83°58'42" EAST 113.84 FEET;
- 2) THENCE SOUTH 00°20'29" EAST 134.50 FEET;
- 3) THENCE SOUTH 89°39'31" WEST 113.14 FEET;
- 4) THENCE NORTH 00°20'29" WEST 147.11 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATRONS, INC., JOB NO. 08-46.308, DATED JULY 10, 2006.

PARCEL 1:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C127699.

LEGAL DESCRIPTION

PARCEL 4:

PHASE 16 - SUNFLOWER MEADOWS CONDOMINIUMS

PARCEL 1:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C127699, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN-MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENT, BROMLEY PARK FILING NO. 5, FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 74°58'01" WEST 472.40 FEET; THENCE NORTH 86°15'11" EAST 439.58 FEET TO THE POINT OF BEGINNING;

- 1) THENCE SOUTH 83°58'42" EAST 110.34 FEET;
- 2) THENCE SOUTH 06°01'18" WEST 84.85 FEET;
- 3) THENCE SOUTH 22°33'33" WEST 21.08 FEET;
- 4) THENCE SOUTH 06°01'18" WEST 42.21 FEET;
- 5) THENCE NORTH 83°58'33" WEST 104.34 FEET;
- 6) THENCE NORTH 06°01'18" EAST 146.26 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATRONS, INC., JOB NO. 08-46.308, DATED JULY 10, 2006.

PARCEL 1:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C127699.

PARCEL 5:

PHASE 17 - SUNFLOWER MEADOWS CONDOMINIUMS

PARCEL 1:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C127699, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN-MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT BROMLEY PARK FILING NO. 5, WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEARS NORTH 74°58'01" WEST 472.20 FEET; THENCE NORTH 88°14'50" EAST 538.65 FEET TO THE POINT OF BEGINNING;


- 1) THENCE SOUTH 83°58'42" EAST 186.35 FEET;
- 2) THENCE SOUTH 24°34'47" EAST 74.01 FEET;
- 3) THENCE SOUTH 08°07'50" WEST 59.92 FEET;
- 4) THENCE SOUTH 89°39'30" WEST 198.56 FEET;
- 5) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 12.22 FEET, SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 67°09'39" WEST 12.21 FEET;
- 6) THENCE NORTH 83°58'24" WEST 17.29 FEET;
- 7) THENCE NORTH 06°01'18" EAST 41.21 FEET;
- 8) THENCE NORTH 22°33'33" EAST 21.08 FEET;
- 9) THENCE NORTH 06°01'18" EAST 84.85 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.


NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATRONS, INC., JOB NO. 08-46.308, DATED JULY 10, 2006.

PARCEL 1:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C127699.

EXHIBIT B **Planned Development as provided by the Applicant**

<h2 style="margin: 0;">BROMLEY PARK P.U.D. 26TH AMENDMENT (MAJOR)</h2> <p style="margin: 0;">BEING A PART OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF BRIGHTON, COUNTY OF ADAMS, STATE COLORADO</p>		<p>CITY APPROVALS</p> <p><u>CITY COUNCIL CERTIFICATE</u></p> <p>Approved by the City Council of the City of Brighton on this _____ day of _____, 20__</p> <p>Mayor _____</p> <p>Attest: _____</p> <p>City Clerk _____</p>				
<p>VICINITY MAP</p> 		<p>OWNERSHIP CERTIFICATION</p> <p><u>CERTIFICATE OF OWNERSHIP</u></p> <p>WE CERTIFY THAT _____ ARE THE OWNERS OF THIS PROPERTY.</p> <p>OWNER: _____</p> <p>BY: _____</p> <p>NOTARIAL CERTIFICATE</p> <p>THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20__ BY _____ WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: _____</p> <p>NOTARY PUBLIC: _____</p>				
<p>SHEET INDEX:</p> <p>G-1: Cover Sheet</p> <p>G-2: Legal Descriptions</p> <p>PUD-1: PUD Plan</p>						
<p>PROJECT TEAM</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>DEVELOPER/APPLICANT:</p> <p>Enthal Group Convergence Rental Housing Trust 211 Fritmore Street, Suite 420 Denver, CO 80206</p> </td> <td style="width: 50%; vertical-align: top;"> <p>PLANNER/LANDSCAPE ARCHITECT:</p> <p>Enthal Group 244 North College Ave #130 Fort Collins, CO 80524</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p>ARCHITECT:</p> <p>Enthal Group 5975 South Quebec Street Centennial, CO 80111</p> </td> <td style="vertical-align: top;"> <p>CIVIL ENGINEER:</p> <p>Enthal Group 1120 Lincoln Street, Suite 1000 Denver, CO 80203</p> </td> </tr> </table>			<p>DEVELOPER/APPLICANT:</p> <p>Enthal Group Convergence Rental Housing Trust 211 Fritmore Street, Suite 420 Denver, CO 80206</p>	<p>PLANNER/LANDSCAPE ARCHITECT:</p> <p>Enthal Group 244 North College Ave #130 Fort Collins, CO 80524</p>	<p>ARCHITECT:</p> <p>Enthal Group 5975 South Quebec Street Centennial, CO 80111</p>	<p>CIVIL ENGINEER:</p> <p>Enthal Group 1120 Lincoln Street, Suite 1000 Denver, CO 80203</p>
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<p>ARCHITECT:</p> <p>Enthal Group 5975 South Quebec Street Centennial, CO 80111</p>	<p>CIVIL ENGINEER:</p> <p>Enthal Group 1120 Lincoln Street, Suite 1000 Denver, CO 80203</p>					



811
CALL BEFORE YOU DIG

BROMLEY PARK PUD 26TH AMENDMENT
BRIGHTON, COLORADO

NOT FOR
CONSTRUCTION

BROMLEY PARK P.U.D. 26TH AMENDMENT (MAJOR)
BEING A PART OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE COLORADO

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BRISTOL, COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

10

PLANTING 1

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDING THE EASEMENTS, BEHAT OF LOT 1, BLOCK 24, BRIGLIA PROPERTY, PLAT NO. 1, RECORDED IN FILE 18 MAP 17, PRECEDING TWO CITIZENS IN THE ADDRESS COUNTY CLERK AND RECORDS OFFICE, CITY OF SPOKANE, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES OF BEHAVIOR. THE SOUTHLINE OF SAID LOT 1 WHICH BEARS N 57°02'29" W WILL BE DOCUMENTED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF SAID LOT 1;

[illegible]

LEGAL DESCRIPTION

PARALLEL 25

PHASE 14 - SUNFLOWER WEEDING COMPOUNDING

PRICE: £

[illegible]

PAPER 4

PAPER 16 - SUSTAINABLE MARKETING COMMUNICATIONS

PAPERBACK, \$14.95

[illegible]

LEGAL DESCRIPTION

PAPER 4

PAPER 16 - SUSTAINABLE MARKETING COMMUNICATIONS

PAPERBACK, \$14.95

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BROMLEY PARK PUD 26TH AMENDMENT
BRIGHTON, COLORADO

BROMLEY PARK P.U.D. 26TH AMENDMENT (MAJOR)

BEING A PART OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE COLORADO

DEVELOPMENT SUMMARY

PLANNING AREA	LAND USE/PROPOSED PUD DESIGNATION	DENSITY	ACRES	MAX UNITS
PA13-A	SINGLE-FAMILY ATTACHED/DETACHED	12 DU/ACRE	18.9	225
TOTAL			18.9	225

INTENT STATEMENT: THE INTENT OF THIS PUD AMENDMENT IS TO ADD "SINGLE-FAMILY ATTACHED/DETACHED" AS A PERMITTED USE CATEGORY FOR PA13-A, AND TO ESTABLISH A MAXIMUM DENSITY OF 12 DWELLING UNITS PER ACRE.



NOT FOR CONSTRUCTION
DATE: 10/1/2013
DRAWN BY: JLD/SLM
CHECKED BY: JLD/SLM
TWO: 1

THE CITY OF BRIGHTON
PLANNING DEPARTMENT
1000 10TH AVENUE
BRIGHTON, CO 80601

BROMLEY PARK PUD 26TH AMENDMENT
BRIGHTON, COLORADO

2013
THE CITY OF BRIGHTON
PLANNING DEPARTMENT
1000 10TH AVENUE
BRIGHTON, CO 80601