

THE ESTATES AT BROMLEY SOUTH

ADAMS COUNTY, COLORADO MAJOR PUD AMENDMENT NUMBER 1

The following Major PUD Amendment is being made and reflected as PUD2019-00006 (amendments to PUD2001-00021):

1. SINGLE-FAMILY HOME EXTERIOR TREATMENT:

SECOND SENTENCE IN THIRD PARAGRAPH OF "WRITTEN PROGRAM NARRATIVE" CHANGED FROM:

CONSTRUCTION SHALL BE FRAME WITH BRICK OR STUCCO TREATMENT.

TO:

CONSTRUCTION SHALL BE FRAME WITH EXTERIOR TREATMENT ALLOWED BY A-1 ZONING DISTRICT.

2. PUD RESTRICTION 1 (ANIMALS) IN "WRITTEN PROGRAM NARRATIVE":

TEXT REPLACED WITH THE FOLLOWING TABLE:

Maximum Number of Livestock Units Allowed = 4	
Type of Animals:	# of Animals Equivalent to 1 Livestock unit
Alpacas, Llamas, Goats and Sheep	4
Cattle	1
Equine (greater than 36 inches/9 hands at withers)	1
Equine (36 inches/9 hands or less at withers)	4
Poultry: Chickens (Hens), Ducks and Geese	8
Poultry: Chickens (Roosters)	1
Poultry: Emus	2
Poultry: Turkeys	6
Swine - Not included in Livestock units	2 Total (Ag Ed Only)
Bees (Colonies) - Not included in Livestock units	5 Total
* Types of Animals that are Not Allowed: Beefalo, Buffalo, Deer, Elk and Game Fowl	
** Types of animals that are not listed including household pets will be allowed using A-1 Agriculture Zoning District	
*** On-premise breeding or intact male animals will not be allowed although artificial insemination will be allowed	
**** If offspring exceed Max Number of Livestock Units allowed, additional offspring will be allowed until weaned	
***** "Agriculture Education(Ag Ed)" animals are considered Temporary and in addition to Max Number of Livestock Units	

3. PUD RESTRICTION 3 (ACCESSORY BUILDINGS) IN "WRITTEN PROGRAM NARRATIVE":

TEXT REPLACED WITH THE FOLLOWING:

A MAXIMUM OF TWO LARGE ACCESSORY BUILDINGS, SUCH AS A LARGE BARN OR MACHINE SHOP, SHALL BE PERMITTED PER LOT WITH 750 MINIMUM AND 3,400 MAXIMUM SQUARE FOOTAGE PER BUILDING AND WITH TOTAL SQUARE FOOTAGE OF LARGE ACCESSORY BUILDINGS NOT TO EXCEED 4,800 TOTAL SQUARE FEET EXCLUDING SMALL ACCESSORY AND RESIDENTIAL BUILDINGS.

A MAXIMUM OF TWO SMALL ACCESSORY BUILDINGS, SUCH AS A MACHINE/GARDEN SHED OR CHICKEN COOPS, SHALL BE PERMITTED PER LOT WITH 100 MINIMUM AND 750 MAXIMUM SQUARE FOOTAGE PER BUILDING AND WITH TOTAL SQUARE FOOTAGE OF SMALL ACCESSORY BUILDINGS NOT TO EXCEED 1,500 TOTAL SQUARE FEET EXCLUDING LARGE ACCESSORY AND RESIDENTIAL BUILDINGS.

4. PUD RESTRICTION 5 (FENCES) IN "WRITTEN PROGRAM NARRATIVE":

TEXT REPLACED WITH THE FOLLOWING:

EXTERIOR PERIMETER FENCES SUCH AS FENCES ALONG LOT LINES OR DRIVEWAY LEADING TO RESIDENCE SHALL BE A MINIMUM OF 4' AND MAXIMUM OF 6' IN HEIGHT WITH A MAXIMUM OF 50' DISTANCE FROM THE LOT LINE. FENCING MATERIAL DEFINED IN ADAMS COUNTY DEVELOPMENT STANDARDS SHALL BE ALLOWED.

INTERIOR NON-PERIMETER FENCES SUCH AS FENCES WITHIN LOT LINES EXCLUDING FENCE ALONG DRIVEWAY LEADING TO RESIDENCE SHALL BE A MINIMUM OF 3' AND MAXIMUM OF 6'

IN HEIGHT. FENCING MATERIAL DEFINED IN ADAMS COUNTY DEVELOPMENT STANDARDS SHALL BE ALLOWED.

5. ADD DEFAULT ZONING TO "WRITTEN PROGRAM NARRATIVE":

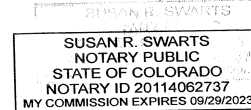
DEFAULT TO THE A-1 ZONING DISTRICT WITH ANY DEVELOPMENT STANDARDS AND REGULATIONS THAT ARE NOT RESTRICTED IN PUD.

The attached documents shall change THE ESTATES AT BROMLEY SOUTH PUD

Recordation No: _____

Martin Z. Williams

Representative for THE ESTATES AT BROMLEY SOUTH



STATE OF COLORADO
COUNTY OF ADAMS

The Foregoing instrument is acknowledged before me on this 7 day of August 2020, A.D.

My commission expires 9/29/2023 *Susan R Swarts*
Notary Public

Approved by the Adams County Planning Commission on this 22nd day of August 2019, A.D.

Caron Herrera 8/22/19
Planning Commission Chair

Approved by the Adams County Board of County Commissioners on this 10th day of September 2019, A.D.

Ernie Brite
Board of County Commissioners Chair

The Affidavit of a Major Amendment to the P.U.D. plan is hereby filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado at _____ a.m./p.m. on the ____ day of _____ 2020, A.D. Reception No. _____

Deputy Clerk and Recorder

