North Park PUD Plan and Preliminary Plat
- First Amendment

An Amendment to the North Park PUD Plan and Preliminary Plat
(Recorded December 2009)

1. The approved Planned Unit Development (PUD) and Preliminary Plat does not specifically address signage, so all sign requirements are per Title 17 of the Broomfield Municipal Code.

2. The approved PUD specifies that a sign program will be proposed by the applicant in the future.

3. The owner has requested that variances from Title 17 relating to signage be approved relating to the size, placement, and illumination of subdivision directional signs, construction signs, and real estate signs based on the scale of the mixed-use development.

Therefore, the following text amendment is hereby authorized to the North Park PUD and Preliminary Plat:

A new sheet 1c is added to the North Park PUD and Preliminary Plat recorded December 2009:

1. To track PUD Plan text amendments, including those to information contained in the Supplemental Binder, it is added to sheet 1C:

   **PUD PLAN AMENDMENTS:**

   Amendments to portions of the North Park PUD Plan and Preliminary Plat are as listed below. These amendments, including modifications to the PUD Plan and Preliminary Plat and/or Supplemental Binder are hereby incorporated as part of the North Park PUD Plan.

   **1. Temporary Marketing and Directional Signs**

   PUD Plan Amendments
   - Sheet 1a, Introductions
   - Sheet 1c, PUD Plan Amendments
   Supplemental Binder Amendments
   - Section 1.1 Introductions
   - 12.3.3.A Review Standards
   - Section 15, Appendix B Variances 70 to 75
   - Section 16, Appendix C Planned Sign Program

   Sheet 1a of the North Park PUD and Preliminary Plat recorded December 2009:

   2. To address that a new section (Section 16) is added to the Supplemental Binder for purpose of sign regulations for the North Park PUD Plan, it is added:
INTRODUCTIONS:

Section 1 of the Binder covers general information, project intent, land uses, and in the exhibit attached, General Conditions of development which apply to the entire PUD. Sections 2, 3, 4, and 5 provide detailed information specific to each parcel including description of the parcel locations, sizes, existing and proposed land uses, and any specific conditions imposed upon the parcel or Subparcels. Section 6-10 include specific Design Standards required for all development within the PUD. Section 11 includes graphic maps of the PUD Parcels, land use tables and maximum densities and residential units for the PUD. Section 12 of the PUD sets forth the regulations and procedures by which the uses are to be developed. Section 13 lists all relevant definitions for the document and Sections 14 and 15 include relevant reports and appendices. **Section 16 sets forth the Planned Sign Program.**

In Section 1.1, PUD Project Intent, Introductions of the North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009:

3. To address that a new section (Section 16) is added to the Supplemental Binder for purpose of sign regulations for the North Park PUD Plan, it is added:

INTRODUCTIONS:

This supplemental Binder, "Binder" is hereby incorporated as part of the PUD. Section 1 of the Binder covers general information, project intent, land uses, and in Appendix 1-2, General Conditions of Development which apply to the entire PUD. Sections 2, 3, 4, and 5 provide detailed information specific to each parcel including description of the parcel locations, sizes, existing and proposed land uses, and any specific conditions imposed upon the parcel or Subparcels. Section 6 through 10 include specific Design Standards applicable to all development within the PUD. Section 11 includes graphic maps of the PUD Parcels, land use tables and maximum densities and residential units for the PUD. Section 12 of the PUD sets forth the regulations and procedures by which the uses are to be developed. Section 13 lists all relevant definitions for the document and Sections 14 includes relevant reports and appendices. Section 15 includes a list of variations from the Broomfield Municipal Code. **Section 16 sets forth the Planned Sign Program.**
In Section 12.3.3.A, Review Standards of the North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009:

4. To clarify the review requirement language, the following is revised:

All recommendations of the LURC, and decisions of the City Council regarding a Site Development Plan shall be evaluated for compliance *comply* with applicable provisions of the Controlling Documents and based on whether the Applicant has demonstrated that the proposed Site Development Plan meets the following standards:

In Section 15, Appendix B Variances of the North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009:

5. To correct the number sequence since numbers 60, 66, 67, and 68 were omitted from the previously approved list of variances, the variances numbers 61 to 65 and 69 are renumbered to 60 to 65.

6. To incorporate variances requested from the Broomfield Municipal Code in the list of variances for the North Park PUD, it is added:

<table>
<thead>
<tr>
<th>#</th>
<th>Section</th>
<th>Requirement</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>70</td>
<td>17-44-130 (B)</td>
<td>Subdivision Directional Signs must be non-illuminated and are allowed for a subdivision or similar development on which a construction sign is permitted by 17-44-130(A)</td>
<td>Signs are permitted for mixed-use development (overall PUD Plan area marketing).</td>
</tr>
</tbody>
</table>
| 70 | 17-44-130(B.1.) | Signs are limited to 15 square feet in total area or 10 square feet per face and not greater than 8-feet in height if advertising one development. | Signs shall be allowed to be a maximum of:
Type A – 288 SF per face and 18’ in height
Type B – 128 SF per face and 12’ in height
Type C – 65 SF per face and 12’ in height
Type D – 40.5 SF per face and 9’6” in height
Anthem Signs 1 – 288 SF per face and 18’ in height
Anthem Signs 2-7 – 128 SF per face and 12’ in height. |
| 70 | 17-44-130(B.4) | Must be located on undeveloped land adjacent to | Signs may be located adjacent to arterial or |

North Park PUD
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>17-44-130(B.6)</td>
<td>Property owner is responsible for the sign's removal.</td>
</tr>
<tr>
<td>17-44-130(A.1)</td>
<td>Signs will be no greater than 64 square feet in area or 32 square feet per face, and shall not exceed 8 feet in height.</td>
</tr>
<tr>
<td>17-44-130(A.2)</td>
<td>One construction sign that is permitted per street upon which the property has frontage or an entrance. Signs can only be located on the property to which the sign pertains. Minimum distance between signs is 1,000 feet.</td>
</tr>
<tr>
<td>17-04-085</td>
<td>Construction sign is a sign is erected on the same lot upon which the work is being done.</td>
</tr>
<tr>
<td>17-44-80(A)</td>
<td>Signs up to seven feet in height must be set back ten feet from any property line adjacent to a street.</td>
</tr>
<tr>
<td>17-44-80(B)</td>
<td>Signs over 7 feet in height shall be set back from the property line adjacent to a street equal to the required setback line for that district.</td>
</tr>
</tbody>
</table>

arterial streets, must be more than 250 feet from a driveway or street intersection unless set back more than 20 feet, minimum distance between signs on the same street is one mile.

highway. May be located less than 250 feet from driveway, provided that signs do not impede visibility at the intersection or driveway, and signs may be located no less than 200 feet apart.

Sign owner is responsible for the sign's removal and shall provide a signed statement to this intent.

Type C – 65 SF per face and 12' in height
Type D – 40.5 SF per face and 9'6" in height
Construction Fencing Signs are not limited in area (may cover entire length of construction fence), but may not exceed six feet in height.

Signs may be located on adjacent lot.
Construction Fencing Signs are permitted in addition to one additional sign per street frontage. Minimum distance is 200 feet (excluding Construction Fencing Signs).

Signs may be located on adjacent lot.

17-44-80(D) allows City Council to reduce the setback if it is deemed necessary and desirable as part of a PUD. 0' setbacks are proposed for temporary signs.

17-44-80(D) allows City Council to reduce the setback if it is deemed necessary and desirable as part of a PUD. 0' setbacks are proposed for temporary signs.
A new Section 16 is added to the North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009:

7. To allow the developer to include unique sign standards for the North Park PUD Plan, as shown in Exhibit A which is attached hereto and incorporated herein by reference.

Other than as amended by this First Amendment, the terms and provisions of the North Park Planned Unit Development Plan and Preliminary Plat shall remain in full force and effect as provided therein.

By: McWhinney CCOB Land Investments, LLC
   a Colorado limited liability company

By: McWhinney Real Estate Services, Inc
   A Colorado corporation,
   Manager

By: [Signature]
   Douglas L. Hill
   Chief Operating Officer

STATE OF COLORADO )
) ss.
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 1st day of March, 2010, by Douglas L. Hill, as Chief Operating Officer of McWhinney Real Estate Services, Inc., a Colorado corporation, Manager of McWhinney CCOB Land Investments, LLC, a Colorado limited liability company.

My commission expires: June 21, 2013

[Signature]
Notary Public

WITNESS my hand and official seal.
APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:
This First Text Amendment to the North Park PUD Plan and Preliminary Plat is recommended for Approval by the City and County of Broomfield Land Use Review Commission this 8th day of February, 2010.

Chairman, Land Use Review Commission

CITY COUNCIL CERTIFICATE
This First Text Amendment to North Park PUD Plan and Preliminary Plat is hereby approved by the City Council of the City and County of Broomfield this 9th day of March, 2010.

Mayor, City and County of Broomfield

Witnessed by: Patricia Kegerreis

STATE OF COLORADO )
COUNTY OF Broomfield ) ss.

The foregoing instrument was acknowledged before me this 9th day of March, 2010, by Patrick Quinn, as Mayor of City of County of Broomfield.

Witness my hand and official seal.

My commission expires: 

PATRICIA KEGERREIS 
NOTARY PUBLIC 
STATE OF COLORADO
My Commission Expires Apr. 29, 2012

North Park PUD

1st Text Amendment
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SECTION 16
APPENDIX C - NORTH PARK TEMPORARY MARKETING AND DIRECTIONAL SIGNS
PLANNED SIGN PROGRAM
NORTH PARK PUD AMENDMENT 1

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APPENDIX C - TEMPORARY MARKETING & DIRECTIONAL SIGNS
NORTH PARK PUD AMENDMENT 1

16.1 PURPOSE

The purpose of this planned sign program is to begin to establish a strong community image and to reduce visual clutter, while allowing for signs that inform residents, workers and visitors of the various amenities, services, products, future development and available real estate within the North Park PUD. It is also to allow the limited continuation of certain Pulte/Anthem off site marketing and directional signs. Unity of appearance in the temporary signs is achieved by the repetition of design elements including consistent geometric shapes, lettering style, use of logo, and a limited palette of sign colors. Signs are envisioned to function as an integral part of the North Park environment.

16.2 APPLICABILITY

This planned sign program applies to signs within the North Park PUD. These guidelines supersede sections of Chapter 17-44 of the Broomfield Municipal Code, except as noted, and shall be enforced both by the North Park Design Review Committee (DRC) and Broomfield. The provisions of the Broomfield Municipal Code Chapter 17-44 shall apply to signage contained within this sign program except to the extent that any such provision is inconsistent or in conflict with the requirements of this Planned Sign Program. In areas where this document is silent, the Broomfield Municipal Code will apply.

The following sign types are addressed in this document:

- North Park I-25 Marketing Signs – Type A (Temporary) – page 16-4
- North Park SH7 and Northwest Parkway Marketing Signs – Type B (Temporary) – page 16-6
- North Park Marketing, Project ID and Directional Signs – Type C and Type D (Temporary) – page 16-8
- North Park Construction Fencing Signs Type E (Temporary) – page 16-13
- Anthem Marketing/Directional Sign (Temporary) – page 16-14

Real estate signs located on properties that have been issued a Certificate of Occupancy by Broomfield and which are advertising space for lease are not addressed by this sign program and must comply with the Broomfield Municipal Code.

16.3 TOTAL ALLOWABLE SIGN AREA

Total allowable sign area for each sign type shall be calculated per this planned sign program.

16.4 SIGN AREA MEASUREMENT

Sign area shall be measured per Broomfield Municipal Code Chapter 17-44-070.

16.5 PERIMETER STREETS

For the purpose of this sign program, perimeter streets shall be considered I-25, SH 7, and Northwest Parkway.

16.6 PREMISE

For the purpose of this sign program the “Premise” shall be defined as Parcels A, B, C and D of the North Park P.U.D.

16.7 APPROVAL PROCESS

Applications for sign permits shall be submitted to the Broomfield Building Department.

APPLICATIONS FOR SIGN PERMITS SHALL INCLUDE:
1. Complete sign permit application
2. Sign Location Map (must be scalable and show setback dimensions). Must show locations of existing signs of same type with dimensions showing separation.

May be one of the following:

- Plat of property indicating proposed sign location
- An existing conditions site plan showing existing adjacent roads, sidewalks, grading and proposed
NORTH PARK PUD

sign location

• Aerial photograph showing proposed sign location

3. Indication of sign type, per this planned sign program, and sign elevation showing text & graphics, sign area and sign height.

4. Construction details including structural and footing/foundation plans. A master set of construction plans may be submitted once and serve for all subsequent permit applications of that particular design.

5. Letter of approval from the North Park DRC

Note: A licensed contractor or sign contractor with the City and County of Broomfield must install all signs.

The requirement that temporary signs be located on a site with a Broomfield approved project, development, plat or similar shall be satisfied by the approved North Park PUD. Signs located within parcels A, B, C and D of the North Park PUD shall be considered within the premise for purposes of this planned sign program.

16.8 NORTH PARK I-25 MARKETING SIGNS - TYPE A (TEMPORARY)

Purpose: To identify proposed and future developments, advertise general North Park property, promote North Park community imagery and branding, and secondarily to advertise real estate (leasing, build to suit, pre-leasing, etc.).

Location: The approximate locations of I-25 Marketing Signs are generally along the eastern edges of PUD Subparcels C1 and C2. I-25 Marketing Signs will be located within landscape setback zones however no sign will be placed in a landscape area maintained by Broomfield unless specifically approved by Broomfield. Sign setbacks:

a) 0’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.

b) 0’ from side and rear property lines abutting other North Park PUD property (except as described in (d) below).

c) 10’-0” from side and rear property lines abutting property not within the North Park PUD.

d) 10’-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands.

Graphics/Message: May include illustrations of future development and/or community imagery and branding. See purpose statement above for message intent.

Sign Area: 288 square feet maximum per face, total for double sided is 576 square feet.

Number: Maximum of two (2) along the east frontage of PUD Subparcels C1 and C2 (one sign in each Subparcel).

Height/Width: Approximately 18’-0” to top of sign and approximately 24’-0” wide.

Landscaping: Not required around these signs.

Duration: It is intended that I-25 Marketing Signs will be installed prior to project, development, site plan, plat and similar approvals within the North Park PUD. These signs may remain in place as long as there are at least 10 acres of undeveloped property within the North Park PUD. If the property on which the sign is located is developed, then the sign must be removed or relocated prior to issuance of a Certificate of Occupancy for the property unless addressed through the site development plan for the subject property.
APPENDIX C - TEMPORARY MARKETING & DIRECTIONAL SIGNS

INTERIOR WOOD FRAMING SKINNED WITH MDO PANELS.

GRAPHICS TO BE PRINTED FULL COLOR DECALS AND OVERLAID ONTO MDO SIGN PANELS.

AVAILABLE 970.962.9990 McWHINNEY

NEW 4X4X12 WOOD POST FINISHED RUST COLOR.

Type A (Temporary) Example 1

Note: Sign illustrations are for informational purposes only and actual designs may vary.
16.9 NORTH PARK SH 7 AND NORTHWEST PARKWAY MARKETING SIGNS – TYPE B (TEMPORARY)

**Purpose:** To identify proposed and future developments, advertise general North Park property, promote North Park community imagery and branding, and secondarily to advertise real estate (leasing, build to suit, pre-leasing, etc.).

**Location:** The approximate locations of SH 7 and Northwest Parkway Marketing Signs are generally along the northern edge of PUD Subparcel B1 and the southern edge of PUD Subparcel B4 and are indicated on the Signage Plan. SH7 and Northwest Parkway Marketing Signs will be located within landscape setback zones however no sign will be placed in a landscape area maintained by Broomfield unless specifically approved by Broomfield. Sign setbacks:

a) 0′ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.

b) 0′ from side and rear property lines abutting other North Park PUD property (except as described in (d) below).

c) 10′-0″ from side and rear property lines abutting property not within the North Park PUD.

d) 10′-0″ from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands (The sign allowed in Subparcel B4 described above is exempt from this requirement).

**Graphics/Message:** May include illustrations of future development and/or community imagery and branding. See Purpose statement above for message intent.

**Sign Area:** 128 square feet maximum per face, total for double sided is 256 square feet.

**Number:** Maximum of three (3) along the north frontage of PUD Subparcel B1 and one (1) along the south frontage of PUD Subparcel B4. Provide a 200′ minimum separation between marketing signs.

**Height/Width:** Approximately 12′-0″ to top of sign and approximately 16′-0″ wide.

**Landscaping:** Not required around these signs.

**Duration:** It is intended that SH 7 and Northwest Parkway Marketing Signs will be installed prior to project, development, site plan, plat and similar approvals within the North Park PUD. These signs may remain in place as long as there are at least 10 acres of undeveloped property within the North Park PUD. This includes allowing the sign on Subparcel B4 to remain after the property is dedicated to Broomfield as Open Lands subject to the approval of a revocable permit from Broomfield.
Type B (Temporary) Example 1

MIXED USE COMMUNITY
NORTH PARK
AVAILABLE 970.962.9990

6"X8"X12'-0" WOOD POST FINISHED RUST COLOR.

Type B (Temporary) Example 2

MIXED USE COMMUNITY
NORTH PARK
AVAILABLE 970.962.9990

INTERIOR WOOD FRAMING SKINNED WITH 1/2" MDO PANELS.
GRAPHS TO BE PRINTED FULL COLOR DECALS AND OVERLaid ONTO MDO SIGN PANELS.

6"X8"X12'-0" WOOD POST FINISHED RUST COLOR.

Note: Sign illustrations are for informational purposes only and actual designs may vary.
16.10 NORTH PARK MARKETING, PROJECT ID, AND DIRECTIONAL SIGNS – TYPE C AND D (TEMPORARY)

Purpose:
- Marketing - To identify proposed and future developments, advertise general North Park property promote North Park community imagery and branding and secondarily to advertise real estate (leasing, build to suit, pre-leasing, etc.).
- Project ID - To identify proposed campuses, buildings, facilities and uses prior to and during construction and space availability (for sale, for lease, etc.). Project ID signs may include the project name, building illustrations, development team, which may include names and logos for the owner, architect, contractor, lender, etc.
- Directional - To inform visitors, customers and potential buyers and tenants of the various destinations, amenities, services, and uses within North Park. These signs may include information about “for sale” and “for rent” residential developments, builders, model homes, leasing centers etc. with directions and/or arrows.

Location:
- Marketing - Signs will be used at locations along perimeter and internal arterials, connector and local roadways within the North Park PUD.
- Project ID - Signs shall be located on the property that the sign is identifying or on adjacent property if construction activity presents physical challenge to locate the sign on the site.
- Directional - Signs will be used at locations along arterials, connectors and local roads generally occurring just before intersections or at points of driver decisions.

All signs will be located within landscape setback zones however no sign will be placed in a landscape area maintained by Broomfield unless specifically approved by Broomfield. Sign setbacks:
  a) 0' from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.
  b) 0' from side and rear property lines abutting other North Park PUD property (except as described in (d) below)
  c) 10'-0" from side and rear property lines abutting property not within the North Park PUD
  d) 10'-0" from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands Graphics/Message: May include illustrations of future development and/or community imagery and branding. See Purpose statement above for message intent.

Sign Area:
Type C - 65 square feet maximum per face, total for double sided is 130 square feet.
Type D - 40.5 square feet maximum per face, total for double sided is 81 square feet.

Number:
- Marketing - Signs that advertise general North Park property will not have limits on the number of signs internal to the PUD (not fronting on Perimeter Streets) , but are limited to a total of two along each of the perimeter streets, eight (4 each side) along Sheridan Parkway, four (2 each side) along Huron Street and shall be located with a minimum of 200’ separation from other North Park signs. Signs advertising individual properties will be allowed one sign per street frontage, or a maximum of two (2) signs per property.
- Project ID - One sign per street frontage, or a maximum of two (2) signs for each individual project.
- Directional - Along SH 7 at each intersection with a public cross street. Internal to the PUD (not fronting Perimeter Streets) these signs will be allowed along roadways and near intersections with a minimum 200’ separation from other North Park signs.

Height/Width:
Type C - Approximately 12’-0” to top of post and approximately 7’-9” wide.
Type D - Approximately 9’-6” to top of post and approximately 6’-3” wide.

Landscaping: Not required around these signs.

Duration:
- Marketing - It is intended that these signs will be in place until 2010.
stalled prior to project, development, site plan, plat and similar approvals within the North Park PUD. Signs advertising general North Park property may remain in place as long as there are at least 10 acres of undeveloped property within the North Park PUD. Signs advertising individual properties must be either replaced with a Project ID sign within 30 days of approval of the building permit associated with the property or removed at the time of receiving the related Certificate of Occupancy.

- Project ID - May be installed prior to construction activity, before issuance of building permit, and prior to site grading activities. Project ID signs shall be removed at the time of receiving the related Certificate of Occupancy.

- Directional - May remain in place during periods of active sales or leasing or, if providing general community information, until replaced with permanent community directional signs.

Type C (Temporary) Example 1

Note: Sign illustrations are for informational purposes only and actual designs may vary.
Type C (Temporary) Example 2

Type C (Temporary) Example 3

Note: Sign illustrations are for informational purposes only and actual designs may vary.
APPENDIX C - TEMPORARY MARKETING & DIRECTIONAL SIGNS

Type D (Temporary) Example 1

Type D (Temporary) Example 2

Note: Sign illustrations are for informational purposes only and actual designs may vary.
NORTH PARK PUD

Type D (Temporary) Example 3

1/8" THICK MDO SIGN FACES WITH 1ST SURFACE DIGITAL PRINTED GRAPHIC.

1/8" THICK MDO SIGN FACES WITH 1ST OPAQUE BLACK 3M FILM GRAPHICS.

6" x 8" RS WOOD SUPPORTS FINISHED WITH RUST STAIN.

12" DIA. X 2'-6" DEPTH AUGURED HOLE FILLED WITH SAKRETE.

Note: Sign illustrations are for informational purposes only and actual designs may vary.
16.11 NORTH PARK CONSTRUCTION FENCING SIGNS – TYPE E (TEMPORARY)

Purpose: Wind screen fabric is required for construction fences that are adjacent to public rights of way, trails, other occupied buildings, etc. in order to help contain blowing debris from the building construction site. Graphics may be used on the wind screen fabric to identify proposed and future development, advertise general North Park property and promote community-wide imagery and branding.

Location: Temporary construction fence signs are only allowed on construction fences for new buildings. All signs have a 0’ minimum setback from the public right of way, side and rear property lines.

Graphics/Message:

1. A minimum of 50% of the sign area must provide North Park community information which may include but is not limited to community photos, North Park logo, current community marketing campaign graphics and/or community event information.

2. The remaining sign area may include the construction project name, building illustrations, graphics related to the new building occupant’s business (logos, products and services), development team information (names and logos for the owner, architect, contractor, lender, etc. related to the new building construction), and graphics related to the larger campus or center in which the new building is located.

3. The following shall be prohibited: The advertising of any business (logos, products and services) which will not be located in the new building under construction on the site except as specified in item two above related to the development team information.

Sign Area: May cover the length of the construction fence which faces a public right of way, trail, or occupied building.

Number: Each construction site for a new building shall be allowed to have temporary construction fence signs.

Height/Width: Signs shall be a maximum 6’-0” hgt. Width varies based on length of construction fence.

Landscaping: Not required around these signs.

Duration: Temporary construction fence signs may be installed once the construction fencing is in place and may be prior to construction activity, before issuance of a building permit and prior to grading activities. Temporary construction fence signs shall be removed prior to receiving the related Certificate of Occupancy.

Type E (Temporary) Example 1

Note: Sign illustrations are for informational purposes only and actual designs may vary.
16.12 ANTHEM MARKETING/DIRECTIONAL SIGNS (TEMPORARY)

Purpose: Anthem has three existing signs within North Park PUD property and four signs existing on adjacent property and right-of-way as described below. These signs were installed in 2005 with the opening of the residential community. As a condition of McWhinney’s purchase of the North Park PUD property from Pulte in 2007 was the requirement to accommodate Anthem’s need for directional signs during active sales of new homes in order to direct potential home buyers to their sales center and model homes. The signs in this section are solely for the advertisement of the Anthem residential development and such signs are not to be transferred for use by any other development.

Location of Existing Signs:
Sign 1 – Southeast corner (north of the cemetery) of North Park PUD Subparcel C1
Sign 2 – North of North Park PUD Subparcel C1 (near the cemetery access drive and south of SH 7) and within the CDOT SH 7 ROW.
Sign 3 – Will be removed
Sign 4 – North edge (west of Sheridan Pkwy and south of SH 7) of North Park PUD Subparcel A1
Sign 5 – Southwest corner of Sheridan Pkwy and 160th within the Sheridan Pkwy ROW. (This sign is already approved through a prior revocable permit for Anthem West)
Sign 6 – Southeast corner of Sheridan Pkwy and Northwest Parkway eastbound entrance ramp within the Sheridan Pkwy ROW. (This sign is already approved through a prior revocable permit for Anthem West)
Sign 7 – South of North Park PUD Subparcel B3, north of Northwest Parkway westbound exit ramp and within CCOB property.

Sign setbacks:
  a) 0’ from CDOT and other public rights-of-way.
  b) 0’ from side and rear property lines abutting other North Park PUD property (except as described in (d) below)
  c) 10’-0” from side and rear property lines abutting property not within the North Park PUD

  d) 10’-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands (unless located on Open Lands through an approved revocable permit as described in the following additional conditions)

Additional Conditions: No sign will be placed in a landscape area maintained by Broomfield unless specifically approved by Broomfield. No sign is permitted in a public right of way unless allowed through a revocable permit approved by City Council. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property. If a sign is located on property that is proposed for Open Lands dedication to Broomfield then the sign shall either be removed prior to dedication or the owner of the sign may request a revocable permit for such sign, subject to City Council review and approval prior to dedication of the property.

Pulte is pursuing revocable permits from the appropriate agencies for the signs existing within ROW’s and CCOB property. If the permits are denied then the signs will be relocated to North Park PUD property in the same vicinity within 30 days of the denial.

Graphics/Message: May include illustrations of future development and/or community imagery and branding. Copy shall be primarily focused on providing directional information.

Sign Area:
Sign 1 - 288 square feet maximum per face, total for double sided is 576 square feet.
Signs 2, 4, 5, 6 and 7 - 128 square feet maximum per face, total for double sided is 256 square feet

Number: Maximum of:
  • 2 signs along SH 7 that are separated by a distance of at least ½ mile
  • 1 sign along I-25
  • 1 sign along NW Parkway
  • 2 signs along Sheridan Pkwy south of 160th

Height/Width:
Sign 1 - Approximately 18’-0” to top of sign and approximately 24’-0” wide
Signs 2, 4, 5, 6 and 7 – Approximately 12'-0" to top of sign and approximately 16'-0" wide

**Landscaping:** Not required around these signs.

**Duration:** All signs shall, at the latest, be removed at the time the Anthem Ranch and Anthem Highlands two sales centers cease to actively operate. In addition, at the time of dedication of North Park PUD Subparcels to Broomfield for Open Lands, it will be the responsibility of Pulte to obtain a revocable permit to continue to allow these signs to remain on this property.