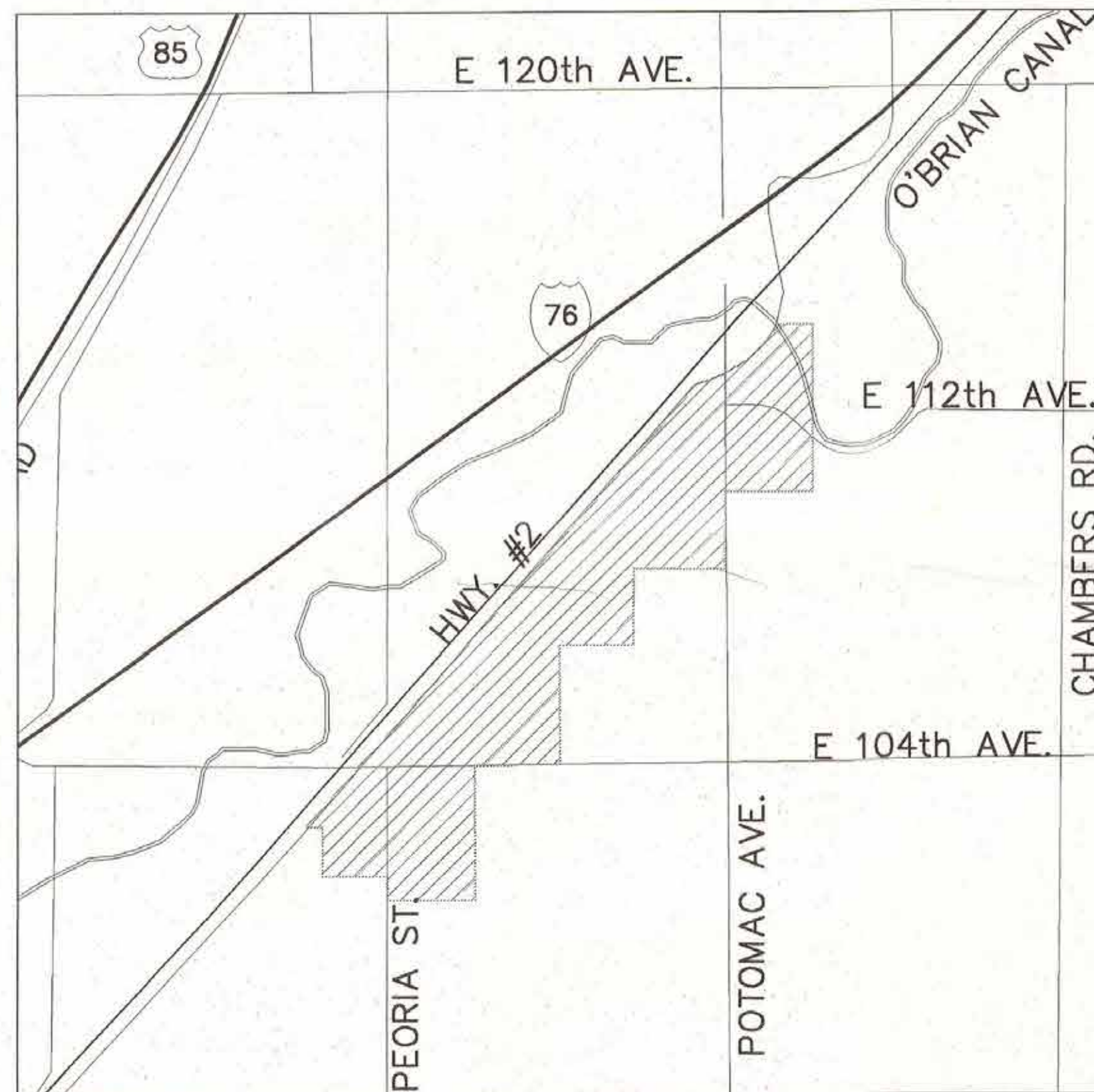


BURLINGTON NORTHERN/CATELLUS

PUD ZONE DOCUMENT AMENDMENT NO. 5

A parcel of land located in the Northeast Quarter of Section 14
Township 2 South, Range 67 West of the Sixth Principal Meridian
City of Commerce City, County of Adams, State of Colorado
SHEET 1 OF 7

VICINITY MAP



SCALE: 1" = 2000'

APPROVAL CERTIFICATE

APPROVAL CERTIFICATES:

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION
THIS ____ DAY OF ____, 20__.

CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL
THIS ____ DAY OF ____, 20__.

ATTEST:

CITY CLERK

MAYOR

CLERK AND RECORDER:

THIS PUD ZONE DOCUMENT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT ____ O'CLOCK ____, THIS ____ DAY OF ____, 20__.

COUNTY CLERK AND RECORDER

DEPUTY CLERK AND RECORDER

OWNERS CERTIFICATE:

CATELLUS CC NOTE, LLC, BEING THE OWNER(S) OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

CATELLUS CC NOTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: CATELLUS RESIDENTIAL GROUP, A CALIFORNIA CORPORATION, SOLE MEMBER
BY: _____

ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2002.

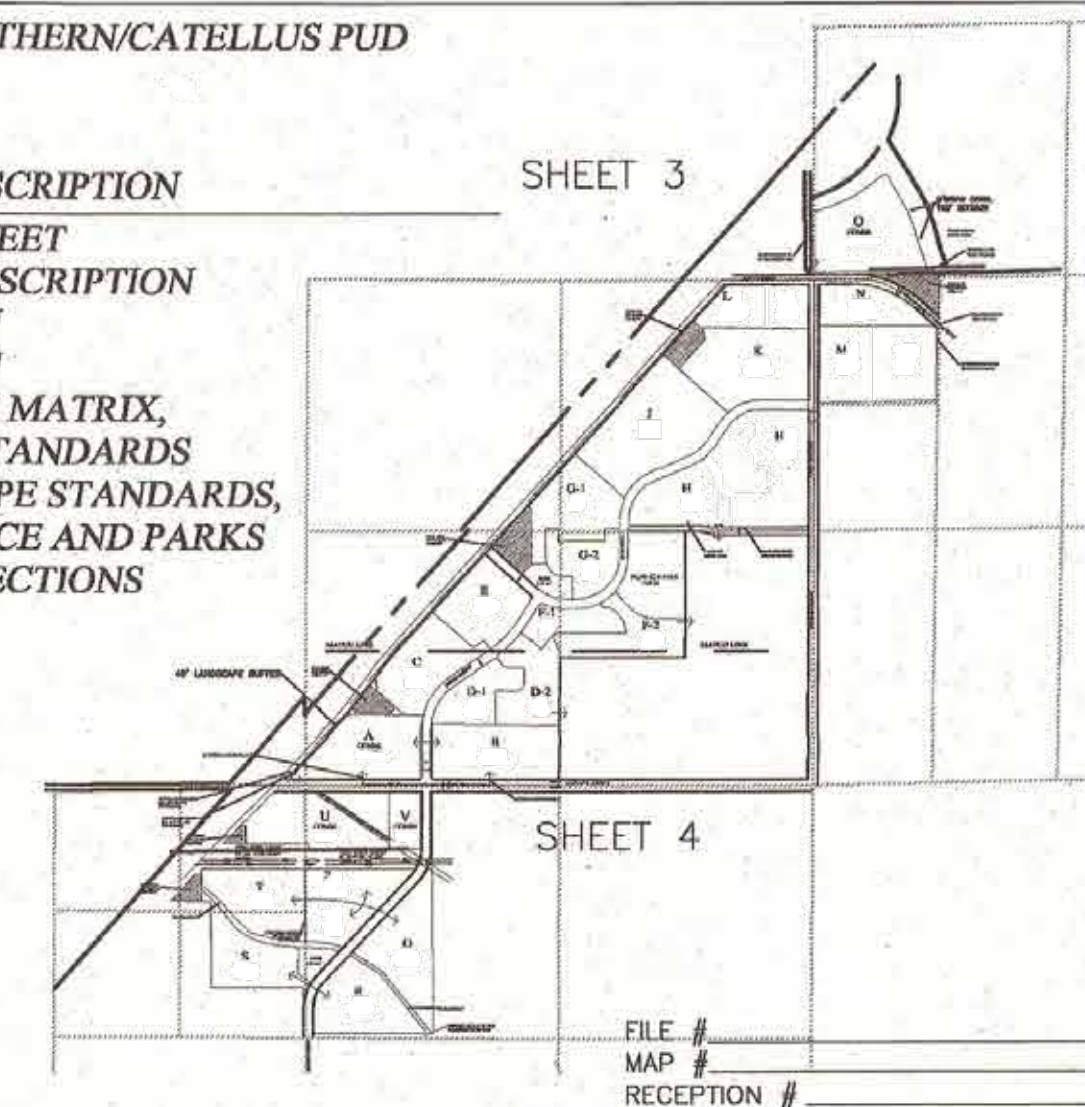
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SHEET INDEX

BURLINGTON NORTHERN/CATELLUS PUD

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGAL DESCRIPTION
3	SITE PLAN
4	SITE PLAN
5	LAND USE MATRIX, DESIGN STANDARDS
6	LANDSCAPE STANDARDS, OPEN SPACE AND PARKS
7	STREET SECTIONS



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www.pcsgroupco.com
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denver co 80265
t 303 531 4905
f 303 531 4908

Burlington Northern/Catellus
PUD ZONE DOCUMENT AMENDMENT NO. 6
COMMERCE CITY, COLORADO

Owners:

Vista Range, L.L.C.
c/o Catellus Residential Group
4000 Westerly Place
Newport Beach, CA 92660
(949) 251-6100
(949) 251-0766 (fax)

Engineer/Surveyor:
CVL CONSULTANTS OF
COLORADO, INC.
10533 E. DRY CREEK ROAD,
SUITE 240
ENGLEWOOD, COLORADO 80112
(720) 482-9526

Issue Date

FEBRUARY 6, 2002

Revision Date

JULY 15 - 2015

DECEMBER 7 - 2015

JANUARY 21 - 2016

Sheet Title

COVER
SHEET

Sheet Number

1 OF 7

BURLINGTON NORTHERN/CATELLUS

PUD ZONE DOCUMENT AMENDMENT NO. 5

A parcel of land located in the Northeast Quarter of Section 14
Township 2 South, Range 67 West of the Sixth Principal Meridian
City of Commerce City, County of Adams, State of Colorado
SHEET 2 OF 7

Parcel 1

A parcel of land, situate, lying and being in the Northeast Quarter (NE 1/4) of Section 14, Township 2 South, Range 67 West of the 6th P.M., and being more particularly described as follows:

Beginning at a point which is 30 feet West and 267.56 feet south of the Northeast corner of Section 14, Township 2 South, Range 67 West of the Sixth Principal Meridian, thence S 00 degrees 41' 33" E, a distance of 340.92 feet; thence North 89 degrees 45' 45" West a distance of 854.27 feet to the Easterly right-of-way of former U.S. Highway No. 6 (now Colorado Highway No. 2); thence along the Easterly right-of-way of said former Colorado Highway No. 6 (now Colorado Highway No. 2) as follows: thence N 41 degrees 54' 11" E, a distance of 88.80 feet to a point of curvature; thence along the arc of a curve 250.06 feet, thence along said curve having a chord that bears North 44 degrees 12' 23" E, chord length of 249.99 feet said curve having a delta of 04 degrees 40' 24", a length of 250.06 feet and a radius is 3,065.78 feet to a point of tangency; thence N 46 degrees 34' 35" E, a distance of 141.29 feet; thence N 89 degrees 45' 45" E, a distance of 513.82 feet, more or less, to the Point of Beginning, County of Adams, State of Colorado.

Parcel 2

Lot 1, Block 1
Ellen-Hale Subdivision
County of Adams, State of Colorado.

Parcel 3 (A combination of Parcels 3, 5, 6, 7 and 8A)

Lot 1, Block 1
Burlington Northern Railroad North Adams County Property,
Recorded in File No. 17, Map No. 33, and Reception No. B1041160 of the Adams County Records,
County of Adams, State of Colorado.

Parcel 4A

A parcel of land in the Northeast one-quarter of Section 14, Township 2 South, Range 67 West of the 6th Principal Meridian, Adams County Colorado, described as: Beginning at the East one-quarter of said Section 14; thence North 00 degrees 41' 33" W, on an assumed bearing along the East line of said Northeast one-quarter a distance of 520.00 feet; thence North 89 degrees 53' 10" West, parallel with the South line of said Northeast one-quarter a distance of 30.00 feet to the True Point of Beginning. Thence continuing North 89 degrees 53' 10" West a distance of 960.00 feet; thence North 00 degrees 41' 33" East parallel with the East line of said Northeast one-quarter a distance of 910.00 feet; thence North 89 degrees 53' 10" West a distance of 430.49 feet to a point on the Easterly R.O.W. line of Colorado State Highway No. 2; thence North 41 degrees 33' 51" West along said Easterly R.O.W. line a distance of 252.53 feet; thence North 41 degrees 54' 11" East continuing along said Easterly R.O.W. line a distance of 179.98 feet to a point on the South line of a Public Service Company parcel of land, described in Book 1073, at Page 389, Adams County records; thence South 89 degrees 26' 26" East along said South line a distance of 1,098.72 feet to a point on the West R.O.W. line of Peoria Street, thence S 00 degrees 41' 33" E along said West R.O.W. line and parallel with the East line said Northeast one-quarter a distance of 1,246.42 feet to the True Point of Beginning, County of Adams, State of Colorado.

Parcel 4B North

A parcel of land in the West one-half of the Northwest one-quarter, Section 13, Township 2 South, Range 67 West of the 6th Principal Meridian, Adams County Colorado, described as: Beginning at the Northwest corner of said Section 13; thence S 00 degrees 41' 33" E on an assumed bearing along the West line of said West one-half Northwest one-quarter said Section 13 a distance of 30.00 feet; thence N 89 degrees 20' 39" E parallel with the North line of said West one-half Northwest one-quarter 30.00 feet; thence continuing N 89 degrees 20' 39" E, parallel with the North line said West one-half Northwest one-quarter a distance of 1,291.61 feet to a point on the East line of said West one-half Northwest one-quarter and the True Point of Beginning; thence S 00 degrees 21' 57" E along the said East line a distance of 632.23 feet to a point on the north line of a Public Service Company Parcel described in Book 985 at Page 54, Adams County Records; thence S 89 degrees 26' 26" W along said south line a distance of 1,288.00 feet to a point on the East R.O.W. line of Peoria Street; thence N 00 degrees 41' 33" W parallel with the West line said West one-half Northwest one-quarter a distance of 630.05 feet to a point on the South R.O.W. of 104th Ave.; thence N 89 degrees 20' 39" E along said South R.O.W. line a distance of 1,291.61 feet to the True Point of Beginning, County of Adams, State of Colorado

Parcel 4B South

A parcel of land in the West one-half of the Northwest one-quarter, Section 13, Township 2 South, Range 67 West of the 6th Principal Meridian, Adams County Colorado, described as: Beginning at the Northwest corner of said Section 13; thence S 00 degrees 41' 33" E on an assumed bearing along the West line of said West one-half Northwest one-quarter said Section 13 a distance of 30.00 feet; thence N 89 degrees 20' 39" E parallel with the North line of said West one-half Northwest one-quarter 30.00 feet; thence continuing N 89 degrees 20' 39" E, parallel with the North line said West one-half Northwest one-quarter a distance of 1,291.72 feet to a point on the East line of said West one-half Northwest one-quarter; thence S 00 degrees 21' 57" E along the said East line a distance of 2,608.62 feet to the southeast corner of said West one-half Northwest one-quarter and the True Point of Beginning; thence S 89 degrees 25' 17" W along the South line of said West one-half Northwest one-quarter a distance of 1,276.73 feet to a point on the East R.O.W. of Peoria Street and a point 30.00 feet East of the Southwest corner of the said West one-half Northwest one-quarter; thence N 00 degrees 41' 33" W parallel with the West line said West one-half Northwest one-quarter a distance of 1,766.81 feet to a point on a Public Service Company Parcel described in Book 985 at Page 54, Adams County Record; thence N 89 degrees 26' 26" E along the south line of said Public Service Company Parcel a distance of 1,286.80 feet; thence S 00 degrees 21' 57" E along said a distance of 1,766.39 feet to the True Point of Beginning, County of Adams, State of Colorado.

Parcel 8B

That part of the Northwest one-quarter, Section 7, Township 2 South, Range 66 West of the 6th Principal Meridian, Adams County, Colorado described as: Beginning at the Southwest corner of said Northwest one-quarter Northwest one-quarter; thence N 88 degrees 28' 39" E on an assumed bearing along the South line said Northwest one-quarter Northwest one-quarter a distance of 30.00 feet to the True Point of Beginning; thence N 00 degrees 22' 26" W parallel with the West line of said Northwest one-quarter Northwest one-quarter a distance of 1,288.60 feet to a point 30.00 feet south of the North line said Northwest one-quarter Northwest one-quarter; thence North 88 degrees 20' 35" E parallel with said North line a distance of 1,286.52 feet to a point on the East line said Northwest one-quarter Northwest one-quarter; thence S 00 degrees 05' 06" E along said East line a distance of 1,291.76 feet to the Southeast corner said Northwest one-quarter Northwest one-quarter; thence S 88 degrees 28' 39" W along the South line said Northwest one-quarter Northwest one-quarter a distance of 1,279.94 feet to the True Point of Beginning. EXCEPT parcel conveyed to the Farmers Reservoir and Irrigation Company by deed dated January 2, 1914 and recorded January 6, 1914 in Book 69 at Page 145, County of Adams, State of Colorado.

Parcel 9

A parcel of land, situate lying and being in the Southwest Quarter (SW 1/4) of Section 6 Township 2 South, Range 66 West of the 6th P.M. and being more particularly described as follows:

Beginning at the Southwest corner, Section 6 Township 2 South, Range 66 West of the 6th P.M.; thence N 88 degrees 20' 35" E along the South line of said Section 6 a distance of 1,335.26 feet, more or less, to a point on the Westerly R.O.W. line of the O'Brian Canal, as described in Book 47 at Page 65; thence along said R.O.W. as follows:

Along a curve to the right a distance of 166.74 feet, the delta of said curve is 07 degrees 07' 40", radius is 1,359.43 feet, and the chord bears N 18 degrees 20' 06" W a distance of 166.64 feet; thence N 14 degrees 49' 16" W, 200.0 feet; thence along a curve to the left a distance of 582.72 feet, the delta of said curve is 16 degrees 30' 00" radius is 2,023.48 feet and the chord bears N 23 degrees 04' 16" W a distance of 580.71 feet; thence N 31 degrees 19' 16" W a distance of 373.51 feet, more or less, to a point on the Southerly R.O.W. line of the Colorado State Highway, as described in Book 215 at Page 562; thence along said Southerly R.O.W. as follows:

Along a curve to the right a distance of 717.12 feet, the delta of said curve is 34 degrees 21' 16", the radius is 1,196.0 feet and the chord bears S 50 degrees 23' 31" W a distance of 706.42 feet; thence S 67 degrees 34' 09" W, 292.82 feet, more or less to a point on the West line of said Section 6; thence S 00 degrees 27' 50" E along said West line a distance of 681.40 feet, more or less, to the True Point of Beginning, Except the South 30.0 feet thereof and Except the West 30.0 feet thereof for the County road rights of way, and Except that portion conveyed to Colorado Department of Transportation recorded July 20, 1998 in Book 5401 at page 607, County of Adams, State of Colorado.

Parcel 10

A parcel of land, situate, lying and being in the Southwest Quarter (SW 1/4) of Section 6 Township 2 South, Range 66 West of the 6th P.M. and being more particularly described as follows:

Beginning at the Southwest corner of said Section 6; thence N 00 degrees 27' 50" W on an assumed bearing along the West line of said Section 6, a distance of 789.23 feet to a point on the Northwesterly R.O.W. line of Colorado State Highway No. 2; thence N 67 degrees 34' 09" E along said Northwesterly R.O.W. line a distance of 32.35 feet to the Southwest corner of Lot 1, V-CO Industrial Park at File No. 14, Map No. 714 and Reception No. B308950 of the Adams County Records, a subdivision of a part of the Southwest one-quarter of said Section 6; thence N 00 degrees 27' 50" W along the West line of said Lot 1, a distance of 185.81 feet to the Northwesterly corner of said Lot 1, and the True Point of Beginning; thence N 41 degrees 34' 52" E along the Northwesterly line of Lots 1 and 2 of said V-CO Industrial Park, a distance of 731.21 feet to the Northwesterly corner of said Lot 1, said corner also being of the Southwest R.O.W. line of the O'Brian Canal; thence N 47 degrees 23' 11" W along said Southwest R.O.W. line of the O'Brian Canal a distance of 100.02 feet to the Southeast R.O.W. line of the Burlington Northern Railroad; thence S 41 degrees 34' 52" W along said Railroad Northwesterly R.O.W. line a distance of 622.13 feet to a point 30.00 feet East of the West line of said Section 6; thence S 00 degree 27' 50" E parallel with said West line a distance of 149.32 feet to the True Point of Beginning, County of Adams, State of Colorado.

Parcel 11

A parcel of land, situate, lying and being in the Southwest Quarter (SW 1/4) of Section 6 Township 2 South, Range 66 West of the 6th P.M., and being more particularly described as follows:

Beginning at the southwest corner of said Section 6; thence N 00 degree 27' 50" E on an assumed bearing along the West line a said Section 6 a distance of 1,103.62 feet to the Southeasterly R.O.W. line of the Burlington Northern Railroad Company (formerly Chicago, Burlington & Quincy Railroad); thence N 41 degrees 34' 42" E along said Southeasterly R.O.W. line OF THE Burlington Northern Railroad Company a distance of 786.94 feet to a point of intersection of the northeasterly R.O.W. line of the O'Brian Canal, and the True Point of beginning; thence continuing N 41 degrees 34' 52" E along said Southeasterly R.O.W. line a distance of 495.11 feet to a point of the Westerly R.O.W. line of Colorado Highway No. 2; and to a point of curve to the right, the radius of said curve is 1,046.0 feet, the delta is 33 degrees 31' 04", the chord bears S 07 degree 45' 49" W, 603.22 feet; thence along the arc of said curve a distance of 611.90 feet to a point on said Northeasterly R.O.W. line of the O'Brian Canal; thence N 47 degree 23' 11" W along said Northeasterly R.O.W. line a distance of 335.77 feet to the True Point of Beginning, County of Adams, State of Colorado.

Parcel 12

A parcel of land, situate, lying and being in the Northwest Quarter (NW 1/4) of Section 12 Township 2 South, Range 67 West of the 6th P.M., and being more particularly described as follows:

Beginning at the center quarter corner of said Section 12; thence S 89 degree 50' 51" W on the southerly line of said northwest quarter a distance of 601.11 feet to the Southeasterly R.O.W. line of Colorado Highway No. 2; thence N 41 degrees 51' 09" E along said Southeasterly R.O.W. line of Colorado Highway No. 2 a distance of 904.15 feet to a point of intersection of the Easterly line of the said Northwest Quarter; thence continuing S 00 degrees 11' 00" W along said Easterly line a distance of 671.87 feet to the Point of Beginning, County of Adams, State of Colorado.

FILE # _____
MAP # _____
RECEPTION # _____



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1001 16th street, B-180
denver co 80265
t 303 531 4905
f 303 531 4908

Burlington Northern/Catellus
PUD ZONE DOCUMENT AMENDMENT NO. 6
COMMERCE CITY, COLORADO

Owners:

Vista Range, L.L.C.
c/o Catellus Residential Group
6000 Westerly Place
Newport Beach, CA 92660
(949) 251-6100
(949) 251-0766 (fax)

Engineer/Surveyor:
CIVIL CONSULTANTS OF
COLORADO, INC.
10333 E. DRY CREEK ROAD,
SUITE 240
ENGLEWOOD, COLORADO 80112
(720) 482-9526

Issue Date

FEBRUARY 6, 2002

Revision Date

JULY 15 - 2015
DECEMBER 7 - 2015
JANUARY 21 - 2016

Sheet Title

LEGAL
DESCRIPTIONS

Sheet Number

2 OF 7

A parcel of land located in the Northeast Quarter of Section 14
Township 2 South, Range 67 West of the Sixth Principal Meridian
City of Commerce City, County of Adams, State of Colorado
SHEET 3 OF 7



Burlington Northern/Catellus
PUD ZONE DOCUMENT AMENDMENT NO. 6
COMMERCE CITY, COLORADO

Vista Range, L.L.C.
 a Catellus Residential Group
 4000 Westerly Place
 Newport Beach, CA 92660
 (949) 251-6100
 (949) 251-0766 (fax)

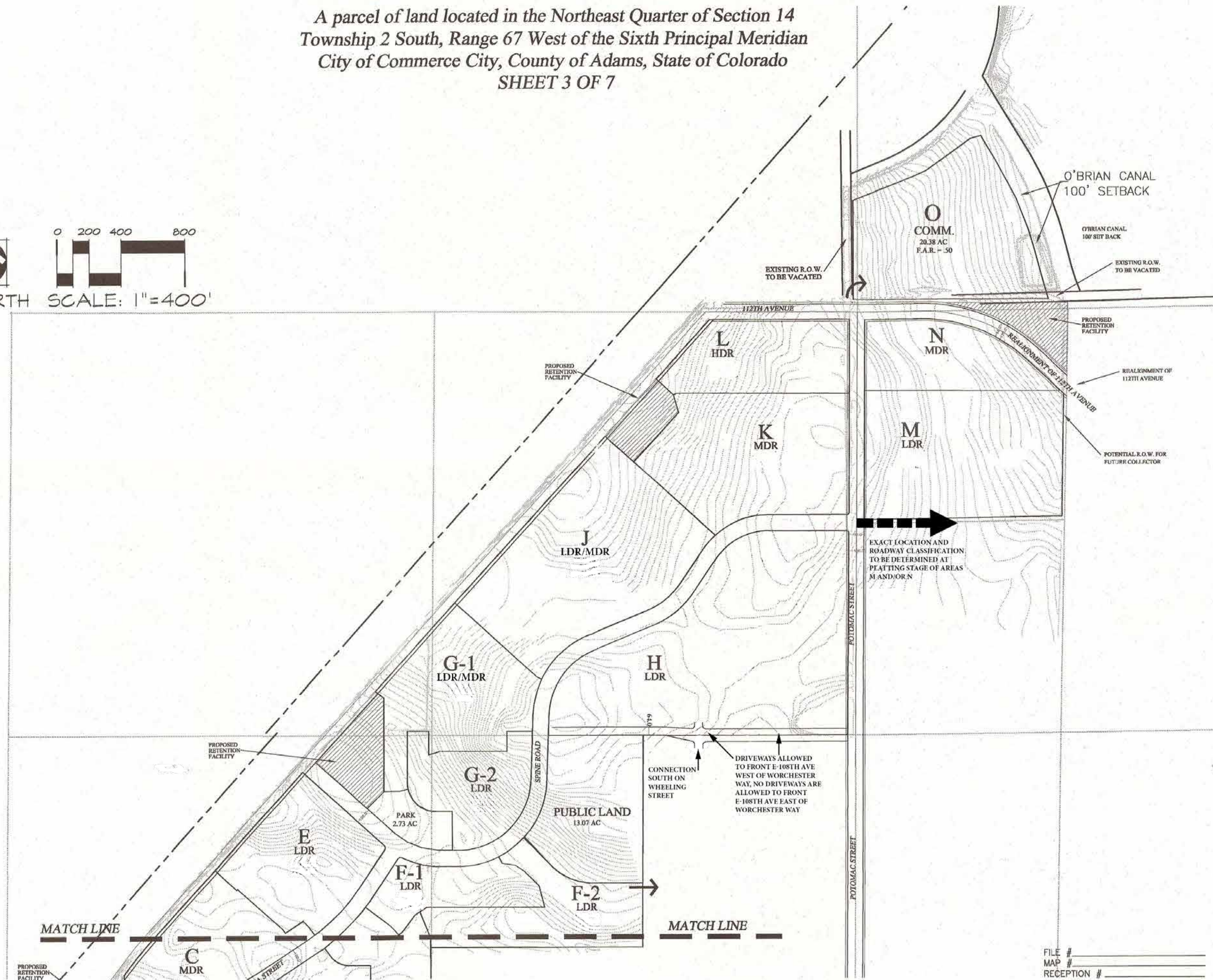
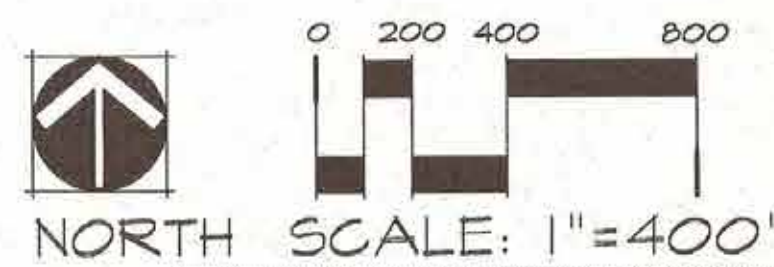
Engineer/Surveyor:
CVL CONSULTANTS OF
COLORADO, INC.
10333 E. DRY CREEK ROAD.
SUITE 240
GLEWOOD, COLORADO 80112
(720)-482-9526

FEBRUARY 6, 2002

ANUARY 21- 2016

LAN

3 OF 7



FILE # _____
MAP # _____
RECEPTION # _____

BURLINGTON NORTHERN/CATELLUS

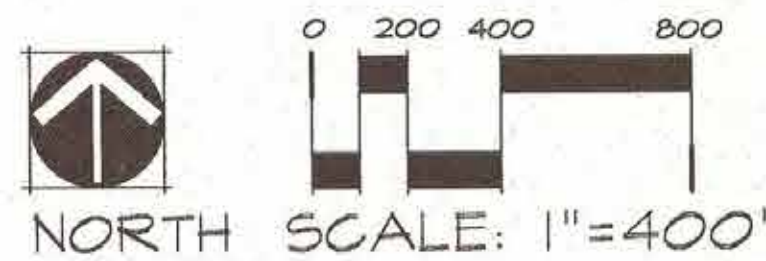
PUD ZONE DOCUMENT AMENDMENT NO. 5

A parcel of land located in the Northeast Quarter of Section 14
Township 2 South, Range 67 West of the Sixth Principal Meridian
City of Commerce City, County of Adams, State of Colorado

SHEET 4 OF 7

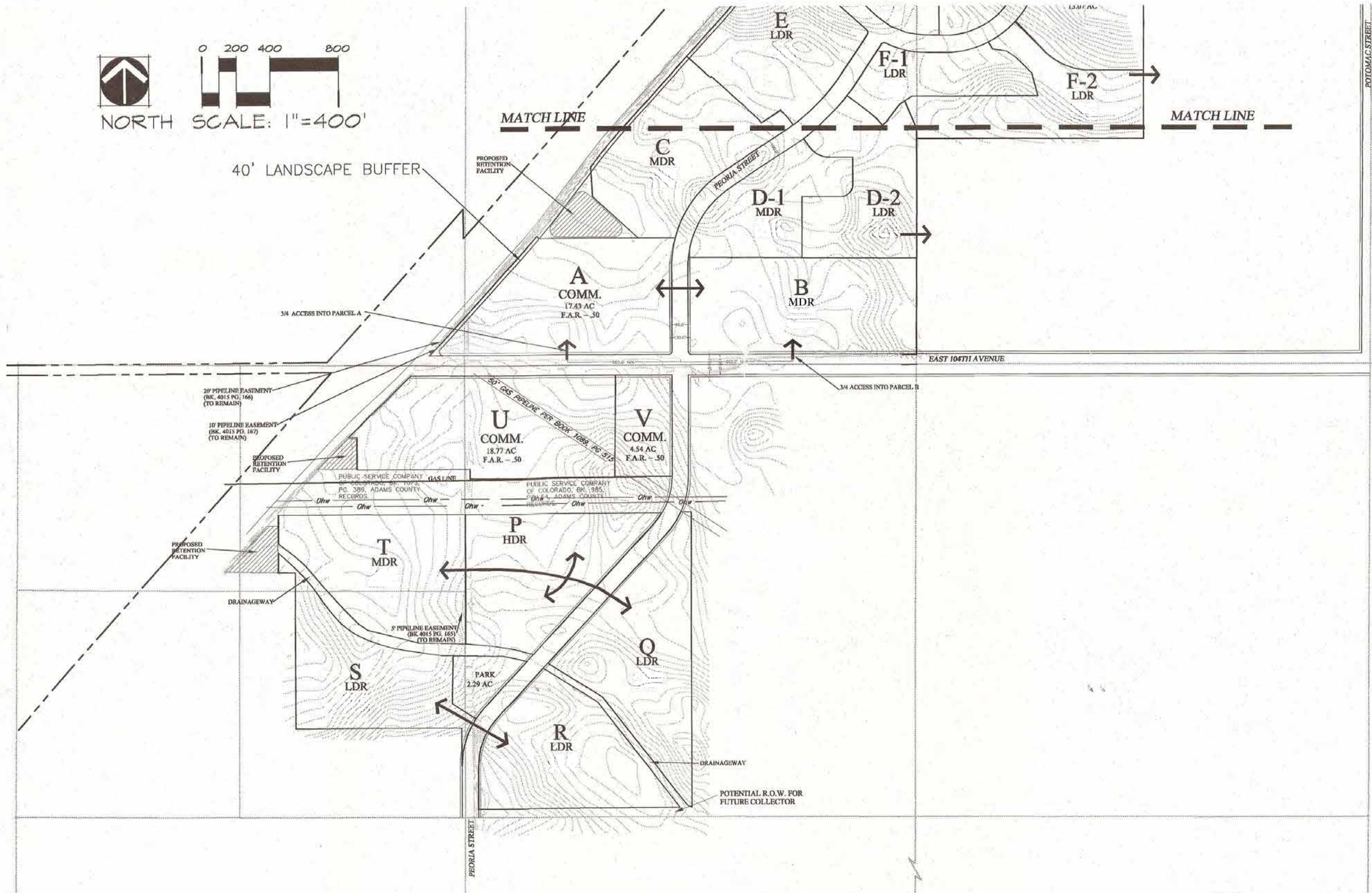


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denver co 80265
t 303 531 4905
f 303 531 4908



NORTH SCALE: 1"=400'

40' LANDSCAPE BUFFER



Burlington Northern/Catellus
PUD ZONE DOCUMENT AMENDMENT NO. 6
COMMERCE CITY, COLORADO

Owners:

Vista Range, L.L.C.
c/o Catellus Residential Group
4000 Westbury Place
Newport Beach, CA 92660
(949) 251-6100
(949) 251-0766 (fax)

Engineer/Surveyor:
CVL CONSULTANTS
7901 E. Belview Avenue, Ste. 150
Englewood, Colorado 80111
(720) 482-9526
(720) 482-9546 (fax)

Issue Date

FEBRUARY 6, 2002

Revision Date

JULY 15 - 2015
DECEMBER 7 - 2015
JANUARY 21 - 2016

Sheet Title

SITE
PLAN

Sheet Number

4 OF 7

FILE #
MAP #
RECEPTION #

BURLINGTON NORTHERN/CATELLUS

PUD ZONE DOCUMENT AMENDMENT NO. 5

A parcel of land located in the Northeast Quarter of Section 14
Township 2 South, Range 67 West of the Sixth Principal Meridian
City of Commerce City, County of Adams, State of Colorado

LAND USE SCHEDULE

SHEET 5 OF 7

PARCEL	EXISTING DEVELOPMENT											FUTURE DEVELOPMENT										RES. TOTAL			A		O		U		V		COMM. TOTAL	
	B	C	D-1	D-2	E	F-1	F-2	G-1	G-2	J		H	K	L	M	N	P	Q	R	S	T													
TOTAL ACRES	16.45	14.11	8.49	11.20	13.40	6.65	11.23	14.85	8.97	27.4		38.20	18.9	13.0	20.4	12.8	14.29	15.81	13.86	12.39	14.54	307.93			17.43		20.38		18.77		4.54		61.12	
LAND USE CATEGORY	MDR	MDR	MDR	LDR	LDR	LDR	LDR	LDR/MDR	LDR	LDR/MDR		LDR	MDR	HDR (8)	LDR	MDR	HDR (8)	LDR	LDR	LDR	MDR		PRIM.	SEC.	C	HDR	C	HDR	C	HDR	C	HDR		
ALLOWABLE USES	SFD SFA	SFD SFA	SFD SFA	SFD SFA	SFD SFA	SFD	SFD	SFD SFA	SFD	SFD SFA		SFD	SFD SFA	SFD SFA MF	SFD	SFD SFA	SFD (5) SFA MF	SFD SFA	SFD	SFD SFA	SFD SFA		PRIM.	SEC.	C	MF	C	MF	C	MF	C	MF		
MIN DENSITY	4 DU/AC	4 DU/AC	4 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC		3 DU/AC	4 DU/AC	8 DU/AC	3 DU/AC	4 DU/AC	8 DU/AC	3 DU/AC	3 DU/AC	3 DU/AC	5 DU/AC													
DENSITY X	4 DU/AC	8 DU/AC	8 DU/AC	5.6 DU/AC	5.6 DU/AC	4.8 DU/AC	4 DU/AC	8 DU/AC	4 DU/1C	8 DU/AC		5 DU/AC	8 DU/AC	40 DU/AC	6 DU/AC	8 DU/AC	40 DU/AC	6 DU/AC	5 DU/AC	6 DU/AC	8 DU/AC		PRIM.		.50 FAR		.50 FAR		.50 FAR		.50 FAR			
TOTAL UNITS	66	112(9)	67	62	75	31	44	118	35	219(9)	MINIMUM UNITS (9)	115(9)	76(9)	104(9)	61(9)	51(9)	114(9)	47(9)	42(9)	37(9)	73(9)	720 (9)												
											MAXIMUM UNITS	191	151	520	122	102	572	95	69	74	116	2,012 (8)	PRIM.		379,625 S.F.		443,876 S.F.		408,810 S.F.		98,881 S.F.		1,331,192 S.F.	
LOT SIZE m	N/A (4)	N/A (4)	N/A (4)	4,500	4,500	5,500	6,500	N/A (4)	6,500	4,500		5,250	NA (4)	NA (4)	6,500	NA (4)	NA (4)	NA (4)	5,500	NA (4)	NA (4)		PRIM.		C 40,000 (1)		C 40,000 (1)		C 40,000 (1)		C 40,000 (1)			
LOT FRONTAGE (1)	N/A (4)	N/A (4)	N/A (4)	50'	50'	55'	65'	N/A (4)	65'	50'		50'	NA (4)	NA (4)	60'	NA (4)	NA (4)	NA (4)	50'	NA (4)	NA (4)		PRIM.		C 150 (1)		C 150 (1)		C 150 (1)		C 150 (1)			
PRIMARY USE																																		
HEIGHT x	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'		35'	35'	75'	35'	35'	35'	35'	35'	35'	35'		PRIM.		75'		75'		75'		75'			
FRONT SETBACK (2) m	N/A (4)	N/A (4)	N/A (4)	10'	10'	10'	10'	N/A (4)	10'	N/A (4)		10'	NA (4)	NA (4)	10'	NA (4)	NA (4)	NA (4)	10'	NA (4)	NA (4)		PRIM.		C 10'		C 10'		C 10'		C 10'			
SIDE SETBACK m	N/A (4)	N/A (4)	N/A (4)	5'	5'	5'	5'	N/A (4)	5'	N/A (4)		5'	NA (4)	NA (4)	5'	NA (4)	NA (4)	NA (4)	5'	NA (4)	NA (4)		PRIM.		C 10'		C 10'		C 10'		C 10'			
REAR SETBACK m	N/A (4)	N/A (4)	N/A (4)	20'	20'	20'	20'	N/A (4)	20'	N/A (4)		20'	NA (4)	NA (4)	20'	NA (4)	NA (4)	NA (4)	20'	NA (4)	NA (4)		PRIM.		C 20'		C 20'		C 20'		C 20'			
SIDE ON STREET SETBACK (2) m	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'		15'	15'	15'	15'	15'	15'	15'	15'	15'	15'		PRIM.		C 15'		C 15'		C 15'		C 15'			
FLOOR AREA SQ.FT. m	1,100	1,100	1,100	1,200	1,200	1,200	1,300 (6)	1,100	1,300 (6)	1,100		1,300 (6)	1,100	500/DU (3)	1,300 (6)	1,100	500/DU (3)	1,200	1,200	1,200	1,100		PRIM.		C 5,000		C 5,000		C 5,000		C 5,000			
ACCESSORY USE																																		
HEIGHT x	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'		15'	15'	15'	15'	15'	15'	15'	15'	15'	15'		PRIM.		15'		15'		15'		15'			
FRONT SETBACK (2) m	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'		20'	20'	20'	20'	20'	20'	20'	20'	20'	20'		PRIM.		20'		20'		20'		20'			
SIDE SETBACK m	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'		5'	5'	5'	5'	5'	5'	5'	5'	5'	5'		PRIM.		5'		5'		5'		5'			
REAR SETBACK m	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'		5'	5'	5'	5'	5'	5'	5'	5'	5'	5'		PRIM.		5'		5'		5'		5'			
SIDE ON STREET SETBACK (2) m	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'		20'	20'	20'	20'	20'	20'	20'	20'	20'	20'		PRIM.		20'		20'		20'		20'			
OFF STREET PARKING m	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU		2/DU	2/DU	1.5/DU (7)	2/DU	2/DU	1.5/DU (7)	2/DU	2/DU	2/DU	2/DU		PRIM.		C 1/300 SQ.FT.		C 1/300 SQ.FT.		C 1/300 SQ.FT.		C 1/300 SQ.FT.			

1. LOT FRONTAGE IN RESIDENTIAL AND COMMERCIAL AREAS, AND LOT SIZE MINIMUM IN COMMERCIAL AREAS MAY VARY WITH PRODUCT AND SITE CONSTRAINTS TO BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AT THE P.U.D. PERMIT STAGE.
2. AS MEASURED FROM THE BACK EDGE OF SIDEWALK; GARAGES MAY BE REDUCED TO 10' FROM BACK EDGE OF SIDEWALK PROVIDED THE DRIVEWAY LENGTH FROM GARAGE ENTRANCE TO BACK EDGE OF SIDEWALK IS A MINIMUM OF 20'.
3. THE MINIMUM SQUARE FOOTAGE WILL BE RESTRICTED TO A MAXIMUM OF 10% OF THE TOTAL NUMBER OF MULTI-FAMILY UNITS FOR STUDIO APARTMENTS WITHIN EACH PARCEL. THE FLOOR AREA FOR THE REMAINING 90% OF THE MULTI-FAMILY UNITS WILL BE APPROVED AT THE P.U.D. PERMIT STAGE.
4. THE STANDARD FOR DEVELOPMENTS IN THE R-MEDIUM ZONE CATEGORY WILL BE REVIEWED AS PART OF THE P.U.D. PERMIT PROCESS; AT THE DISCRETION OF THE PLANNING DIRECTOR THESE DEVELOPMENTS MAY BE CONSIDERED BEFORE BOTH THE PLANNING COMMISSION AND CITY COUNCIL IN PUBLIC HEARING.
5. SFD LOTS WITHIN THESE PARCELS MAY NOT EXCEED 4,500 S.F. STANDARDS FOR SFD UNITS WILL BE REVIEWED AS PART OF THE P.U.D. PERMIT PROCESS. AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR, THESE DEVELOPMENTS MAY BE REVIEWED BY THE PLANNING COMMISSION AND APPROVED BY CITY COUNCIL.
6. LOTS GENERALLY 65'x100' IN SIZE SHOULD HAVE A FLOOR AREA SQUARE FOOTAGE MINIMUM FOR SINGLE STORY RANCH HOMES OF 1,300 S.F. TWO-STORY SQUARE FOOTAGE MINIMUMS WILL BE 1,500 S.F.
7. ALL UNITS WITH 2 OR MORE BEDROOMS REQUIRE 2 OFF-STREET PARKING SPACES PER DWELLING UNIT. THESE SPACES MAY BE WITHIN GARAGES AND/OR ON DRIVEWAYS.
8. HDR PARCELS SHALL HAVE A MAXIMUM DENSITY OF 40 DU/AC; HOWEVER, AT NO TIME WILL OVERALL PROJECT TOTAL UNITS EXCEED 2526 DWELLING UNITS.
9. NO ENTITLEMENT OF THIS PUD ZONE DOCUMENT AMENDMENT NO. 5 SUPERSEDES OR MODIFIES THE AGREEMENTS ("REIMBURSEMENT FEE AGREEMENT & BUILDING PERMIT RESTRICTION") DATED 7/23/2015, RECORDED 7/24/2015, REC# 2015000059769 AND #2015000059770, ADAMS COUNTY.

PRIM. = PRIMARY LAND USE
SEC. = SECONDARY LAND USE
R = RESIDENTIAL
C = COMMERCIAL
SFA = SINGLE FAMILY ATTACHED
SFD = SINGLE FAMILY DETACHED
MF = MULTI-FAMILY
x = MAXIMUM
m = MINIMUM
HDR = HIGH DENSITY RESIDENTIAL
MDR = MEDIUM DENSITY RESIDENTIAL
LDR = LOW DENSITY RESIDENTIAL

ACCESSORY USES:

GARAGES: 864 SQ. FT. MAX.
STORAGE SHEDS: 200 SQ. FT. MAX.

NOTES: COVERED PORCHES MAY EXTEND INTO THE FRONT SETBACK TO 10' FROM THE BACK EDGE OF SIDEWALK.
DECKS, PATIOS, AND COVERED PORCHES MAY EXTEND INTO THE REAR SETBACK TO 10' FROM THE REAR PROPERTY LINE.
FIREPLACES, BAY WINDOWS OR OTHER EXTENSIONS OF THE PRIMARY STRUCTURE MAY EXTEND 2' INTO THE SIDE SETBACK.
COMMERCIAL AND/OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT MIXED HORIZONTALLY OR VERTICALLY
ALL COMMERCIAL LOTS SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN ARTICLE X, C COMMERCIAL DISTRICTS CHAPTER OF THE CITY OF COMMERCE CITY ZONING ORDINANCE.

SFD = SINGLE-FAMILY DETACHED RESIDENTIAL, INCLUDING PATIO HOMES, CLUSTER HOMES, AND ZERO LOT LINES.
SFA = SINGLE-FAMILY ATTACHED INCLUDES DUPLEX, TOWNHOUSE, ROW HOUSES, AND CONDOMINIUMS.

MF = APARTMENT BUILDINGS AND CONDOMINIUMS.

C = COMMERCIAL USES INCLUDE GENERAL OFFICES, MEDICAL AND DENTAL OFFICES, RETAIL SALES AND SERVICE ESTABLISHMENTS, GROCERY STORES, DEPARTMENT STORES, PHARMACIES, RESTAURANTS INCLUDING DRIVE-THROUGH, LIQUOR STORES, GASOLINE SERVICE STATIONS, CIVIC USES AND PARK-N-RIDE USES. EXCLUDING AUTO SALES AND REPAIR.

ALL RESIDENTIAL USES SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN ARTICLE III, R RESIDENTIAL DISTRICTS CHAPTER OF THE CITY OF COMMERCE CITY ZONING ORDINANCE.

GENERAL NOTES

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN SEVERAL PHASES, AS CONDITIONS DICTATE. IT IS ANTICIPATED THAT DEVELOPMENT WILL BEGIN AT 104TH AVENUE, FOLLOWING THE SPINE ROAD NORTH TO 112TH AVENUE. AREAS SOUTH OF 104TH AVENUE AND EAST OF POTOMAC STREET ARE MOST LIKELY TO BE DEVELOPED SUBSEQUENTLY. MOBILE HOMES AND MANUFACTURED HOMES ARE PROHIBITED WITHIN THIS P.U.D.

CONSTRUCTION WITHIN THE BURLINGTON NORTHERN / CATELLUS P.U.D. WILL CONFORM TO THE COMMERCE CITY DESIGN STANDARDS AS ADOPTED AND AMENDED.

FILE # _____
MAP # _____
RECEPTION # _____

SIGN SCHEDULE

LAND USE	PER USE MAX. SIGN FACE ALLOWABLE AREA	SETBACK	HEIGHT	MAX. NO. SIGNS PER USE
RESIDENTIAL *	50 SF (EA)	10'	6' MAX.	3
COMMERCIAL	80 SF (EA)	10'	25' MAX.	3

* RESIDENTIAL SIGNS STANDARDS ARE FOR COMMUNITY ENTRY WAY SIGNS APPLICABLE TO EACH PARCEL OR MULTI-FAMILY DEVELOPMENT.

DESIGN STANDARDS

THE TOTAL DWELLING UNITS, GROSS DENSITY AND NON-RESIDENTIAL FLOOR AREA SHOWN ARE MAXIMUMS FOR THE ACREAGES SHOWN.

PARCEL ACREAGES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; PARCEL ACREAGES MAY CHANGE UP TO 15% WITHOUT A MAJOR AMENDMENT TO THIS ZONE DOCUMENT. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE PARCEL YIELDS SHOWN IN THE LAND USE SCHEDULE. REFER TO DEVELOPMENT STANDARDS FOR LOT SIZE, BUILDING COVERAGE, SETBACK AND PARKING RATIO.

PARCEL YIELD MAXIMUMS MAY VARY UP TO 10%; HOWEVER, AT NO TIME WILL OVERALL PROJECT TOTAL UNITS EXCEED 2526 DWELLING UNITS.

THE STORM WATER DRAINAGE INFRASTRUCTURE INCLUDING DETENTION/RETENTION PONDS SHOWN ON THE P.U.D. ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGES WITH THE DRAINAGE STUDY FOR THIS SITE. FINAL DRAINAGE STUDIES COMPLETED AT THE TIME OF PLATTING WILL BE USED TO MAKE THE FINAL DETERMINATION ON DRAINAGE NEEDS. ALL RIGHT-OF-WAY DIMENSIONS ARE SUBJECT TO

FINAL ON-SITE AND OFF-SITE TRAFFIC ANALYSIS.

THE PLACEMENT OF TRAFFIC CALMING DEVICES SHALL BE WITHIN THE AVAILABLE RIGHT-OF-WAY SHOWN ON THIS PUD AND SHOWN ON THE FINAL PLAT(S). TRAFFIC CALMING DEVICES SHALL BE CONSTRUCTED AND PLACED IN A MANNER THAT IS ACCEPTED PRACTICE OF TRAFFIC ENGINEERS AND APPROVED BY THE CITY ENGINEER. THE TYPE AND PLACEMENT OF SUCH DEVICES SHALL BE DETERMINED IN THE PUD PERMIT AND/OR THE FINAL PLATTING OF THE PROJECT. THE COST OF SUCH ITEMS SHALL BE CONSIDERED A PART OF THE REQUIRED PUBLIC IMPROVEMENTS.

TRAFFIC CALMING MAY ALSO BE ADDED AT THE TIME OF CONSTRUCTION PLANS.



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f 303 531 4908

Burlington Northern/Catellus
PUD ZONE DOCUMENT AMENDMENT NO. 6
COMMERCE CITY, COLORADO

Owners:

Vista Range, L.L.C.
c/o Catellus Residential Group
4000 Westerly Place
Newport Beach, CA 92660
(949) 251-6100
(949) 251-0766 (fax)

Engineer/Surveyor:
CVL CONSULTANTS OF
COLORADO, INC.
10333 E. DRY CREEK ROAD,
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Issue Date

FEBRUARY 6, 2002

Revision Date

JULY 15 - 2015

DECEMBER 7 - 2015

JANUARY 21 - 2016

Sheet Title

LAND USE/
DESIGN STANDARDS

Sheet Number

5 OF 7

BURLINGTON NORTHERN/CATELLUS

PUD ZONE DOCUMENT AMENDMENT NO. 5

A parcel of land located in the Northeast Quarter of Section 14
Township 2 South, Range 67 West of the Sixth Principal Meridian
City of Commerce City, County of Adams, State of Colorado
SHEET 6 OF 7

PLANTING LEGEND INCLUDES, BUT WILL NOT BE LIMITED TO THE SPECIES LISTED BELOW:

PLANTING LEGEND

COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
DECIDUOUS TREES		
GREEN SPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL., B4B, SPECIMEN
AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA 'MARSHALL'S'	2 1/2" CAL., B4B, SPECIMEN
SHADEMASTER HONEY LOCUST	GLEDISIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL., B4B, SPECIMEN
EVERGREEN TREES		
AUSTRIAN PINE	PINUS NIGRA	HT. ON PLAN, SPECIMEN
FINCH PINE	PINUS EDULIS	HT. ON PLAN, SPECIMEN
COLORADO BLUE SPRUCE	PICEA PLAGENB.	HT. ON PLAN, SPECIMEN
ORNAMENTAL TREES		
SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL., B4B, SPECIMEN
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL., B4B, SPECIMEN
JAPANESE TREE LILAC	SYRINGA RETICULATA	2" CAL., B4B, SPECIMEN
GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL., B4B, SPECIMEN
CANADA RED CHERRY	PRUNUS VIRGINIANA MEL. 'SHUBERT'	2" CAL., B4B, SPECIMEN
EVERGREEN SHRUBS		
HUGHES JUNIPER	JUNIPERUS SABINA 'HUGHES'	5 GAL.
TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. 30" SP. MIN.
DECIDUOUS SHRUBS		
CISTENA PLUM	PRUNUS CISTENA	5 GAL., 36" HT., 4 CANE MIN.
CHINESE LILAC	SYRINGA CHINENSIS-ROTHMAGENSIS	5 GAL., 36" HT., 4 CANE MIN.
BLUE MIST SPIREA	SPIREA CARYOPTERIS INCANA	5 GAL., 24" HT., 3 CANE MIN.
BAILEY REDTIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL., 24" HT., 3 CANE MIN.
DWARF BURNING BUSH	EUCONYMUS ALATA COMPACTUM	5 GAL., 30" HT., 3 CANE MIN.
PERENNIALS & GROUND COVERS		
PERIWINKLE	VINCA MINOR	1 GAL.
WINTERCREEPER EUONYMUS	EUONYMUS FORTUNEI	1 GAL.
RED DAYLILY	POTENTILLA VERNA	1 GAL.
SNOW IN SUMMER	RUBROCKIA FULGIDA	1 GAL.
CREEPING PHLOX	PHLOX SUBULATA	4" POT



IRRIGATED NATIVE SEED



TALL FESCUE BLUEGRASS (50/50 BLEND)

LANDSCAPE NOTES

PARKS AND OPEN SPACE AREAS SHALL BE SHOWN WITH THE DEVELOPMENT OF THE RESIDENTIAL PARCELS AND WILL MEET THE CITY'S 3% PRIVATE OPEN SPACE REQUIREMENT.

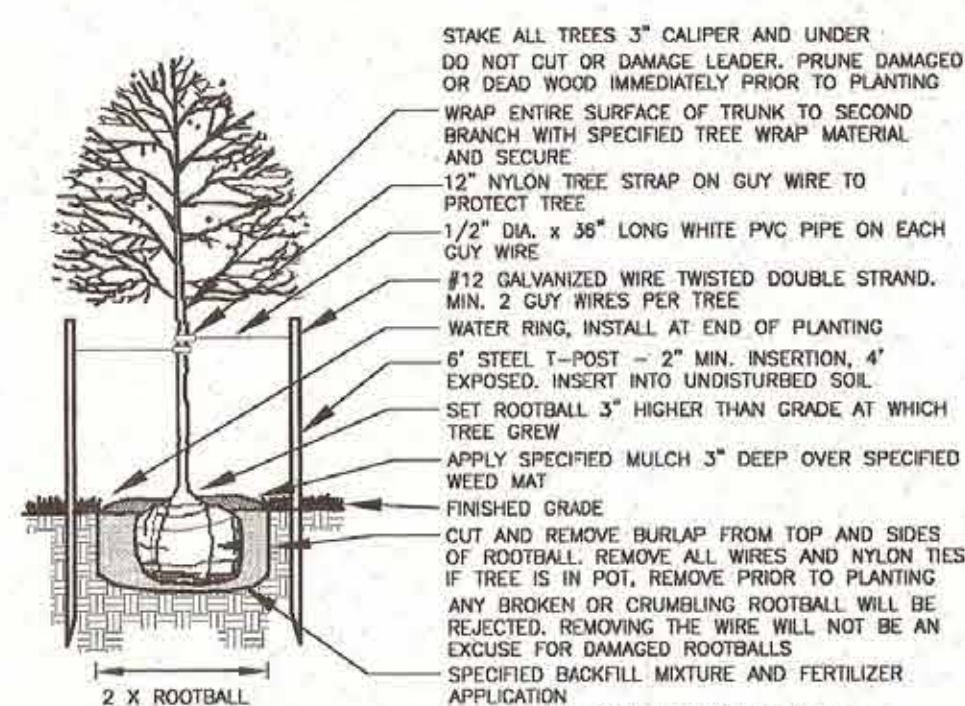
ALL POCKET PARKS, PRIVATE OPEN SPACE AND DETENTION/RETENTION AREAS WILL BE DEVELOPED BY THE BUILDER/DEVELOPER AND MAINTAINED BY AN H.O.A.

DETENTION/RETENTION AREAS WILL CONSIST OF NON-IRRIGATED NATIVE SEED AND SHRUBS ONLY WITH 1 SHRUB/800 S.F.

ALL POCKET PARKS, PRIVATE OPEN SPACE AND DETENTION/RETENTION AREAS WILL CONFORM TO COMMERCE CITY COMMUNITY DEVELOPMENT, PUBLIC WORKS AND PARKS AND RECREATION DEPARTMENT STANDARDS.

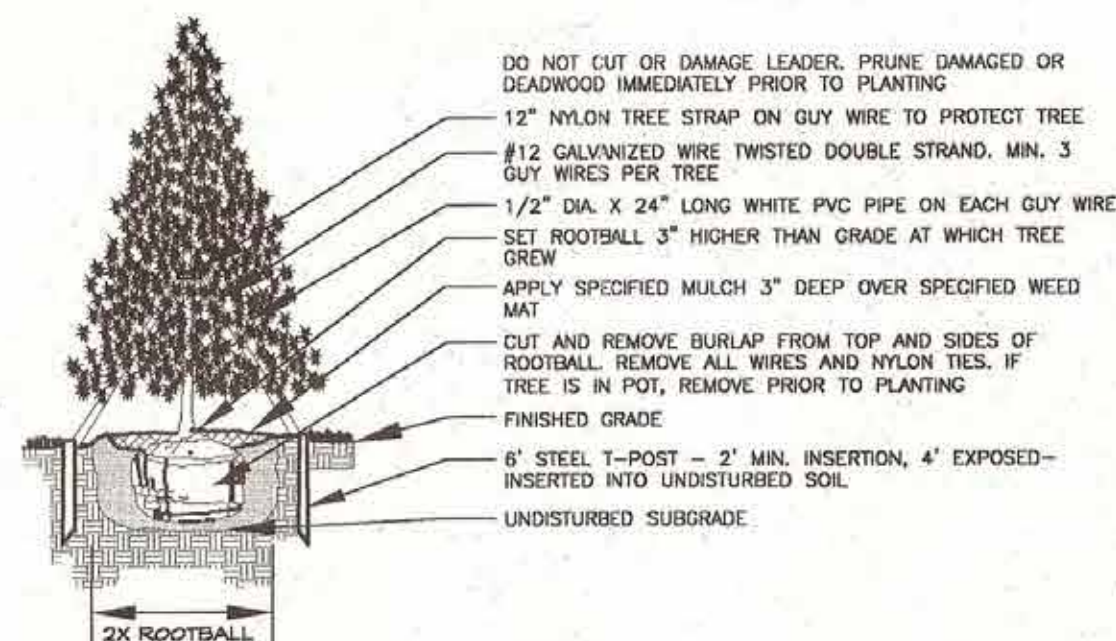
PLANT MATERIAL TYPES FOR POCKET PARKS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE SPECIES LISTED IN THE PLANT LEGEND. ALL ADDITIONAL PLANT MATERIAL WILL CONFORM TO THE CITY OF COMMERCE CITY "APPROVED PLANT LISTS AND PLANTING SPECIFICATIONS."

ALL RESIDENTIAL AND COMMERCIAL DEVELOPMENT WILL BE REQUIRED TO MEET THE COMMERCE CITY COMMERCIAL AND RESIDENTIAL DEVELOPMENT STANDARDS ORDINANCE #1297



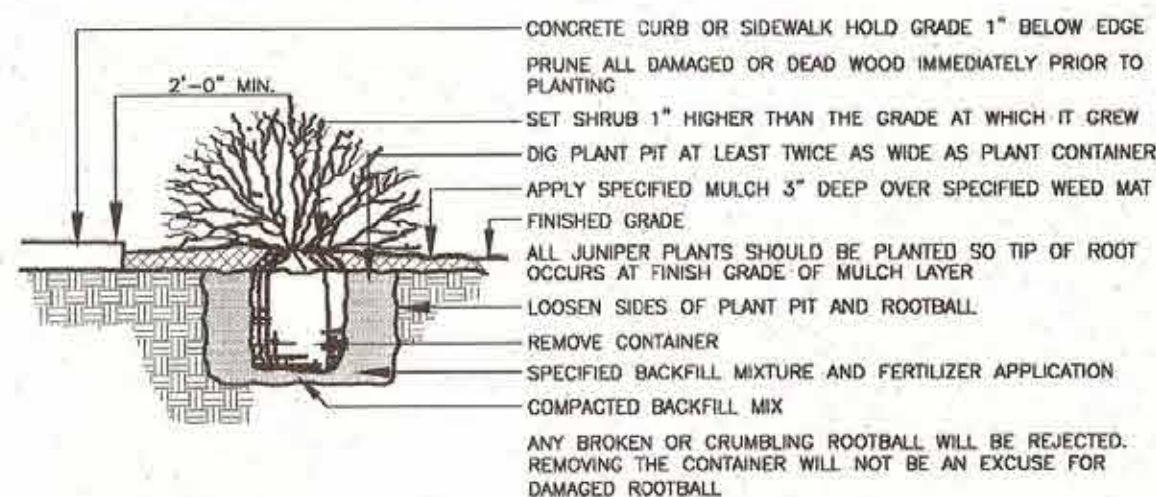
DECIDUOUS TREE PLANTING

NOT TO SCALE



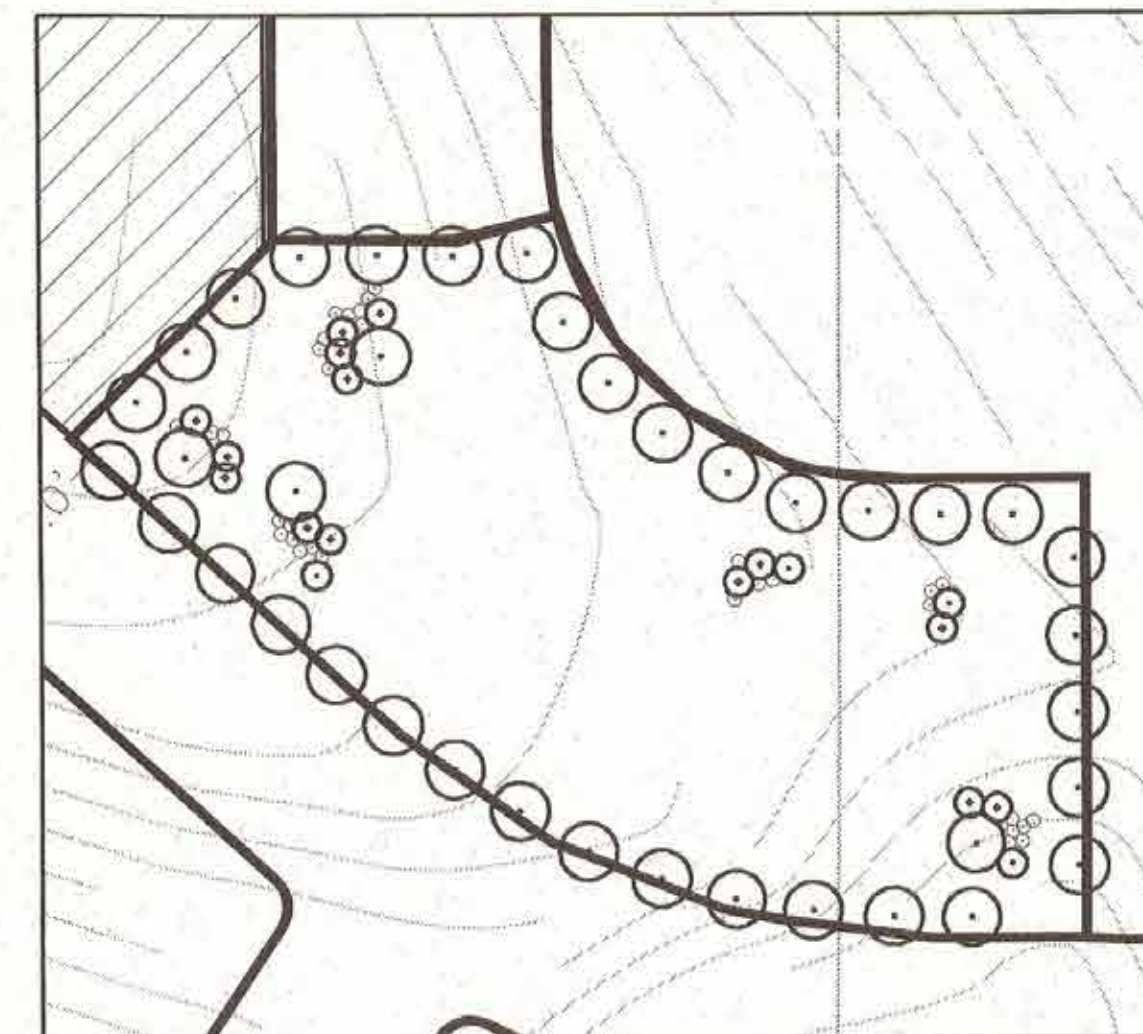
EVERGREEN TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

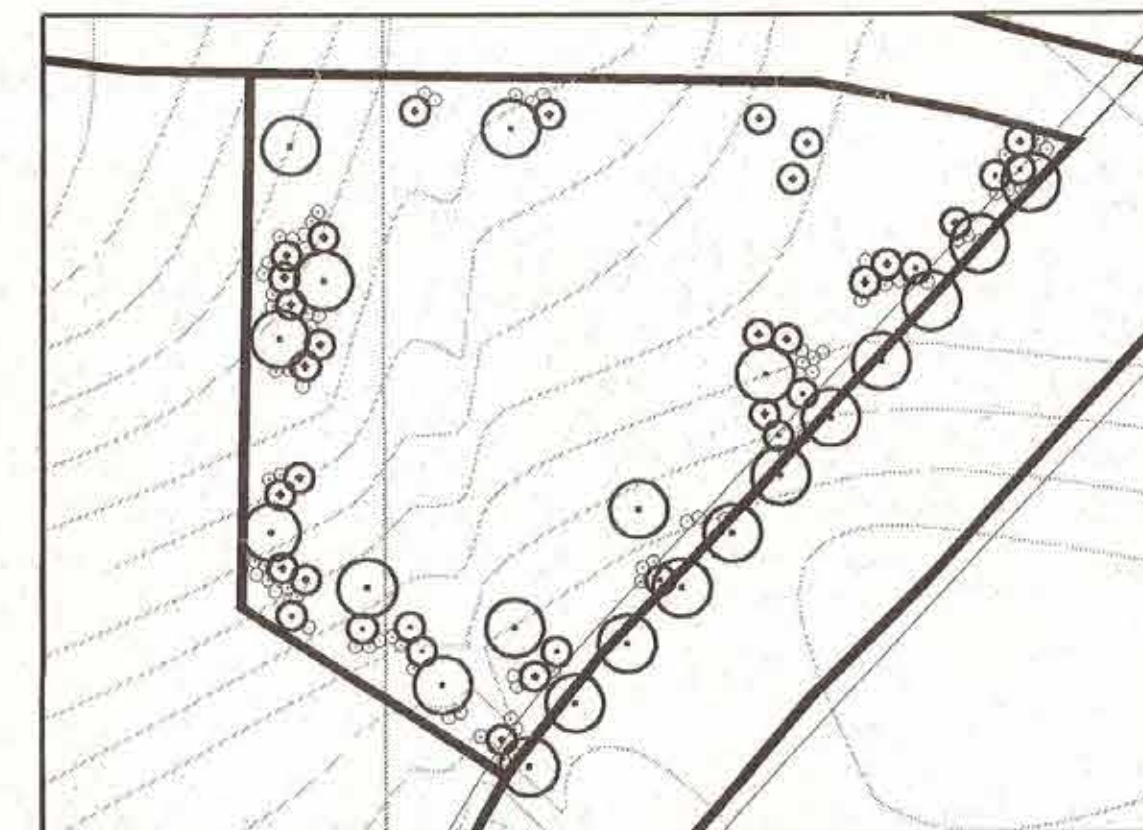
NOT TO SCALE



NORTH NEIGHBORHOOD PARK (TYPICAL)

SCALE: 1"=100'

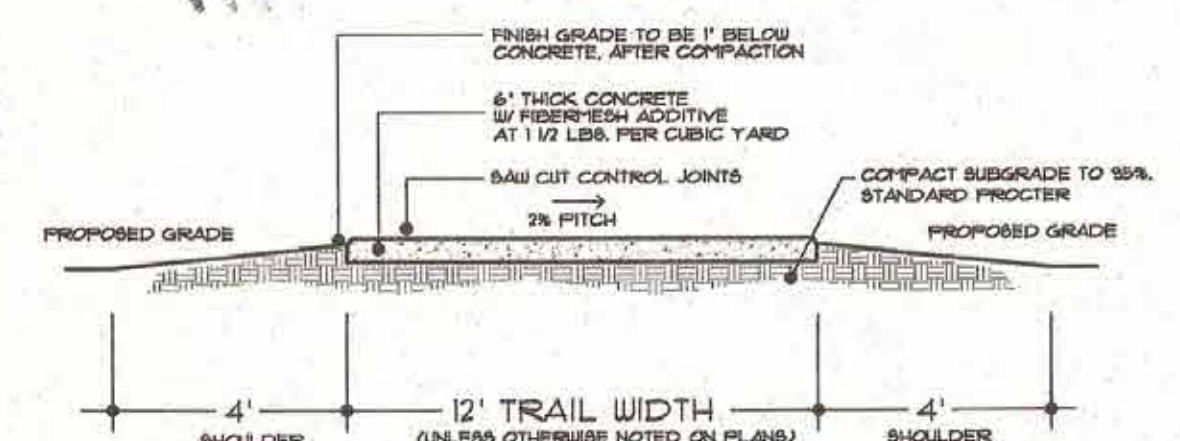
PRIVATE/H.O.A.



SOUTH NEIGHBORHOOD PARK (TYPICAL)

SCALE: 1"=100'

PRIVATE/H.O.A.



12' CONCRETE TRAIL

NOT TO SCALE

LIMITED TO REGIONAL TRAILS

FILE #
MAP #
RECEPTION #

Burlington Northern/Catellus
PUD ZONE DOCUMENT AMENDMENT NO. 6
COMMERCE CITY, COLORADO

Owners:
Vista Range, L.L.C.
c/o Catellus Residential Group
4000 Westbury Place
Newport Beach, CA 92660
(949) 251-6100
(949) 251-0766 (fax)

Engineer/Surveyor:
CVL CONSULTANTS OF
COLORADO, INC.
10333 E. DRY CREEK ROAD,
SUITE 240
ENGLEWOOD, COLORADO 80112
(720) 482-9526

Issue Date

FEBRUARY 6, 2002

Revision Date

JULY 15, 2015

DECEMBER 7, 2015

JANUARY 21, 2016

Sheet Title

LANDSCAPE
STANDARDS

Sheet Number

6 OF 7



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BURLINGTON NORTHERN/CATELLUS

PUD ZONE DOCUMENT AMENDMENT NO. 5

A parcel of land located in the Northeast Quarter of Section 14
Township 2 South, Range 67 West of the Sixth Principal Meridian
City of Commerce City, County of Adams, State of Colorado
SHEET 7 OF 7



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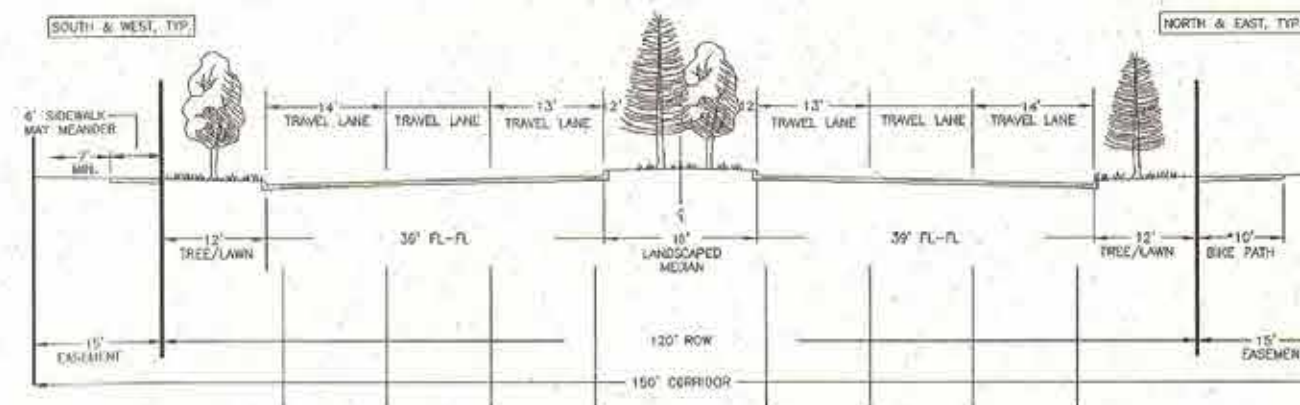
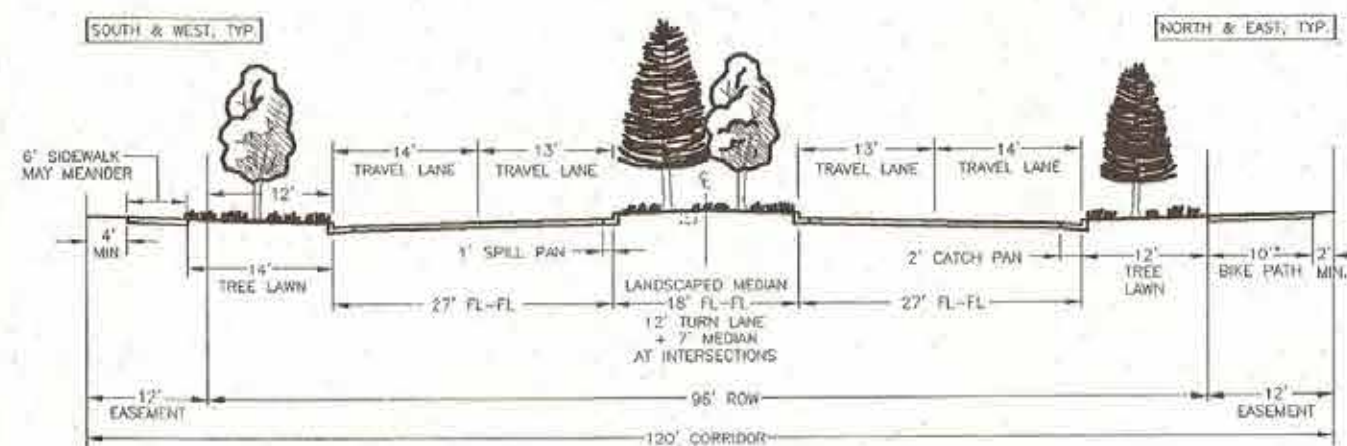
STREET
SECTIONS

Sheet Number

7 OF 7

- NOTES:
1. AUXILIARY LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS.
 2. EASEMENTS MAY BE DEDICATED AS RIGHT-OF-WAY IF SETBACKS ARE NOT AN ISSUE.
 3. BIKE PATHS DESIGNATED AS REGIONAL TRAILS BY THE PARKS DEPT. SHALL BE 12' WIDE.

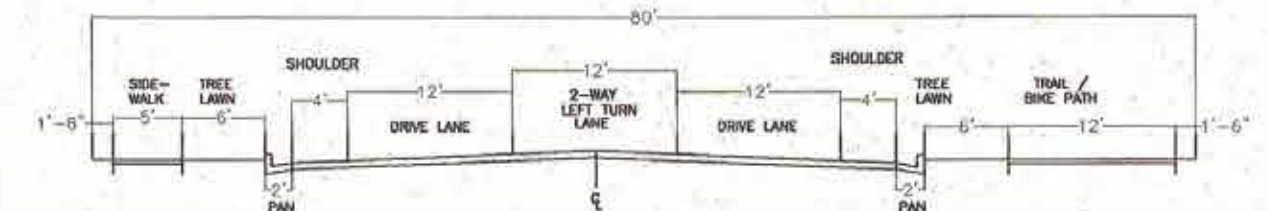
- NOTES:
1. AUXILIARY LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS.
 2. EASEMENTS MAY BE DEDICATED AS RIGHT-OF-WAY IF SETBACKS ARE NOT AN ISSUE.
 3. BIKE PATHS DESIGNATED AS REGIONAL TRAILS BY THE PARKS DEPT. SHALL BE 12' WIDE.
 4. SIDEWALKS MAY MEANDER.
 5. DUAL LEFT TURNS SHALL BE PROVIDED WHERE TRAFFIC VOLUMES DICTATE.
 6. SEE PRINCIPAL & REGIONAL ARTERIAL INTERSECTION DETAILS FOR TURN LANE AND ROW CONFIGURATIONS.



REGIONAL ARTERIAL

NOT TO SCALE

* 104TH AVENUE - BIKE LANE ON NORTH SIDE OF ROAD



MAJOR COLLECTOR

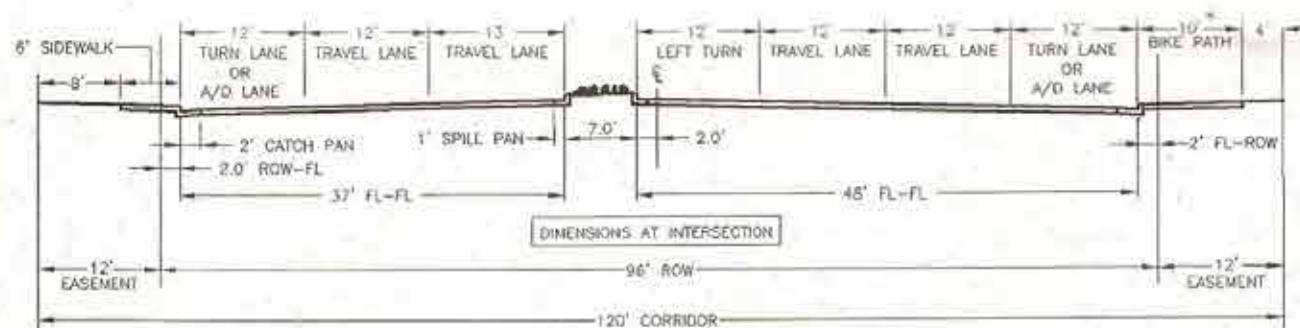
NOT TO SCALE

- NOTES:
1. FINAL SECTION TO BE DETERMINED AT PLATING.
 2. MAJOR COLLECTOR LANEAGE SHOWN.
 3. CITY ENGINEER TO DETERMINE STRIPING REQUIREMENTS FOR LOCAL INDUSTRIAL STREETS ON CASE BY CASE BASIS.
 4. NO ON STREET PARKING.

MAJOR COLLECTOR

NOT TO SCALE

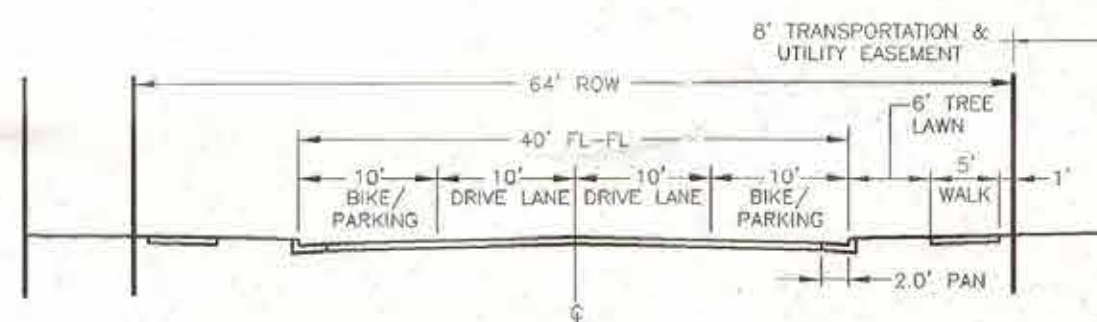
* PEORIA FROM PARCEL A NORTH TO THE SPINE ROAD INTERSECTION - BIKE LANE ON EAST SIDE OF ROAD
* SPINE ROAD - BIKE LANE ON EAST SIDE OF ROAD



MINOR ARTERIAL

NOT TO SCALE

* PEORIA STREET - FROM SOUTH PROPERTY BOUNDARY NORTH TO PARCEL A - BIKE LANE ON EAST SIDE OF ROAD
* 112TH AVENUE - BIKE LANE ON NORTH SIDE OF ROAD
* POTOMAC - BIKE LANE ON EAST SIDE OF ROAD



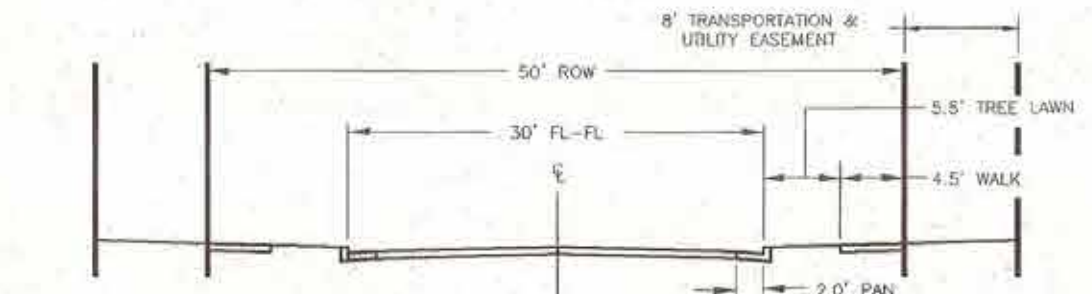
MINOR COLLECTOR

- NOTES:
1. CENTER LINE STRIPE REQUIRED.
 2. THIS SECTION FOR STREETS WITH "BACK OUT" DRIVEWAYS IN RESIDENTIAL SUBDIVISIONS.

MINOR COLLECTOR

NOT TO SCALE

* ROAD NORTH OF SCHOOL SITE FROM INTERSECTION OF SPINE ROAD TO POTOMAC - BIKE LANE ON NORTH SIDE OF ROAD



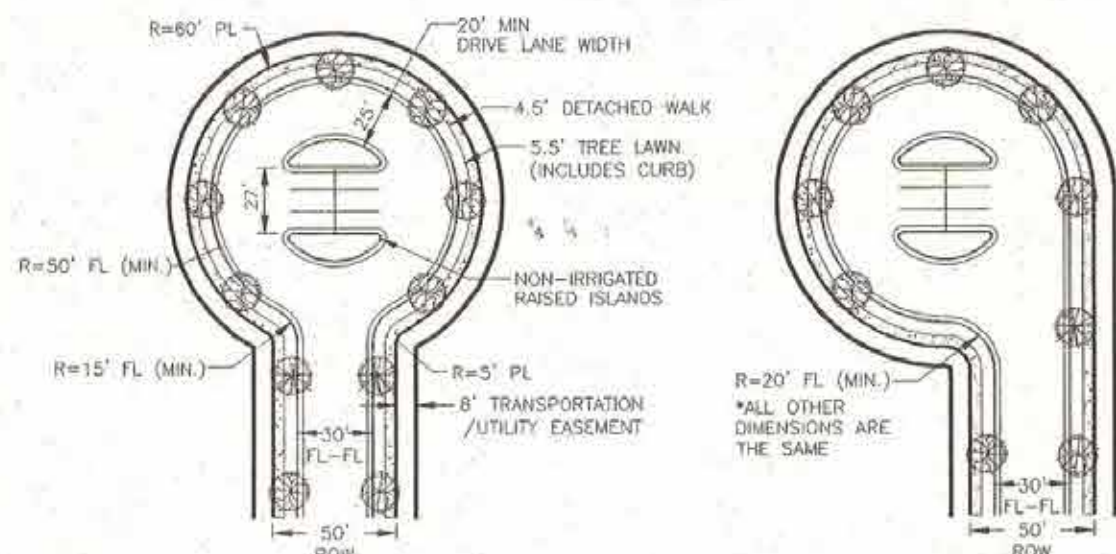
LOCAL RESIDENTIAL WITH DETACHED WALKS (NO ALLEY)

- NOTES:
1. STRIPING NOT REQUIRED.
 2. ON STREET PARKING ALLOWED.
 3. INSTALLATION OF IRRIGATION SYSTEM, STREET TREES, AND TURF IN THE R.O.W./TREE LAWN IS REQUIRED OF THE DEVELOPER/BUILDER IF MOUNTABLE CURB IS USED.

LOCAL RESIDENTIAL WITH DETACHED WALKS (NO ALLEY)

NOT TO SCALE

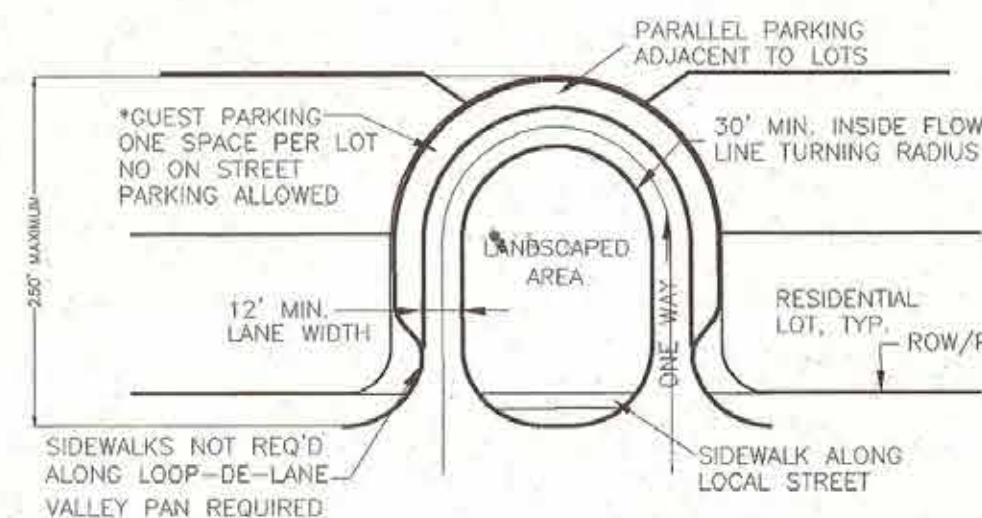
* ROAD RUNNING NORTH/SOUTH BETWEEN PARCELS J-1 AND J-2
* ROAD NORTH OF SCHOOL FROM SPINE ROAD INTERSECTION TO INTERSECTION BETWEEN PARCELS J-1 AND J-2
* INTERNAL PARCEL ROADWAYS



CUL-DE-SAC W/ DETACHED SIDEWALK

NOT TO SCALE

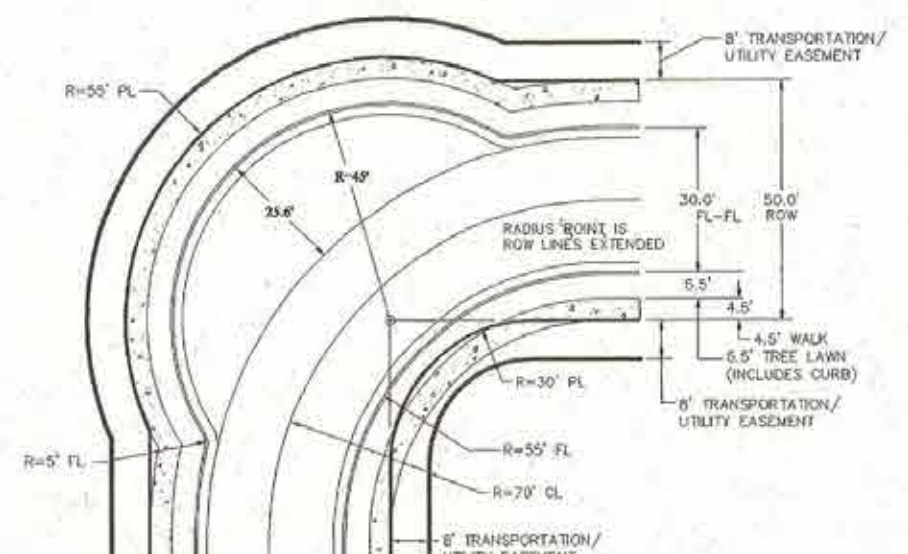
* WITHIN RESIDENTIAL DEVELOPMENT PARCELS



LOOP-DE-LANE W/ NO SIDEWALK, TYP.

NOT TO SCALE

* WITHIN RESIDENTIAL DEVELOPMENT PARCELS



RIGHT ANGLE LOCAL STREET W/ DETACHED WALK (50' ROW)

NOT TO SCALE

* WITHIN RESIDENTIAL DEVELOPMENT PARCELS

FILE # _____
MAP # _____
RECEPTION # _____