

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**

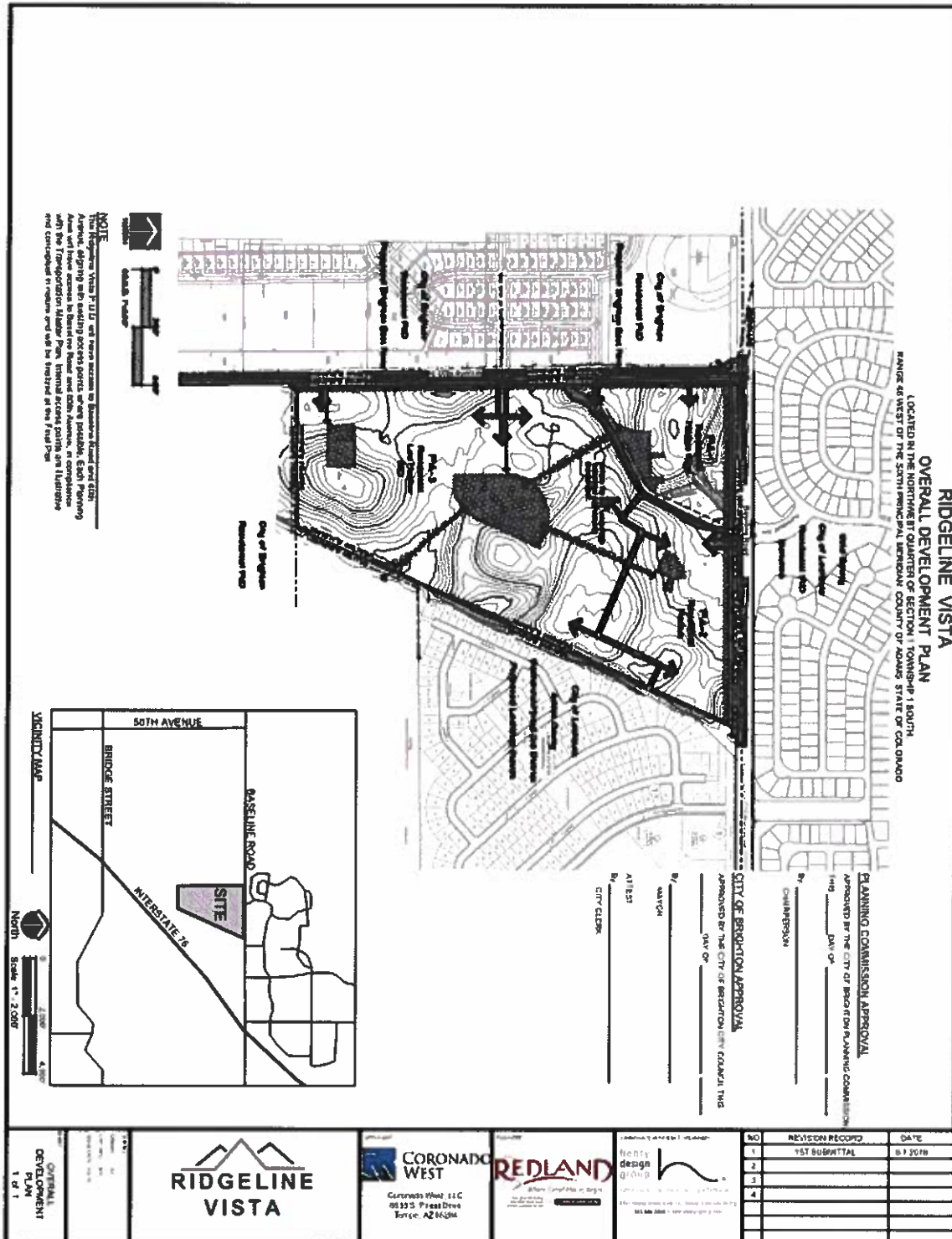


Exhibit C
Ridgeline Vista PUD Document

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

STATEMENT OF PURPOSE & INTENT

[illegible]

3. **Community development** and **economic development** (C.D.) shall be addressed by the City of Philadelphia in the following manner:
 - a. **Community development** shall be defined as the development of the City of Philadelphia's infrastructure, including but not limited to the following:
 1. **Public transportation** shall include the development and maintenance of regional transit systems and transit stations.
 2. **Public facilities** shall be projects in accordance with the City of Philadelphia's equipment and facility standards.
 3. **Public safety** shall be projects in accordance with the City of Philadelphia's equipment and facility standards.
 4. **Public health** shall be projects in accordance with the City of Philadelphia's equipment and facility standards.
 5. **Public recreation** shall be projects in accordance with the City of Philadelphia's equipment and facility standards.
 - b. **Economic development** shall be defined as the development of the City of Philadelphia's economy, including but not limited to the following:
 1. **Business development** shall be projects in accordance with the City of Philadelphia's equipment and facility standards.
 2. **Industrial development** shall be projects in accordance with the City of Philadelphia's equipment and facility standards.
 3. **Commercial development** shall be projects in accordance with the City of Philadelphia's equipment and facility standards.
 4. **Residential development** shall be projects in accordance with the City of Philadelphia's equipment and facility standards.
 5. **Public works** shall be projects in accordance with the City of Philadelphia's equipment and facility standards.

CONSIDERING THE APPARENT EFFECTS OF SMOKE, it is not surprising that the authors of the present study (22, 23) found that the effect of the use of the common tobacco on the incidence of a disease was 0.79 (15) in the case of smoking on the incidence of lung cancer. It is not surprising that the authors of the present study (22, 23) found that the effect of the use of the common tobacco on the incidence of a disease was 0.79 (15) in the case of smoking on the incidence of lung cancer. It is not surprising that the authors of the present study (22, 23) found that the effect of the use of the common tobacco on the incidence of a disease was 0.79 (15) in the case of smoking on the incidence of lung cancer.

[illegible]

THE UNDERLYING TRACT BEING THE OWNER (S) AND OR BENEFICIARY OF THE LAND HEREIN DESCRIBED LOCATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, WHEREBY SAID TRACT HAS BEEN ACQUIRED TO PROVIDE UNDER THE TERMS NOTED HEREON.

THIRG DAY OF _____

MY COMMENTS ON EXPERTS ON _____

ADJUTANT GENERAL _____

THIS PLED PLAINT WAS FILED FOR RECORD IN THE OFFICE OF THE JUDGE
COUNTY CLERK AND RECORDS IN THE STATE OF COLORADO.
ON THE _____ DAY OF _____

PRINTED NAME

PLANNING COMMISSION APPROVAL

DAY OF THE WEEK

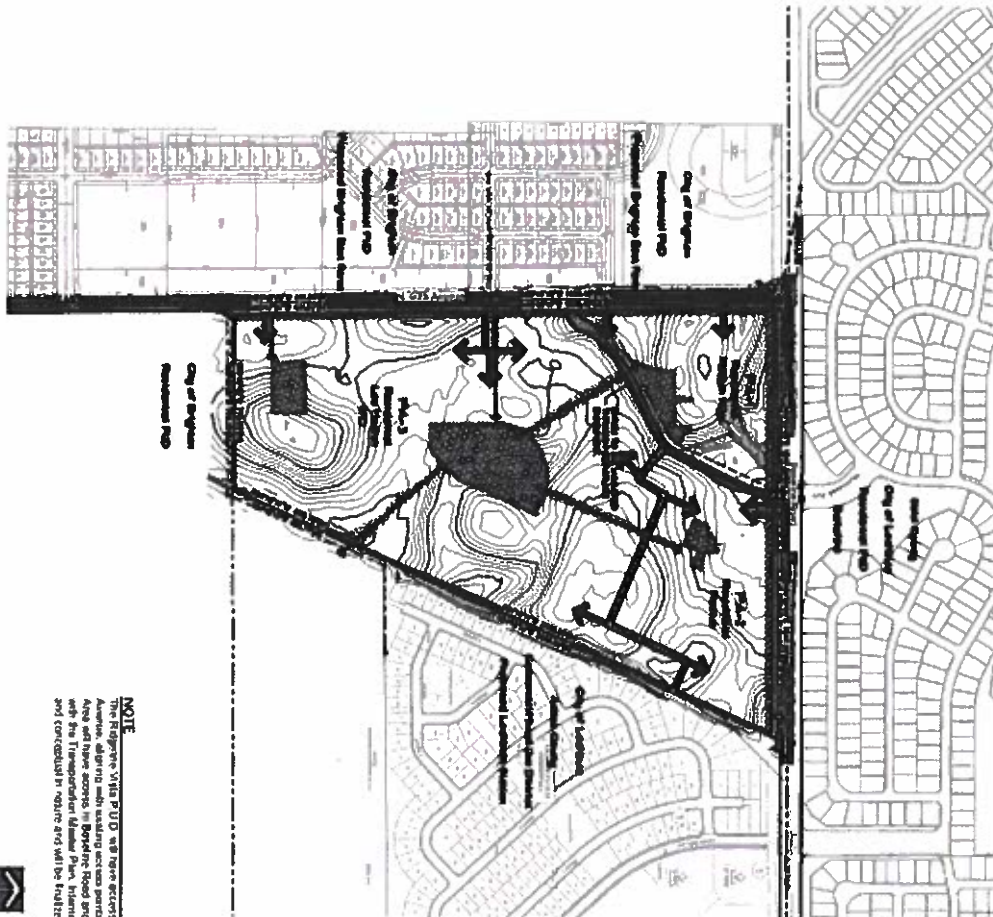
CITY OF BRIGHTON APPROVAL

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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 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.

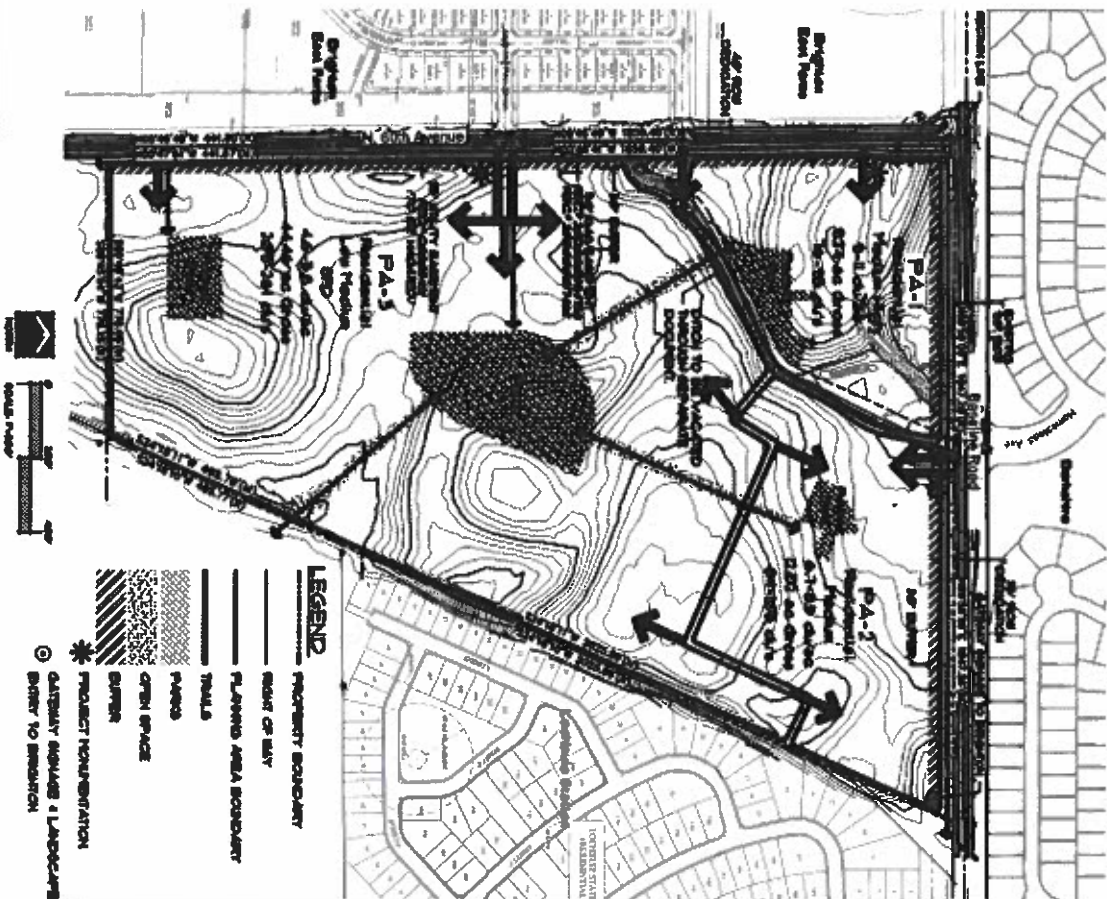


CONTEXT PLAN 2 of 11	 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.	CORONADO WEST Community Mixed 11C 8655 S. Pearl Drive Torrey, AZ 85628	REDLAND A New Urban Plan by Design 10000 E. 1st Avenue Suite 100 Denver, CO 80231 303.755.1111	henry design group 10000 E. 1st Avenue Suite 100 Denver, CO 80231 303.755.1111	<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 5TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
 P.U.D. PLAN

DEVELOPMENT SUMMARY					
PLANNING AREA	NAME	AREA (ACRES)	DEVELOPING UNITS	USE	APPROX. DENSITY
1	RESIDENTIAL (MED-HIGH)	6.00	76-80	HOUSE ATTACHED	2-4 DU/AC
2	RESIDENTIAL (MED-HIGH)	12.00	64-68	PLANNED DEVELOPMENT	3-4 DU/AC
3	RESIDENTIAL (MED-HIGH)	4.00	200-240	HOUSE DETACHED	44-60 DU/AC
RCR	TOTAL	12.00	340-408	RCR	13-24 DU/AC

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



LEGEND	
	PROPERTY BOUNDARY
	PLANNED AREA BOUNDARY
	TRAILS
	OPEN SPACE
	BARREN
	PROJECT IDENTIFICATION
	GATEWAY SIGNAGE & LANDSCAPING ENTRY TO INTERSECTION

RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.	CORONADO WEST Coronado West, LLC 8655 S. Peart Drive Torrance, AZ 85204	REDLAND design group	<table border="1"> <tr> <th>NO.</th> <th>REVISIONS RECEIVED</th> <th>DATE</th> </tr> <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>7-17-2019</td> </tr> <tr> <td>4</td> <td>4TH SUBMITTAL</td> <td>7-30-2019</td> </tr> </table>	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
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RANGE 66 WEST OF THE SOUTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

DESIGN STANDARDS

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 streets that all intersect. The total will connect from North 60th Avenue into the neighborhood to the city limit (1) local wide along Shawnee Road.
 3. Eight (8) local wide dedicated sidewalks along all local streets within the neighborhood.
 4. Interconnecting six (6) local wide sidewalks that will connect to the existing sidewalks at Shawnee Road and connect to the regional trail at Argosville Park Street and will connect to the regional trail on the east side of Douglas Street. Pedestrian crossings will be provided to two crossings of the sidewalk.
 5. Interconnecting ten (10) local wide trails along River Road which connects to the regional system along the east side of Douglas Street.
 6. Interconnecting eight (8) local wide cross street sidewalks along the east side of North 60th Avenue.
- B. Provide a comprehensive recreation and open space plan opportunities throughout the community to the Metropolitan and Pocket Parks, with special local park serving as the local point and organizing element of the neighborhood.
- C. Create a variety of recreational 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. (Each period house is located on its own separate lot).
 - c. **Cul-de-sac:** A dwelling with its 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 dwellings include row houses, town houses, and duplexes.
 - 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 dwellings include row houses, town houses, and duplexes.
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 - z. **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 dwellings include row houses, town houses, and duplexes.
9. **Single Family Detached Dwelling Unit:** Single family detached dwelling unit diversity is defined as a house model having at least four (4) detached dwelling units, including but not limited to conversion, materials, front facade placement of windows and doors, garage, porch/balcony, color schemes, noisiness and pitch, driveway, and porch size and location.

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.
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NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-27-2016
2	2ND SUBMITTAL	5-21-2016
3	3RD SUBMITTAL	7-17-2016
4	4TH SUBMITTAL	7-25-2016



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

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 Space:** 8 - 11 dwelling units per acre
 - a. 25% of the P.U. 1 shall be provided in private open space and common outdoor recreation and may include a pocket 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:
 - Street court
 - Picnic area
 - One recreational element such as water play, picnic shelter, picnic table, sports field or dog park
 - Private seating area with shelter and gardens
 - Trail
 3. **Standards Specific to P.U. 1:**
 - a. 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.
 - c. Off-street parking shall be setback a minimum of 12 feet from adjacent property lines
4. **Use by Right:**
 - a. All uses allowed in the R-2 City of Brighton Land Use and Development Code, as amended, as amended
 - b. Attached units placed on two separate lots for individual sale
 - c. Detached 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 uses: Crop production and grazing are permitted until the construction phase period ends when the Planning Area where the Agricultural activity is occurring
 - f. Sales Centers: 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:**

Shall be permitted as described in the "Tabulation of Uses of the City of Brighton Land Use and Development Code, as amended."
6. **Permitted Area 2: 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 Space:** 8 - 8.5 dwelling units per acre
 - a. 25% of the P.U. 2 shall be provided in private open space and common outdoor recreation and may include a pocket 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:
 - Street court
 - Picnic area
 - One recreational element such as water play, picnic shelter, picnic table, sports field or dog park
 - Private seating area with shelter and gardens
 - Trail
 3. **Standards Specific to P.U. 2:** Double detached lots are permitted adjacent to Brighton Road and N. 60th Avenue, however, no driveway or rear access from any home is permitted from Brighton Road and N. 60th Avenue
 4. **Use by Right:**
 - a. All uses allowed in the R-2 City of Brighton Zone District, Construction Features: Temporary construction storage yards, construction trailers and offices are permitted during the construction phase period only
 - b. Agricultural Uses: Crop production and grazing are permitted until the construction phase period ends when the Planning Area where the Agricultural activity is occurring
 - c. Sales Centers: 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:**

Shall be permitted as described in the "Tabulation of Uses of the City of Brighton Land Use and Development Code, as amended."

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

DEVELOPMENT STANDARDS

- A. **Permitted Area 3: 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 Space:** 4.5 - 6.5 dwelling units per acre
 - a. 25% of the P.U. 3 shall be provided in private open space and common outdoor recreation and may include a pocket 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:
 - Street court
 - Picnic area
 - One recreational element such as water play, picnic shelter, picnic table, sports field or dog park
 - Private seating area with shelter and gardens
 - Trail
 3. **Standards Specific to P.U. 3:** Double detached lots are permitted adjacent to Brighton Road and N. 60th Avenue, however, no driveway or rear access from any home is permitted from Brighton Road and N. 60th Avenue
 4. **Use by Right:**
 - a. All uses allowed in the R-2 City of Brighton Zone District, Construction Features: Temporary construction storage yards, construction trailers and offices are permitted during the construction phase period only
 - b. Agricultural Uses: Crop production and grazing are permitted until the construction phase period ends when the Planning Area where the Agricultural activity is occurring
 - c. Sales Centers: 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:**

Shall be permitted as described in the "Tabulation of Uses of the City of Brighton Land Use and Development Code, as amended."

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

DEVELOPMENT STANDARDS

- A. **Permitted Area 4: 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 Space:** 4.5 - 6.5 dwelling units per acre
 - a. 25% of the P.U. 4 shall be provided in private open space and common outdoor recreation and may include a pocket 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:
 - Street court
 - Picnic area
 - One recreational element such as water play, picnic shelter, picnic table, sports field or dog park
 - Private seating area with shelter and gardens
 - Trail
 3. **Standards Specific to P.U. 4:** Double detached lots are permitted adjacent to Brighton Road and N. 60th Avenue, however, no driveway or rear access from any home is permitted from Brighton Road and N. 60th Avenue
 4. **Use by Right:**
 - a. All uses allowed in the R-2 City of Brighton Zone District, Construction Features: Temporary construction storage yards, construction trailers and offices are permitted during the construction phase period only
 - b. Agricultural Uses: Crop production and grazing are permitted until the construction phase period ends when the Planning Area where the Agricultural activity is occurring
 - c. Sales Centers: 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:**

Shall be permitted as described in the "Tabulation of Uses of the City of Brighton Land Use and Development Code, as amended."



RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.



CORONADO WEST
Coronado West LLC
6001 E. Front Drive
Tampa, AZ 85504



REDLAND
Henry design group



Henry design group

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

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

VI. VARIATIONS TO THE SINGLE-FAMILY ZONING DESIGN STANDARDS
(SECTION 17-44-120) TO BE AMENDED

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 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 yards shall be provided through extensive landscaping, screening, or other means.
9. The single family attached units shall incorporate two of the following recreational amenities:
 - Playground with equipment (minimum size 300 Square feet)
 - Sport court
 - Public area
 - 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 entrances for each single family attached building (not unit)
 - a. 30% masonry on the front elevation and side or rear elevation adjacent to the street frontage or N. 60th Avenue road including 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 frontage or N. 60th Avenue road including 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 frontage or N. 60th Avenue road including 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 frontage or N. 60th Avenue road including 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.

VI. 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 six 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/Phase Landscaping Plan.
- G. Protection/Phase Landscaping Plan.
- H. Protection/Phase Landscaping Plan.
- I. Protection/Phase Landscaping Plan.
- J. Protection/Phase Landscaping Plan.
- K. Protection/Phase Landscaping Plan.
- L. Protection/Phase Landscaping Plan.
- M. Protection/Phase Landscaping Plan.
- N. Protection/Phase Landscaping Plan.
- O. Protection/Phase Landscaping Plan.
- P. Protection/Phase Landscaping Plan.
- Q. Protection/Phase Landscaping Plan.
- R. Protection/Phase Landscaping Plan.
- S. Protection/Phase Landscaping Plan.
- T. Protection/Phase Landscaping Plan.
- U. Protection/Phase Landscaping Plan.
- V. Protection/Phase Landscaping Plan.
- W. Protection/Phase Landscaping Plan.
- X. Protection/Phase Landscaping Plan.
- Y. Protection/Phase Landscaping Plan.
- Z. Protection/Phase Landscaping Plan.

 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.	 CORONADO WEST Coronado West, LLC 6551 S. Presidio Torrance, AZ 85504	 REDLAND Redland Group, Inc. 10000 E. 1st Avenue, Suite 100 Denver, CO 80231	 Henry Design Group Henry Design Group, Inc. 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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3	3RD SUBMITTAL	7-17-2016																	
4	4TH SUBMITTAL	7-20-2016																	

RIDGELINE VISTA

DESIGN STANDARDS

[illegible]

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



CONCEPTUAL LANDSCAPE PLAN

PLANTING REQUIREMENTS PER LOT TYPE

based on liability, interests and property locations.

2. Song Family Christmas Lane One (1) tree and seven (7) satellite shrubs.
3. Pinedale Turnout One (1) tree and five (5) satellite shrubs.
4. Dugway Station, Toiyabe National Monument One (1) tree and seven (7) satellite shrubs.
5. Song Family Alstead Lane One (1) tree and two satellite shrubs and eight (8) satellite shrubs.

- **Public Park** used to be dedicated to the City at a rate of 3 acres per 1,000 population for local neighborhood parks

- Rates paid need to be deducted (i.e. the ON, not the 10% amount) for conformity tests
- Capital gains tax on the proceeds at a rate of 12.5% per £100 proceeds
- Capital gains tax on the proceeds at a rate of 12.5% per £100 proceeds
- Above and apart specific deductions will be based on the total number of delivery units at the time of Final price
- A price of 100 pence (implied market price) is proposed (para. 2). If greater market demand than anticipated, you will have to pay a premium (para. 3). The anticipated price and market price of the final price will be based on the average of the 100 pence (implied market price) and the market price of the final price through the market price of the final price.
- Also, pending the ON and the ON, you will be able to pay 12.5% per £100

ALFA	ORLANDO REQUEST/PCF
Baseline Blue SWV	1 year post 10 years post
Baseline Blue CDF (with history)	2 years post 10-15 years post 20 years post
N 44% Baseline SWV	1 year post 10 years post
N 10th Avenue CDF (with history)	2 years post 10-15 years post 20 years post



NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-27-2010
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3	3RD SUBMITTAL	7-17-2010
4	4TH SUBMITTAL	7-30-2010



CORONADO WEST
Coronado West LLC



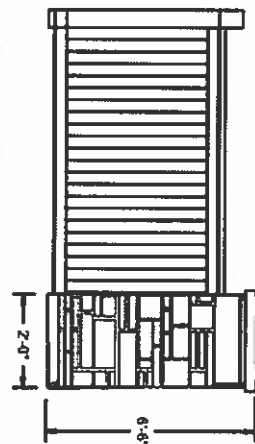
RIDGELINE

CONCEPT
LANDSCAPE
A 21

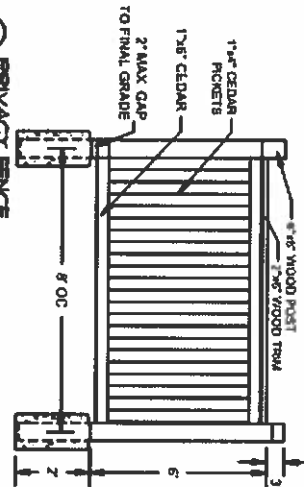
RIDGELINE VISTA
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 CONCEPTUAL LANDSCAPE PLAN



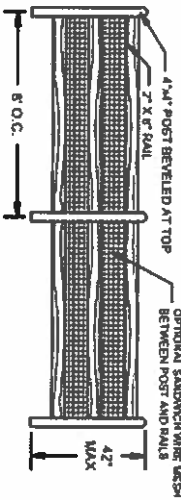
○ METAL POCKET FENCE
 N/A



○ 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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4	4TH SUBMITTAL	7-30-2010

Henry design group
 1101 1/2th Street, Suite 110, Denver, CO 80202
 303.733.1000 | hdesigngroup.com

REDLAND
 Aerial Land Planning
 1101 1/2th Street, Suite 110, Denver, CO 80202
 303.733.1000 | redlandplanning.com

CORONADO WEST
 Community West, LLC
 8035 S. Platte Drive
 Denver, CO 80231

RIDGELINE VISTA
 MIXED RESIDENTIAL P.U.D.

CONCEPTUAL
 MONUMENT &
 FENCE DETAILS
 8 of 11

