

BROMLEY PARK P.U.D. 24TH AMENDMENT (MAJOR)  
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF  
ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION (PARCEL 1)

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;  
THENCE SOUTH 89°42'46" WEST ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1722.12 FEET;  
THENCE SOUTH 00°17'14" EAST, A DISTANCE OF 759.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°25'32" EAST, A DISTANCE OF 517.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;

THENCE NORTH 89° 34'28" EAST, A DISTANCE OF 268.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE HAVING A RADIUS OF 23.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°21'08", AN ARC LENGTH OF 23.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°42'16", AN ARC LENGTH OF 106.10 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°21'08", AN ARC LENGTH OF 23.02 FEET;  
THENCE NORTH 89°34'28" EAST, A DISTANCE OF 113.84 FEET;  
TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 232.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'33", AN ARC LENGTH OF 84.80 FEET;

THENCE NORTH 68°37'55" EAST, A DISTANCE OF 86.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 268.00 FEET;  
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°04'51", AN ARC LENGTH OF 98.61 FEET;  
THENCE NORTH 89°42'46" EAST, A DISTANCE OF 144.37 FEET;

THENCE SOUTH 00°17'19" EAST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°17'14" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;

THENCE SOUTH 00°17'14" EAST, A DISTANCE OF 100.34 FEET;

THENCE SOUTH 89°43'03" WEST, A DISTANCE OF 138.28 FEET;

THENCE SOUTH 00°24'19" EAST, A DISTANCE OF 1,301.58 FEET;

THENCE SOUTH 89°43'40" WEST, A DISTANCE OF 1,629.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 45°19'21" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'46", AN ARC LENGTH OF 86.25 FEET;

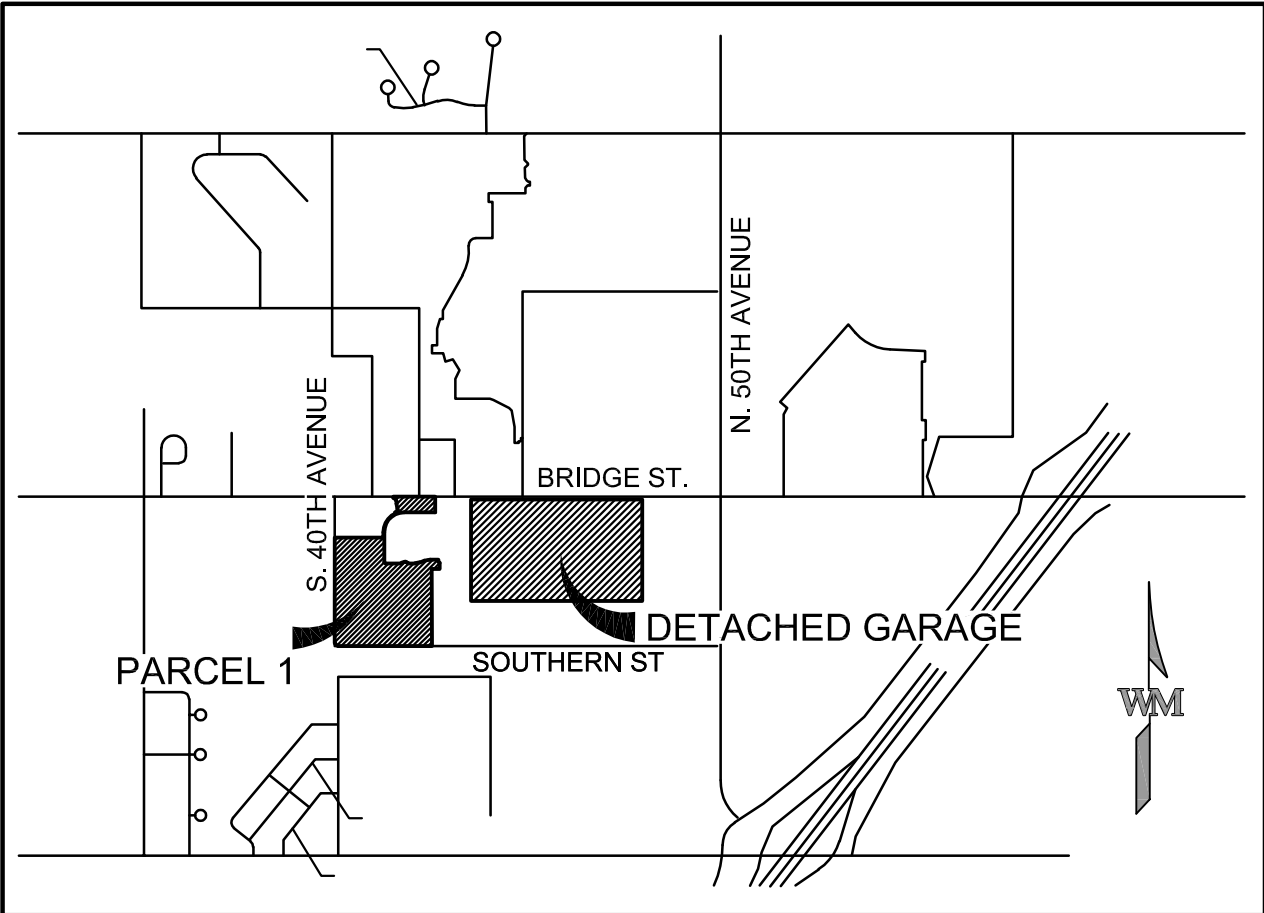
THENCE NORTH 00°25'47" WEST, A DISTANCE OF 1,787.50 FEET;

THENCE NORTH 89°34'28" EAST, A DISTANCE OF 862.38 FEET, TO THE POINT OF BEGINNING.

PARCEL AREA CONTAINING 63.62 ACRES

LEGAL DESCRIPTION (DETACHED CAR GARAGE)

FILING 3 LOTS 1, 4, 39, 40, 49, 50, 55 AND 58, BLOCK 2; LOTS 34, 52, 56, 57 AND 62, BLOCK 4; LOTS 7,12, 13 AND 20, BLOCK 7; LOTS 1,8, 9 AND 13, BLOCK 11; LOTS 1 AND 5, BLOCK 12.



VICINITY MAP

DEVELOPMENT STANDARDS

EXCEPT AS SET FORTH HEREIN, DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE BROMLEY PARK PUD RECORDED APRIL 13, 1987 IN BOOK 3301 AT PAGE 848 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE. DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE BRIGHTON RESIDENTIAL DESIGN STANDARDS, AS SAME MAY BE AMENDED FROM TIME TO TIME.

LOTS IDENTIFIED IN THE FILING 3 LEGAL DESCRIPTION TO THE LEFT SHALL BE ALLOWED TO EXCEED THE 600 SF MAXIMUM DETACHED GARAGE REQUIREMENT SET FORTH IN THE PUD BUT SHALL NOT EXCEED 900 SF.

PURSUANT TO EXHIBIT G OF THE FIRST AMENDMENT TO THE BROMLEY PARK ANNEXATION AGREEMENT, DATED DECEMBER 16, 1986, AND RECORDED IN ADAMS COUNTY RECORDS IN BOOK 3301, COMMENCING AT PAGE 899, THIS AMENDMENT MEETS THE CRITERIA OF A MAJOR PUD AMENDMENT AS SET FORTH IN THE TRANSFER OF DENSITY AND AMENDMENT PROCESS SECTIONS OF THE BROMLEY LAND USE REGULATIONS.

RDS, DESIGN, SETBACK, AND ENCROACHMENT STANDARDS WILL FOLLOW THE LAND USE AND DEVELOPMENT CODE STANDARDS IN PLACE AT THE TIME OF PROJECT SUBMITTAL (2019).

APPROVAL BY THE CITY BRIGHTON CITY COUNCIL  
APPROVED BY THE CITY OF BRIGHTON CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
MAYOR

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PUD AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO AT \_\_M, ON THIS \_\_\_\_DAY OF \_\_\_\_\_ A.D. 20\_\_.

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

RECEPTION NO. \_\_\_\_\_

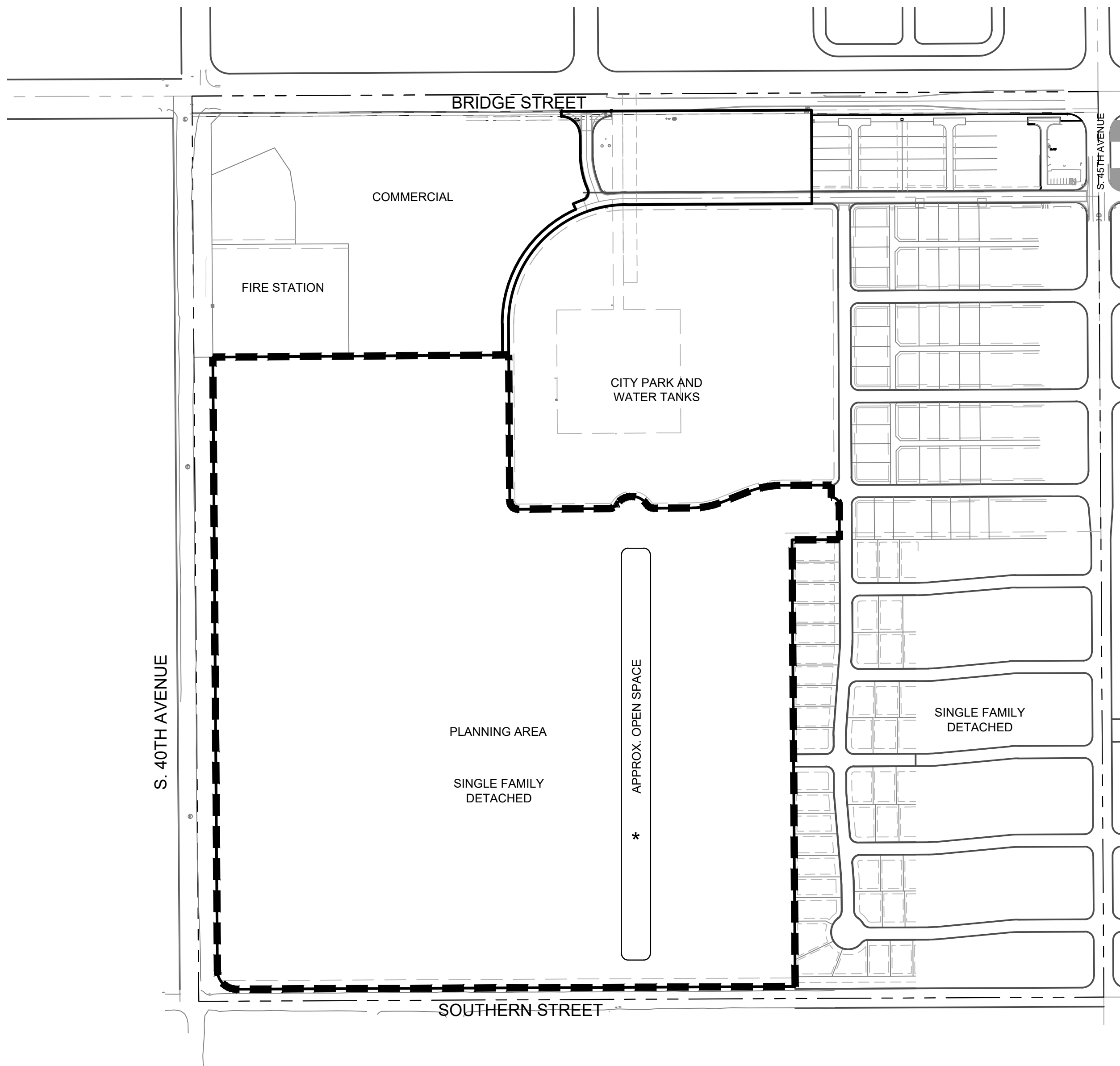
990 south broadway  
suite 230  
denver, co 80209  
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**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

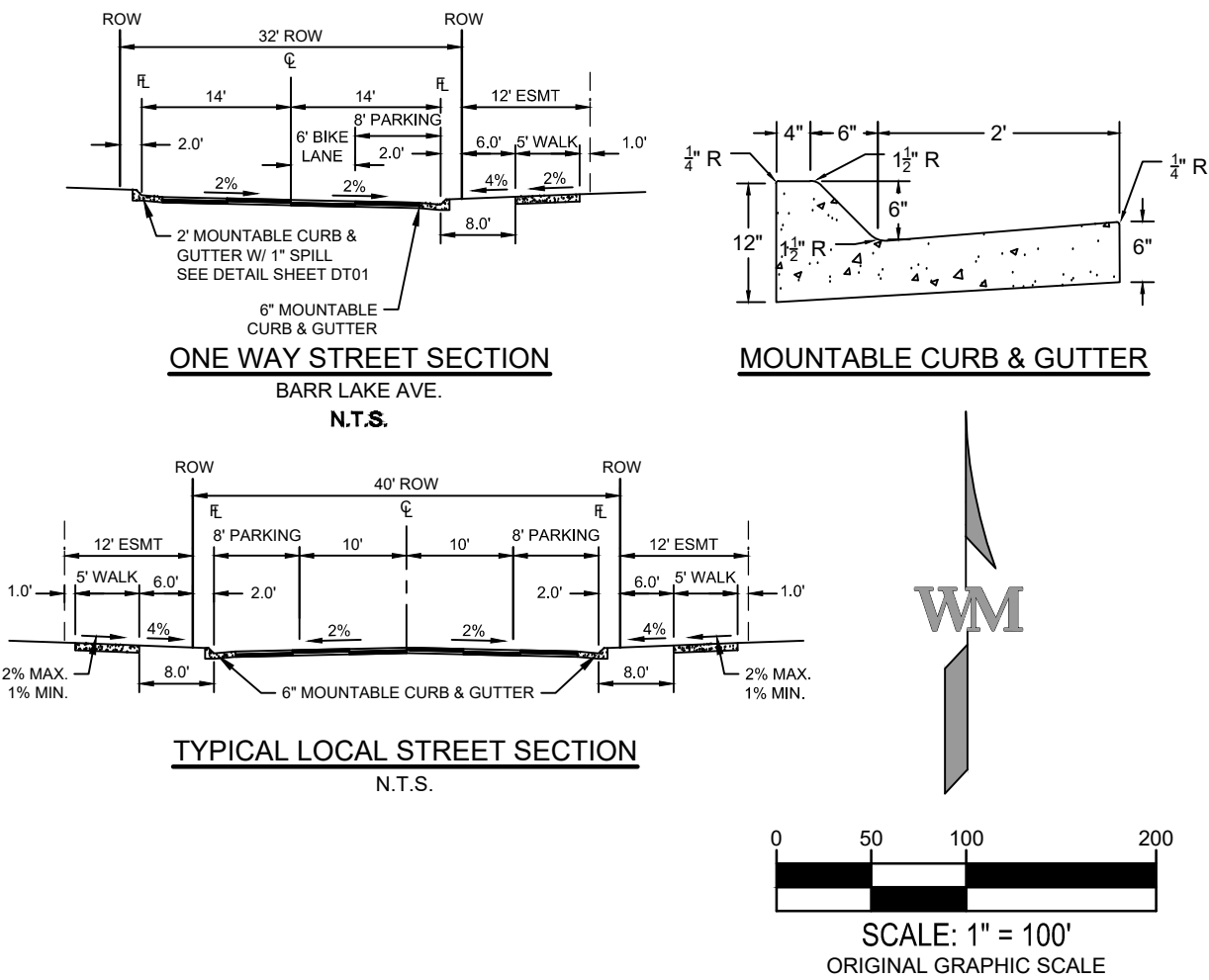
NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	18-4022
1.	2/6/19	CITY COMMENTS	4.	1/11/20	CITY COMMENTS	PA/PM:	TCJ
2.	9/5/19	CITY COMMENTS				DRAWN:	
3.	11/5/19	CITY COMMENTS				DATE:	8/10/18
						SCALE:	N.A.

BROMLEY PARK PUD 24TH AMEND  
COVER SHEET

SHEET  
**1**  
Sheet 1 of 3



LAND USE SUMMARY				
PLANNING AREA	LAND USE	DENSITY	ACRES	UNITS
1	SFD	5.0	63.6	318



990 south broadway  
suite 230  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1.	2/6/19	CITY COMMENTS			
2.	9/5/19	CITY COMMENTS			
3.	11/5/19	CITY COMMENTS			

JOB NO.	18-4022
PA/PM:	TCJ
DRAWN:	
DATE:	8/10/18
SCALE:	1" = 100'

**BROMLEY PARK PUD 24TH AMEND**  
**PUD SITE PLAN**

BROMLEY PARK P.U.D. 24TH AMENDMENT (MAJOR)

DETACHED GARAGE LOTS

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF  
ADAMS, STATE OF COLORADO



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