

**A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION CENTER FILING
NO. 1 AMENDMENT NO. 1, GENERALLY LOCATED BETWEEN EAST 104TH
AVENUE AND HOMESTEAD TRAIL AND BETWEEN WALDEN STREET AND
TOWER ROAD, CONSISTING OF 35.55 ACRES**

NO. 2026-001

WHEREAS, the City of Commerce City has received an application for a final plat for the property known as Reunion Center Filing 1 Amendment 1 (the “Subdivision”), generally located between East 104th Avenue and Homestead Trail and between Walden Street and Tower Road and as depicted on Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the City Council, consistent with its authority as stated in the City of Commerce City Land Development Code, Section 21-3241(4)(d), has requested that this Subdivision be reviewed through the public hearing process; and

WHEREAS, in accordance with Section 21-3180 of the City’s Land Development Code, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested subdivision plat was given, including by publication on September 18, 2025 and December 25, 2026 in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; mailing on September 25, 2025 and November 10, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on September 29, 2025 and November 21, 2025, in the manner and for the duration required by the Land Development Code.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this resolution are incorporated as findings of the City Council. This resolution is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

SECTION 2. The City Council of the City of Commerce City, Colorado, finds, consistent with the Commerce City Land Development Code Section 21-3241(3), after a duly noticed public hearing held in compliance with legal requirements, as follows:

- a) The Subdivision is consistent with the approved PUD zone document;
- b) The Subdivision is consistent with and implements the intent of the PUD zone district in which it is located;
- c) There is no evidence to suggest that the Subdivision violates any state, federal, or local laws, regulations, or requirements;
- d) The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed Subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the land development code;

- e) The Subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
- f) Any adverse effect has been or will be mitigated to the maximum extent feasible;
- g) Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;
- h) A new development agreement between the city and the applicant has been executed which addresses the construction of required public improvements; and
- i) The proposed phasing plan is rational in terms of available infrastructure capacity.

SECTION 3. The Final Plat for Reunion Center Filing 1 Amendment 1, attached as Exhibit A, is hereby approved

RESOLVED AND PASSED THIS 5TH DAY OF JANUARY, 2026.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Stephen J. Ruger, City Clerk

REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

**A REPLAT OF TRACTS A, B, C, J, K AND L, REUNION CENTER FILING NO. 1,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO**

TRACT SUMMARY CHART

TRAC	AREA 1(A)	AREA 1(M)	OPEN SPACE (6AC)	USE	OWNER/NAME
A	9,895	0,2269		OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
B	304,212	2,2113		FUTURE DEVELOPMENT	METRO DISTRICT
C	4,550	0,0000		OPEN SPACE, UTILITIES, DRAINAGE	OWNER
D	36,604	0,8914	0,8914	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
E	53,604	0,0123	0,0123	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
F	3,725	0,2152	0,2152	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
G (PRIVATE ROAD)	36,204	0,0000		ACCESS, UTILITIES, DRAINAGE	METRO DISTRICT
H	5,907	0,0346	0,0346	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
I	442	0,0105	0,0105	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
J	2,407	0,0035	0,0035	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
K	16,802	0,3033	0,3033	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
L (PRIVATE ROAD)	3,000	0,2943		ACCESS, UTILITIES, DRAINAGE, PRIVATE ROAD	METRO DISTRICT
M	52,616	1,2128	1,2128	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
N	4,110	0,0000	0,0000	OPEN SPACE, UTILITIES, DRAINAGE	OWNER
O	350,372	0,0434	0,0434	FUTURE DEVELOPMENT	OWNER
P	10,781	0,2475	0,2475	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
Q	71,768	1,5480	1,5480	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
R	1,190	0,3043	0,3043	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT
TOTAL OPEN SPACE			2,9793		
TOTAL TRACT AREA	946,974		21,7166		
TOTAL ROAD AREA	46,412		2,1763		
TOTAL SITE AREA	1,548,862		35,5576		
METRO DISTRICT + REUNION CENTER METROPOLITAN DISTRICT					

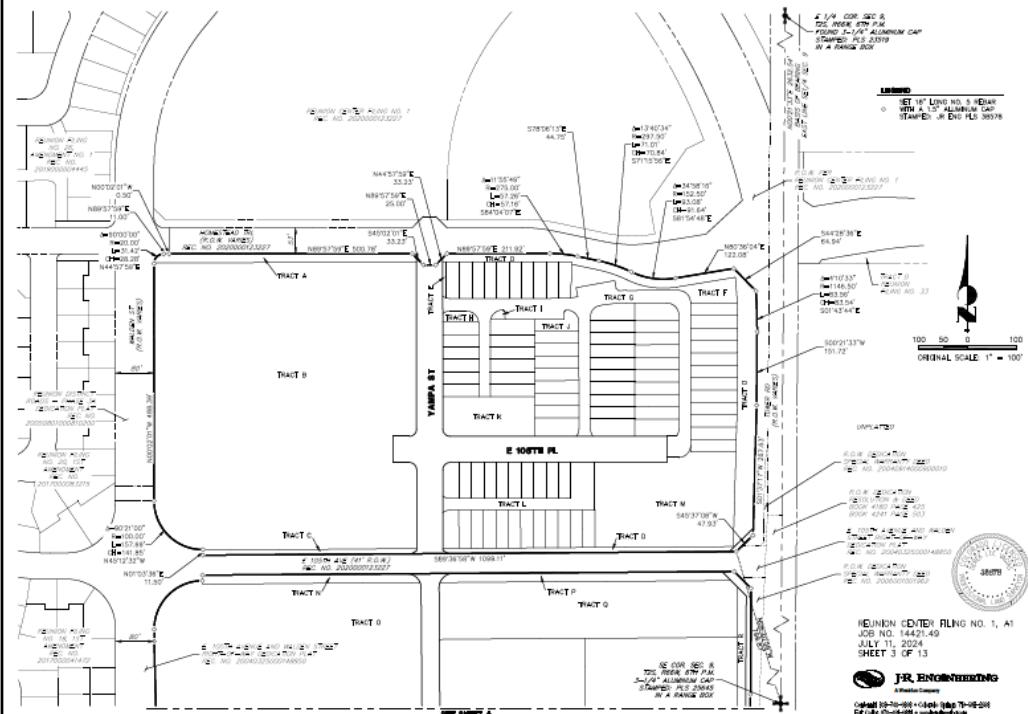
THIS SUBDIVISION PLAT CONTAINS 89 LOTS AND 18 TRACTS

REUNION CENTER RING NO. 1, A1
JOB NO. 14421.49
JULY 11, 2024
SHEET 2 OF 13

 JR ENGINEERING
A Webstar Company

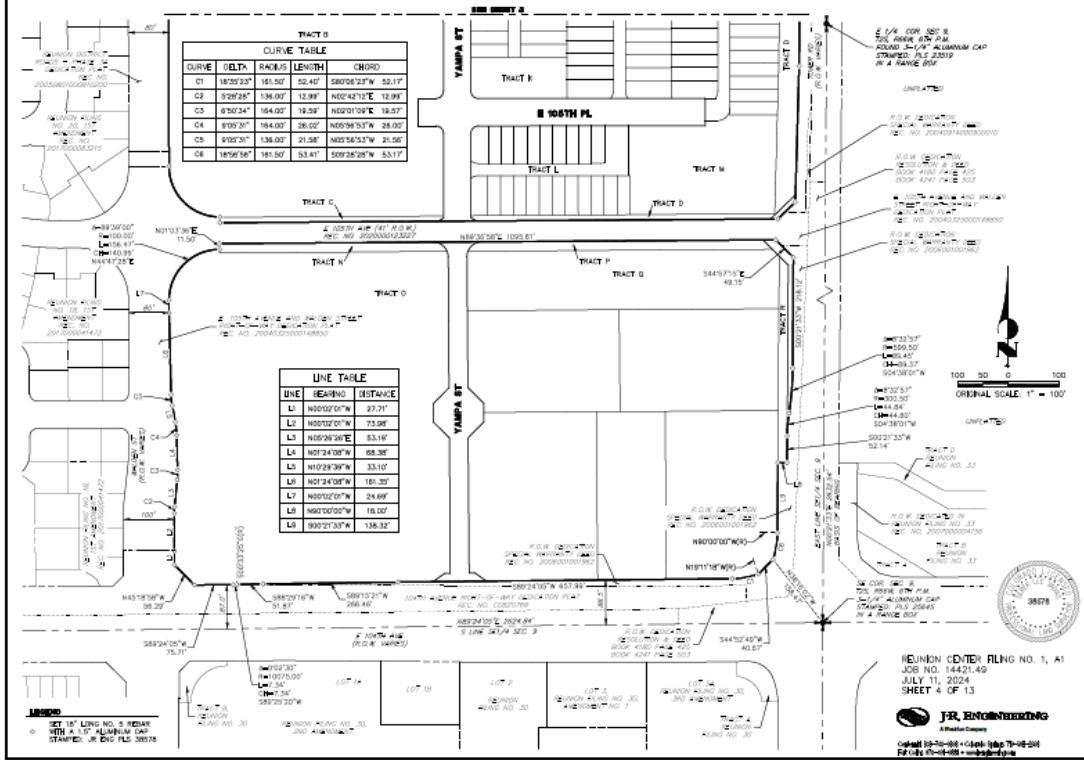
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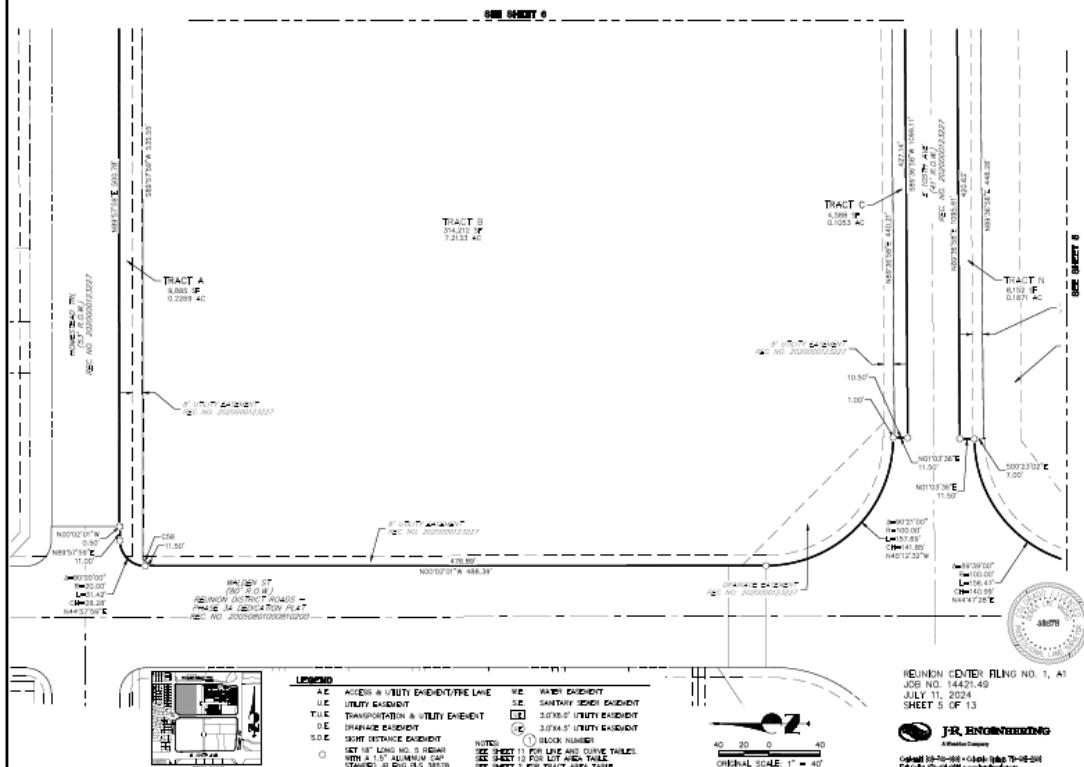
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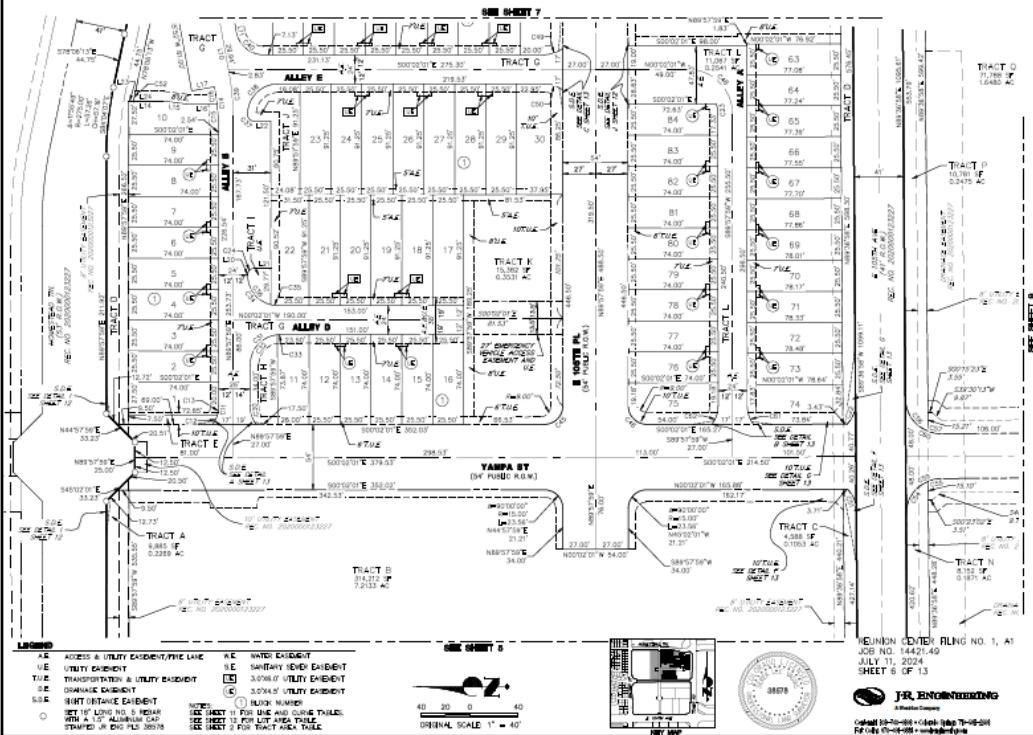
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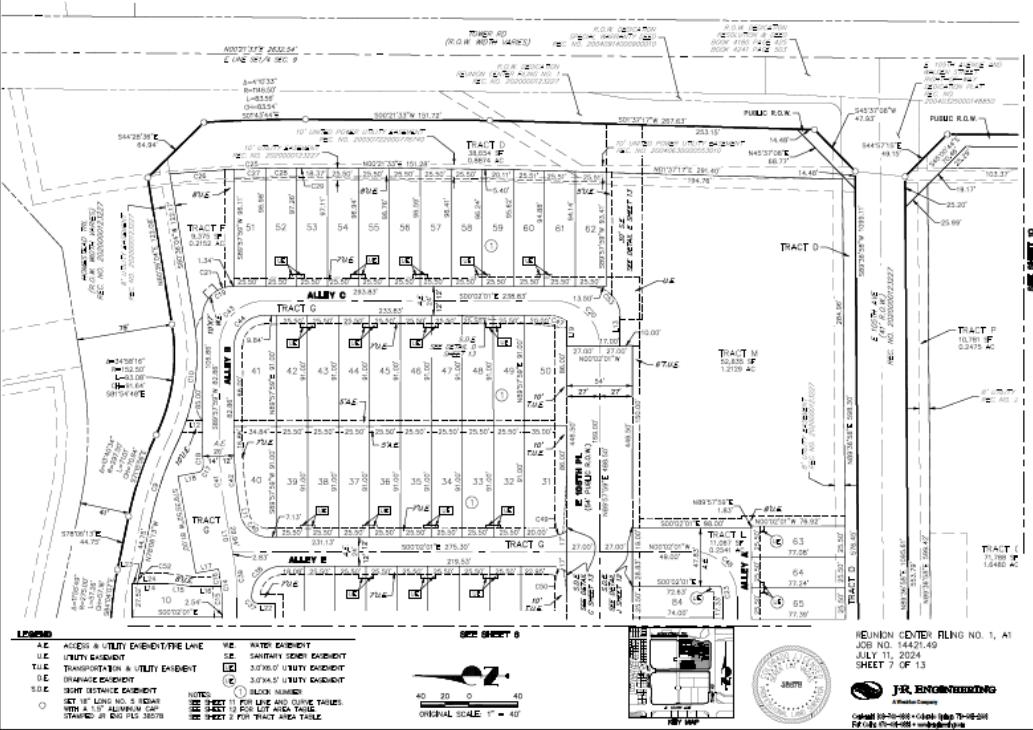
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REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

A REPLAY OF TRACTS A, B, C, J, K AND L, REUNION CENTER FILING NO. 1.

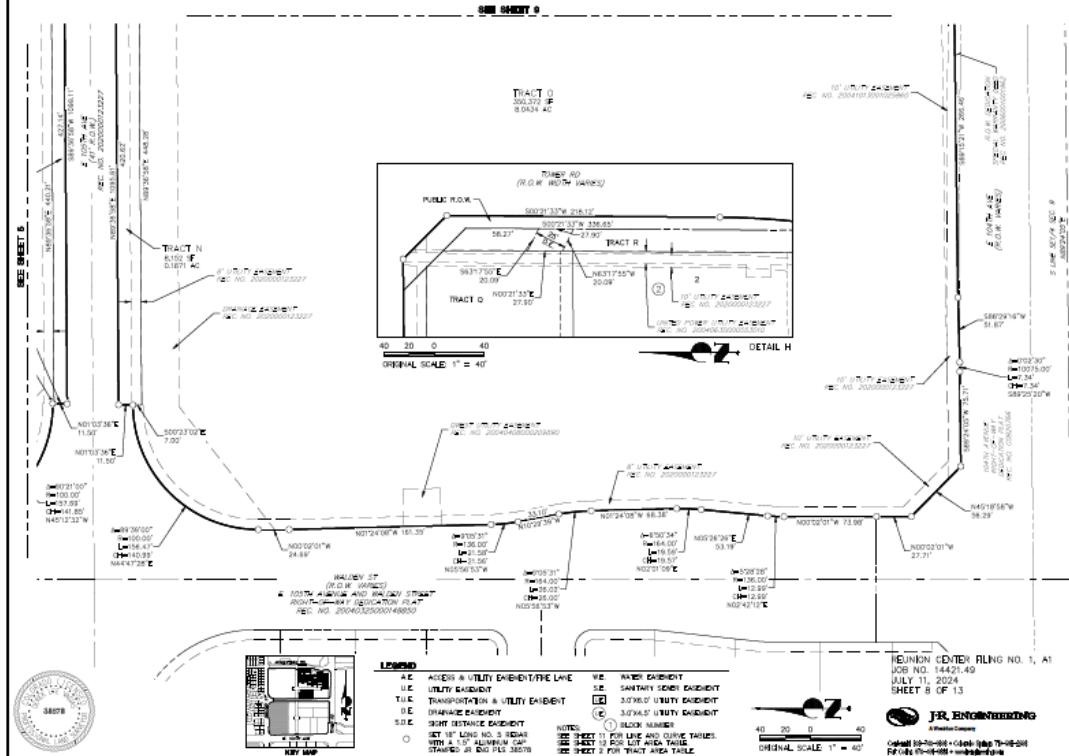
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 56 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

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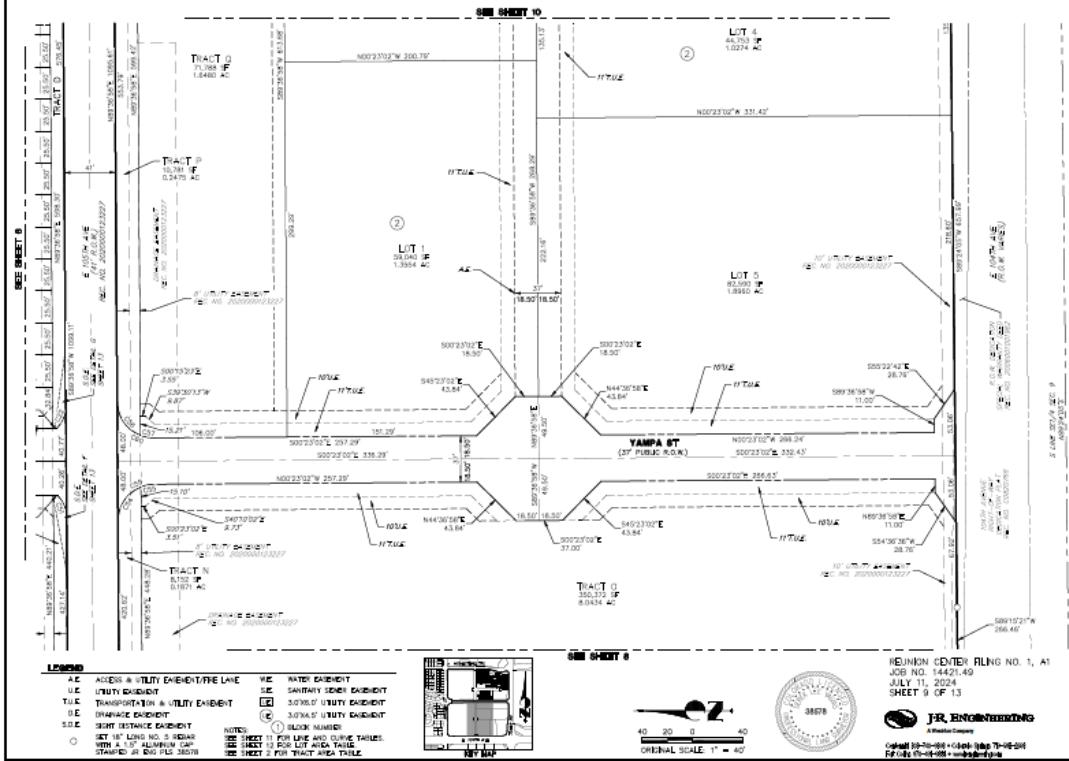
RECEIVED - PLAT OF 1/4 SECTION 9, TWP 2 S, RANGE 66 W, CITY OF COMMERCE CITY, CO ADAMS CO, CO



REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

A REPLAT OF TRACTS A, B, C, J, K AND L, REUNION CENTER FILING NO. 1,

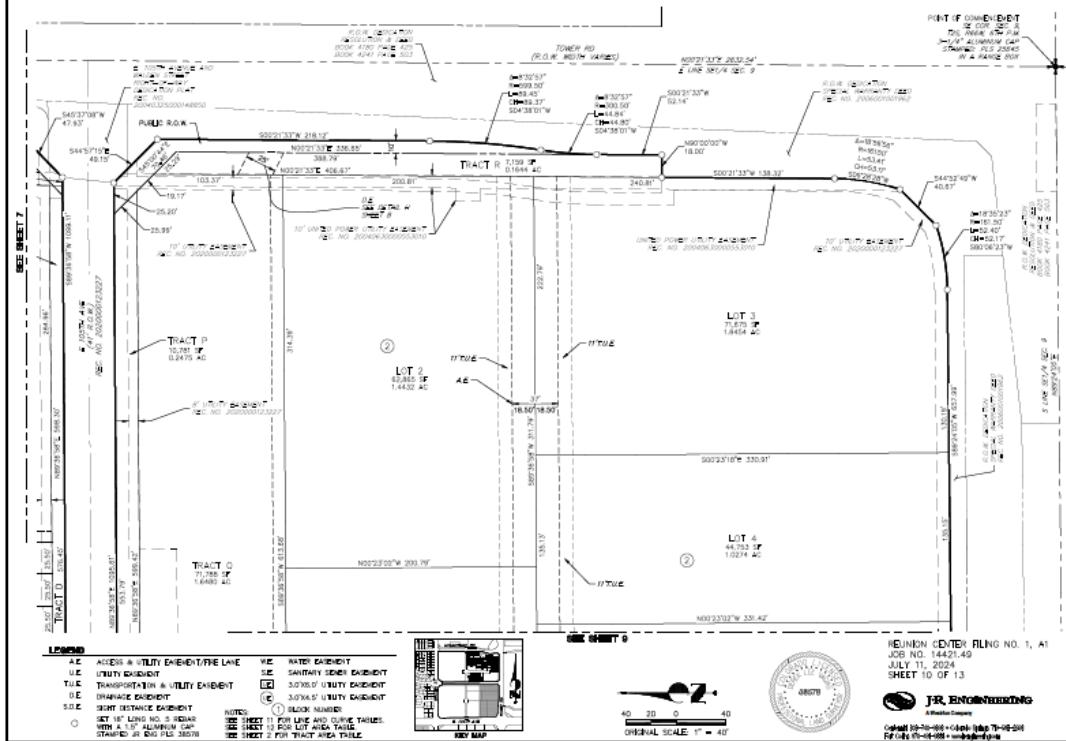
A REPEAT OF PLATTS, A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, RECONSTITUTED FOR FILING NO. 2,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

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LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

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LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

CURVE TABLE			
Curve	Delta	Radius	Length
C9	1340'34"	179.05'	68.93'
C10	2436'18"	104.37'	581'54"48'E 102.16'
C11	1727'12"	25.00'	16.09' 271'30"36'E 15.49'
C12	1934'44"	25.00'	8.43' 287'32"18'E 8.43'
C13	1727'23"	25.00'	7.62' 281'10"17'E 7.62'
C14	1735'05"	200.00'	38.94' 584'42"29'E 38.94'
C15	0'24'55"	200.00'	22.51' 584'42"29'E 22.51'
C16	0'20'04"	200.00'	14.45' 581'29"07'E 14.45'
C17	0'24'17"	5.00'	2.14' 581'29"07'E 6.59'
C18	2'46'15"	329.05'	18.91' 588'05"17'E 18.91'
C19	2'01'17"	35.00'	38.27' 585'91"17'E 35.00'
C20	3'01'07"	37.00'	58.12' 584'47"19'E 52.35'
C21	3'01'17"	1314'	581'03"36"17'E 12.44'
C22	2'34'45"	35.00'	18.62' 583'03"17'E 15.44'
C23	1'95'05"	25.00'	8.33' 489'23"17'E 8.33'
C24	0'30'07"	5.00'	7.05' 581'29"17'E 7.05'
C25	0'45'27"	1106.16'	111.91' 582'31"16'E 111.46'
C26	2'45'47"	1106.16'	53.36' 584'12"07'E 53.36'
C27	1'19'16"	1106.16'	35.92' 581'19"26'E 35.92'
C28	1'19'14"	1106.16'	25.90' 580'40"13'E 25.90'
C29	0'22'09"	1106.16'	7.15' 580'20"12'E 7.15'

CURVE TABLE			
Curve	Delta	Radius	Length
C30	363'32"12"	25.00'	16.09' 531'31"56"E 16.09'
C31	360'00"07"	25.00'	39.27' 580'53"01"E 39.27'
C32	1'41'17"	256.56'	7.56' N78'54"51"E 7.56'
C33	0'20'03"27"	25.00'	36.77' 580'21"37"E 36.77'
C34	0'18'04"24"	25.00'	3.97' N80'54"17"E 3.97'
C35	0'41'25"24"	25.00'	3.97' N80'54"17"E 3.97'
C36	0'40'00"07"	25.00'	36.77' 587'47"36"E 36.77'
C37	0'20'03"27"	256.56'	39.27' N64'53"59"E 39.27'
C38	0'18'04"24"	256.56'	36.07' N64'53"59"E 36.07'
C39	2'15'37"36"	256.56'	10.27' N111'30"39"E 10.27'
C40	0'38'00"24"	256.56'	36.07' 593'32"48"E 36.07'
C41	2'15'37"36"	256.56'	10.27' 510'32"48"E 10.27'
C42	0'37'33"36"	256.56'	33.21' 551'54"17"E 33.21'
C43	0'37'33"36"	256.56'	7.77' 544'47"36"E 6.98'
C44	0'19'29"24"	25.00'	38.80' 580'45"17"E 38.80'
C45	0'19'30"11"	25.00'	38.80' 580'45"17"E 38.80'
C46	0'19'30"11"	25.00'	38.80' 580'45"17"E 38.80'
C47	0'37'32"12"	25.00'	16.09' 580'24"12"E 15.81'
C48	0'37'32"12"	25.00'	16.09' 580'24"12"E 15.81'

CURVE TABLE			
Curve	Delta	Radius	Length
C49	284'48"18"	303.00'	15.07' N82'54"21"E 14.94'
C50	1'41'17"	256.56'	7.56' N78'54"51"E 7.56'
C51	0'20'03"27"	25.00'	36.77' 580'21"37"E 36.77'
C52	0'18'04"24"	25.00'	3.97' N80'54"17"E 3.97'
C53	2'15'37"36"	256.56'	39.27' N64'53"59"E 39.27'
C54	0'18'04"24"	256.56'	36.07' N64'53"59"E 36.07'
C55	2'15'37"36"	256.56'	10.27' N111'30"39"E 10.27'
C56	0'38'00"24"	256.56'	36.07' 593'32"48"E 36.07'
C57	2'15'37"36"	256.56'	10.27' 510'32"48"E 10.27'
C58	0'37'33"36"	256.56'	33.21' 551'54"17"E 33.21'
C59	0'37'33"36"	256.56'	7.77' 544'47"36"E 6.98'
C60	0'19'29"24"	25.00'	38.80' 580'45"17"E 38.80'
C61	0'19'30"11"	25.00'	38.80' 580'45"17"E 38.80'
C62	0'19'30"11"	25.00'	38.80' 580'45"17"E 38.80'
C63	0'37'32"12"	25.00'	16.09' 580'24"12"E 15.81'
C64	0'37'32"12"	25.00'	16.09' 580'24"12"E 15.81'

LINE TABLE			
Line	Bearing	Length	Line
L1	579'36"07"E	32.78'	
L1	579'36"07"E	0.96'	
L2	0'00'02"17"E	13.48'	
L3	589'57"17"E	24.09'	
L4	500'00"42"E	26.46'	
L5	100'19'25"E	19.70'	
L6	900'00"17"E	24.73'	
L7	310'24"17"E	19.00'	
L8	500'24"30"E	16.93'	
L9	589'57"17"E	20.00'	
L10	589'57"17"E	0.97'	
L11	0'00'02"17"E	14.09'	
L12	400'00"31"E	13.98'	
L13	500'00"42"E	4.09'	
L14	500'00"42"E	24.37'	

REUNION CENTER FILING NO. 1, A1
JOB NO. 1442149
JULY 11, 2024
SHEET 11 OF 13

JR. ENGINEERING
A Merlin Company
Call 303-268-4464 • Fax 303-268-4466
E-mail: 303-268-4464 • www.jr-engineering.com

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LOT AREA TABLE

BLOCK	LOT	SQUARE FEET	ACRES
1	1	2,032	0.0467
1	2	1,887	0.0433
1	3	1,887	0.0433
1	4	1,887	0.0433
1	5	1,887	0.0433
1	6	1,887	0.0433
1	7	1,887	0.0433
1	8	1,887	0.0433
1	9	1,887	0.0433
1	10	1,836	0.0445
1	11	1,924	0.0442
1	12	1,887	0.0433
1	13	1,887	0.0433
1	14	1,887	0.0433
1	15	1,887	0.0433
1	16	1,887	0.0433
1	17	2,327	0.0534
1	18	2,327	0.0534
1	19	2,327	0.0534
1	20	2,327	0.0534
1	21	2,327	0.0534

LOT AREA TABLE

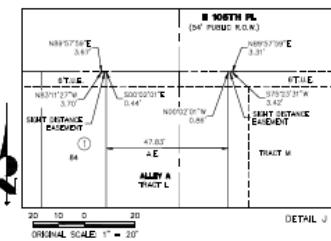
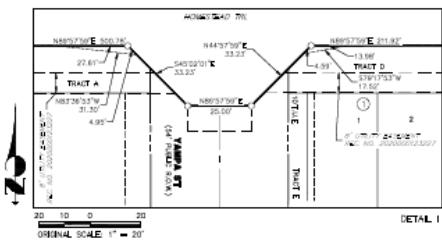
BLOCK	LOT	SQUARE FEET	ACRES
1	22	2,873	0.0660
1	23	2,327	0.0534
1	24	2,327	0.0534
1	25	2,327	0.0534
1	26	2,327	0.0534
1	27	2,327	0.0534
1	28	2,327	0.0534
1	29	2,327	0.0534
1	30	3,439	0.0789
1	31	3,161	0.0726
1	32	2,321	0.0533
1	33	2,321	0.0533
1	34	2,321	0.0533
1	35	2,321	0.0533
1	36	2,321	0.0533
1	37	2,321	0.0533
1	38	2,321	0.0533
1	39	2,321	0.0533
1	40	2,875	0.0660
1	41	3,026	0.0697
1	42	2,321	0.0533

LOT AREA TABLE

BLOCK	LOT	SQUARE FEET	ACRES
1	43	2,321	0.0533
1	44	2,321	0.0533
1	45	2,321	0.0533
1	46	2,321	0.0533
1	47	2,321	0.0533
1	48	2,320	0.0533
1	49	2,321	0.0533
1	50	3,161	0.0726
1	51	2,483	0.0565
1	52	2,476	0.0569
1	53	2,478	0.0568
1	54	2,474	0.0568
1	55	2,470	0.0567
1	56	2,485	0.0566
1	57	2,461	0.0565
1	58	2,456	0.0564
1	59	2,447	0.0562
1	60	2,429	0.0558
1	61	2,410	0.0553
1	62	1,887	0.0433
1	63	1,887	0.0433
1	64	1,988	0.0456
1	65	1,971	0.0453
1	66	1,975	0.0454
1	67	1,979	0.0454
1	68	1,983	0.0455
1	69	1,987	0.0457
1	70	1,991	0.0457
1	71	1,995	0.0458
1	72	1,999	0.0459
1	73	2,003	0.0460
1	74	2,561	0.0588
1	75	2,457	0.0564
1	76	1,887	0.0433
1	77	1,887	0.0433
1	78	1,887	0.0433
1	79	1,887	0.0433
1	80	1,887	0.0433
1	81	1,887	0.0433
1	82	1,887	0.0433
1	83	1,887	0.0433
1	84	1,883	0.0432

LOT AREA TABLE

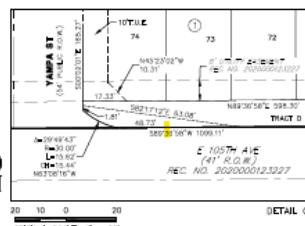
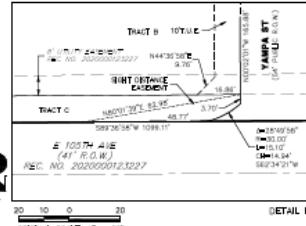
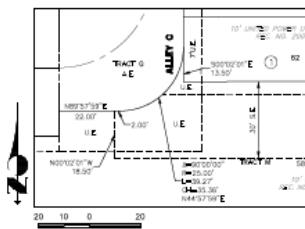
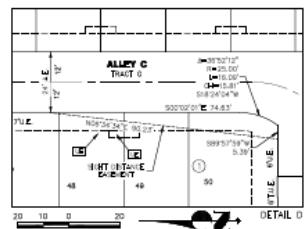
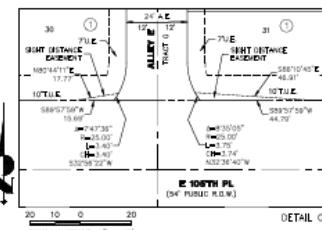
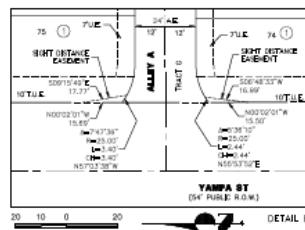
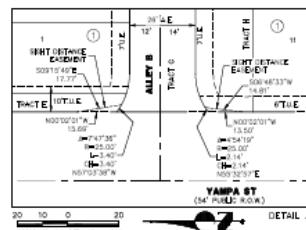
BLOCK	LOT	SQUARE FEET	ACRES
2	1	59,040	1.3554
2	2	62,865	1.4432
2	3	71,875	1.6454
2	4	44,753	1.0274
2	5	82,590	1.8958



REUNION CENTER FILING NO. 1, AMENDMENT NO. 1
JULY 11, 2024
SHEET 12 OF 13

JR. ENGINEERING
A Werner Company
Call 303-279-0888 • Email: info@jr-3d.com
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REUNION CENTER FILING NO. 1, AMENDMENT NO. 1
A REPLAT OF TRACTS A, B, C, J, K AND L, REUNION CENTER FILING NO. 1,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND
AC = ACCESS & UTILITY EXCAVATION LINE
AE = ACCESS EXCAVATION
UE = UTILITY EXCAVATION
TUE = TRANSPORTATION & UTILITY EXCAVATION
DUE = DRAINAGE EXCAVATION
SUE = SANITARY UTILITY EXCAVATION
30' X 30' = 30' X 30' UTILITY EXCAVATION
30' X 5' = 30' X 5' UTILITY EXCAVATION
① = BLOCK NUMBER

REUNION CENTER FILING NO. 1, AMENDMENT NO. 1
JULY 11, 2024
SHEET 13 OF 13

JR. ENGINEERING
A Werner Company
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