RECEPTION#: 2019000050788,
6/28/2019 at 3:24 PM, 1 OF 19,
REC: $193.00
Josh Zygielbaum, Adams County, CO.

REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS 18th DAY OF June, 2019.

CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY CITY COUNCIL THIS ____ DAY OF _____, 2019.

ATTEST: CITY CLERK MAYOR

SEAL

THIS PUD ZONE DOCUMENT AMENDMENT #5 WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 3:24 O'CLOCK P M, THIS 26 DAY OF June 2019.

COUNTY CLERK AND RECORDER

Deputy Clerk

OWNERS CERTIFICATE

DIBC BUFFALO HILLS RANCH, a Colorado limited liability company, FFP-DIA, LLC, a Colorado limited liability company, and DIBC 96th AND POTOMAC , LLC, a Colorado limited liability company, being the owner(s) of portions of the property located in the CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO, do hereby submit this Planned Unit Development Zone Document Amendment #5 and agree to perform under the terms noted herein.

DIBC BUFFALO HILLS RANCH, a Colorado limited liability company

By: _____

Name: L.C. Fulenwider, III

Title: CEO/L.C. Fulenwider, Inc. - Manager

ACKNOWLEDGEMENT:

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DENVER)

MARLEEN ZIEGLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006566
MY COMMISSION EXPIRES MARCH 23, 2022

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF MAY, 2019 BY L.C. FULENWIDER III AS MANAGER FOR DIBC BUFFALO HILLS RANCH, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC Marleen Ziegler
MY COMMISSION EXPIRES 3/23/22

FFP-DIA, LLC, a Colorado limited liability company

By: _____

Name: L.C. Fulenwider, III

Title: Attorney-in-Fact

ACKNOWLEDGEMENT:

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DENVER)

MARLEEN ZIEGLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006566
MY COMMISSION EXPIRES MARCH 23, 2022

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF MAY, 2019 BY L.C. FULENWIDER III AS ATTORNEY IN FACT FOR FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC Marleen Ziegler
MY COMMISSION EXPIRES 3/23/22

DIBC 96th AND POTOMAC , LLC, a Colorado limited liability company

By: _____

Name: L.C. Fulenwider, III

Title: CEO/L.C. Fulenwider, Inc. - Manager

ACKNOWLEDGEMENT:

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DENVER)

MARLEEN ZIEGLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006566
MY COMMISSION EXPIRES MARCH 23, 2022

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF MAY, 2019 BY L.C. FULENWIDER III AS MANAGER FOR DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC Marleen Ziegler
MY COMMISSION EXPIRES 3/23/22

REUNION METROPOLITAN DISTRICT, a Colorado quasi-municipal corporation, being the owner of portions of the property located in the CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO, do hereby submit this Planned Unit Development Zone Document Amendment #5 and agree to perform under the terms noted herein.

REUNION METROPOLITAN DISTRICT, a Colorado quasi-municipal corporation

By: _____

Name: Kelly R. Leid

Title: EVP Operations/President

ACKNOWLEDGEMENT:

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DENVER)

JOCLYN ALEXANDRIA KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174002154
MY COMMISSION EXPIRES JANUARY 17, 2021

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF May 2019 BY Kelly R. Leid AS EVP of Operations FOR REUNION METROPOLITAN DISTRICT, A COLORADO QUASI-MUNICIPAL CORPORATION.

NOTARY PUBLIC Joclyn Alexandria King
MY COMMISSION EXPIRES January 17, 2021

SHEA HOMES LIMITED PARTNERSHIP a California limited partnership, being the owner of portions of the property located in the CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO, dhereby submit this Planned Unit Development Zone Document Amendment #5 and agree to perform under the terms noted herein.

SHEA HOMES LIMITED PARTNERSHIP a California limited partnership

By: _____

Name: JEFFREY F. KAPPES

Title: ASSISTANT SECRETARY

ACKNOWLEDGEMENT:

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DENVER)

MICHELE M. MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19924013384
MY COMMISSION EXPIRES 09/29/2020

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May 2019 BY Jeffrey F Kappes AS Asst. Secretary FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES 09/29/2020

CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation, being the owner of portions of the property located in the CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO, do hereby submit this Planned Unit Development Zone Document Amendment #5 and agree to perform under the terms noted herein.

CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation.

By: _____

Name: ROBERT J SANDERMAN

Title: Asst. Secretary

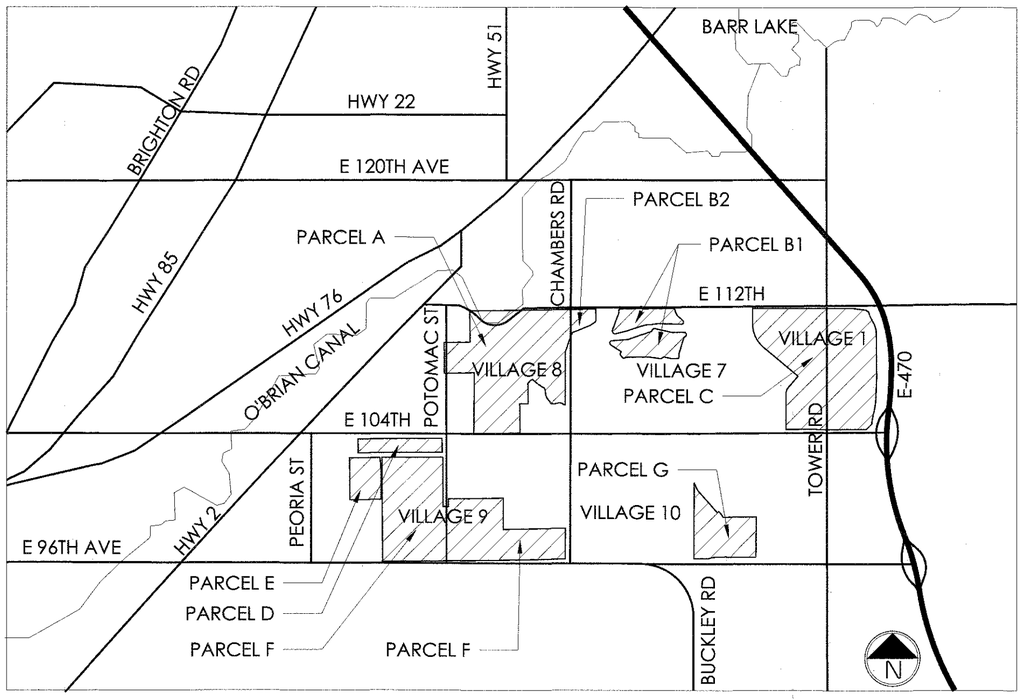
ACKNOWLEDGEMENT:

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DENVER)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF May, 2019 BY Robert Sanderman AS Asst. Secretary FOR CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

NOTARY PUBLIC Joclyn Alexandria King
MY COMMISSION EXPIRES January 17, 2021

JOCLYN ALEXANDRIA KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174002154
MY COMMISSION EXPIRES JANUARY 17, 2021



VICINITY MAP, NTS

PURPOSE OF AMENDMENT

THE PUD AMENDMENT #1 APPROVED OCTOBER 7, 2002 IS 16 YEARS OLD AND MARKET CONDITIONS ALONG WITH DEVELOPERS HAVE CHANGED. AMENDMENT #5 MODIFIES MOST PROPERTIES THAT ARE UNDEVELOPED AND UNDER THE CONTROL OF CLAYTON PROPERTIES GROUP II. REVISIONS ENCOMPASS ALL OR PORTIONS OF VILLAGE 1,2,3,4,7,8,9 AND 10.

AMENDMENT #5 REVISIONS INCLUDE BUT ARE NOT LIMITED TO:

- NORTHEAST QUADRANT OF REUNION PUD WHICH INCLUDES PORTIONS OF VILLAGE 1,2,3, AND 4 COMBINED TO BE VILLAGE 1.
- ROAD NETWORK WITHIN VILLAGE 1 REVISED AND PLANNING AREAS ADJUSTED ACCORDINGLY
- PLANNING AREAS 7B AND 7E SPLIT INTO TWO ZONES FOR EACH. THE GOLF PERIMETER REMAINS R-1 AND THE INTERIOR IS R-2.
- VILLAGE 8 GOLF EXPANSION HAS BEEN REMOVED AND PLANNING AREAS ADJUSTED ACCORDINGLY.
- BLACKHAWK ST. NORTH OF 108TH REMOVED TO ALLOW A CONTIGUOUS ACTIVE ADULT COMMUNITY WITHIN VILLAGE 8.
- VILLAGE 9 POTOMAC ROAD HAS BEEN REALIGNED.
- VILLAGE 9 SCHOOL AND PARK SITES HAVE BEEN ZONED TO RES-2 AND GENERAL LOCATIONS ARE SHOWN. PARK DEDICATIONS THAT MATCH AMENDMENT #1 PUD ARE REQUIRED.
- LAND USES HAVE BEEN REVISED TO MATCH COMMERCE CITY'S LAND USE TABLE.
- MINIMUM LOT SIZES FOR CLUSTER HOMES HAVE BEEN REVISED TO 2,200 SQ.FT. AND HOME SIZES TO 900 SQ.FT.
- SETBACKS REVISED FOR VILLAGE 1.
- ON-STREET PARKING CAN BE COUNTED TOWARDS OFF STREET PARKING IN VILLAGE 1.
- LANDSCAPE REQUIREMENTS FOR MULTI-FAMILY REVISED TO ALLOW FOR URBAN STACKED RESIDENTIAL.
- PORCHES AND ARCHITECTURAL FEATURES SETBACK REVISED TO 5'.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	COMPOSITE AREA
3	LEGAL DESCRIPTION
4	LEGAL DESCRIPTION
5	LEGAL DESCRIPTION
6	LEGAL DESCRIPTION
7	PUD
8	PUD
9	PUD
10	PUD
11	PUD
12	PUD
13	LAND USE SCHEDULE
14	DEVELOPMENT STANDARDS
15	LAND USE SUMMARY GENERAL PROVISIONS
16	LAND USE DESIGNATION MATRIX
17	LAND USE DESIGNATION MATRIX
18	STREET SECTIONS
19	STREET SECTIONS

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10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

REUNION
PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019

REVISION DATES

SHEET TITLE
COVER SHEET

SHEET NUMBER
1
of 19

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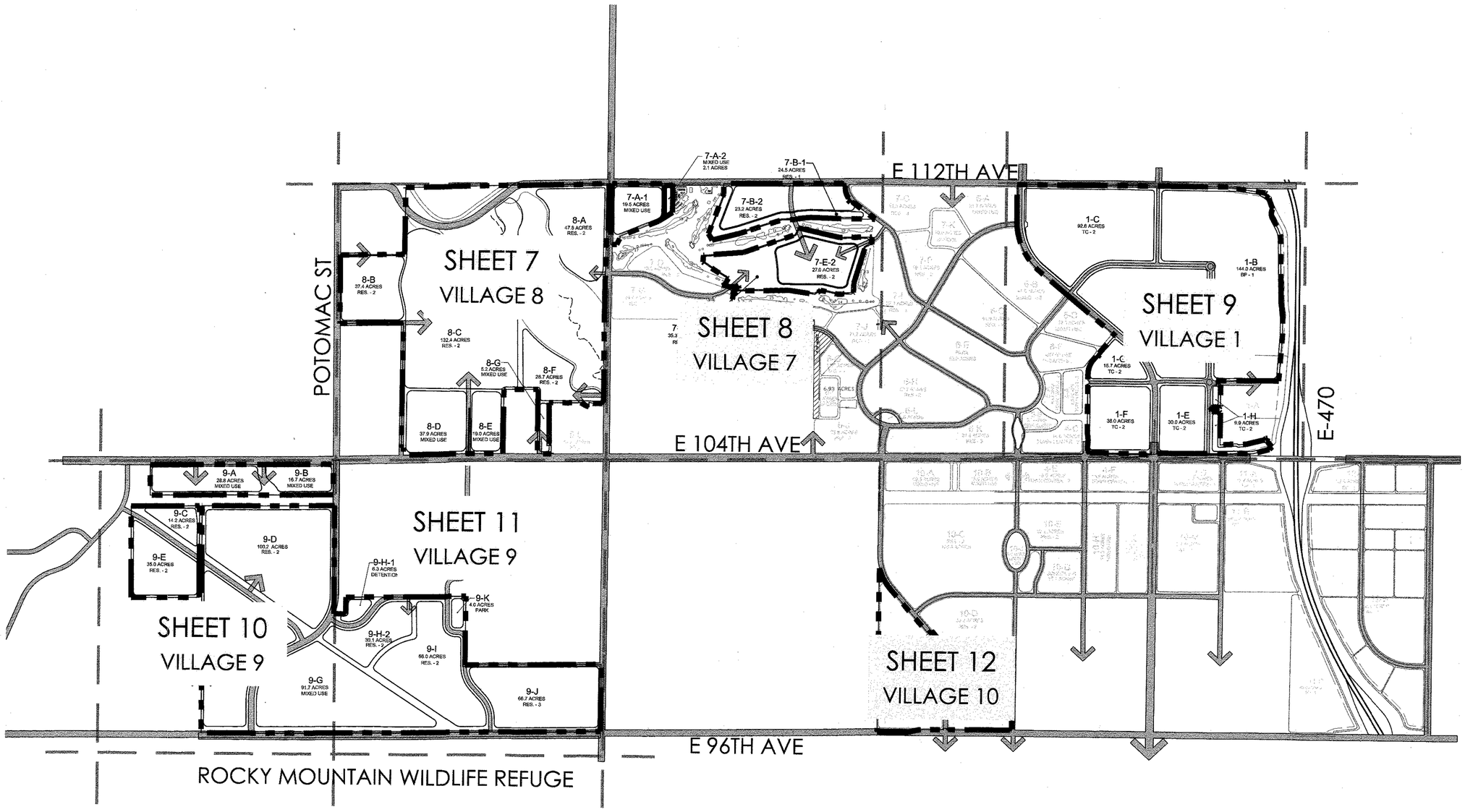
REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



MATCHLINES

PUD BOUNDARY

N

NOT TO SCALE

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

REUNION
PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019
REVISION DATES
SHEET TITLE
COMPOSITE AREA
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2 of 19

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REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, BEING MONUMENTED AT THE NORTH ONE-SIXTEENTH CORNER OF SAID NORTHWEST ONE-QUARTER OF SECTION 7 AND THE NORTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 7 BY A 3-1/4" ALUMINUM CAP - P.L.S. NO. 25369, DETERMINED BY GPS OBSERVATION TO BEAR N88°29'23"E PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

BEGINNING AT THE NORTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 7;
THENCE N00°23'22"E, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1292.11 FEET;

THENCE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SECTION 7 THE FOLLOWING TWO (2) COURSES:

1. N88°21'23"E A DISTANCE OF 1319.06 FEET;

2. N88°22'14"E A DISTANCE OF 2600.61 FEET;

THENCE PARALLEL WITH AND 30.00 FEET WESTERLY FROM THE EAST LINE OF SAID SECTION 7, S00°45'04"W A DISTANCE OF 934.25 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHAMBERS STREET AS DESCRIBED IN THE DOCUMENTS RECORDED OCTOBER 11, 2002 UNDER RECEPTION NO. C1036758;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, N89°15'56"W A DISTANCE OF 30.00 FEET;

THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, AS DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 11, 2002 UNDER RECEPTION NUMBER C1036758, THE DOCUMENT RECORDED FEBRUARY 2, 2017 UNDER RECEPTION NO. 2017000010629, AND THE DOCUMENT RECORDED OCTOBER 23, 2007 UNDER RECEPTION NO. 2007000099509, BEING 60 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7 THE FOLLOWING TWO (2) COURSES:

1. S00°45'04"W A DISTANCE OF 1697.52 FEET;

2. S00°10'59"E A DISTANCE OF 1588.58 FEET, TO A POINT ON THE NORTHERLY LINE OF REUNION FILING NO. 32 RECORDED AUGUST 8, 2011 UNDER RECEPTION NO. 2011000050524;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID REUNION FILING NO. 32 THE FOLLOWING NINE (9) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET, TO A POINT OF TANGENT;

2. S89°49'01"W A DISTANCE OF 118.68 FEET, TO A POINT OF CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 407.50 FEET, A CENTRAL ANGLE OF 19°29'37" AND AN ARC LENGTH OF 138.64 FEET, TO A POINT OF NON-TANGENT;

4. S00°39'46"E A DISTANCE OF 87.26 FEET, TO A POINT OF NON-TANGENT CURVE;

5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N16°39'01"E, HAVING A RADIUS OF 492.50 FEET, A CENTRAL ANGLE OF 20°33'41" AND AN ARC LENGTH OF 176.74 FEET, TO A POINT OF NON-TANGENT;

6. S89°20'14"W A DISTANCE OF 613.54 FEET;

7. S00°39'46"E A DISTANCE OF 785.33 FEET;

8. N89°20'14"E A DISTANCE OF 40.59 FEET;

9. S00°39'46"E A DISTANCE OF 200.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 104TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 23, 2007 UNDER RECEPTION NO. 2007000099509;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°20'14"W, PARALLEL WITH AND 75.00 FEET NORTHERLY FROM THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 269.15 FEET, TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7;

THENCE N00°12'18"E, ALONG SAID WEST LINE, A DISTANCE OF 1243.46 FEET TO THE SOUTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 7;

THENCE S88°58'56"W, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 660.47 FEET;

THENCE S00°24'02"W, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1239.43 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 104TH AVENUE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, BEING 75.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 7 THE FOLLOWING TWO (2) COURSES:

1. S89°20'14"W A DISTANCE OF 667.01 FEET;

2. S88°13'16"W A DISTANCE OF 1246.23 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BLACKHAWK STREET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. N44°37'06"W A DISTANCE OF 14.31 FEET;

2. N00°22'54"E A DISTANCE OF 137.76 FEET;

3. N89°37'06"W A DISTANCE OF 40.01 FEET, TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7;

THENCE N00°22'46"E, ALONG SAID WEST LINE, A DISTANCE OF 2404.60 FEET TO THE CENTER WEST CORNER OF SAID SECTION 7;

THENCE S88°37'57"W, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1225.51 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POTOMAC STREET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°21'34"W, PARALLEL WITH AND 55.00 FEET EASTERLY FROM THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1318.88 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7;

THENCE N88°29'23"E, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1242.85 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19,060,042 SQUARE FEET OR 437.5584 ACRES.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

REUNION
PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019
REVISION DATES
SHEET TITLE
LEGAL DESCRIPTION
SHEET NUMBER
3 of 19

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REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL B1

A PARCEL OF LAND BEING ALL OF TRACT L, REUNION FILING NO. 9, AS RECORDED JUNE 01, 2005, UNDER RECEPTION NO. 20050601000575310 OF THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AS WELL AS A PORTION OF THAT PARCEL OF LAND DESCRIBED WITHIN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. C0365970, IN SAID RECORDS, LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO BEAR SOUTH 00°09'46" EAST, A DISTANCE OF 2,660.91 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 87°00'35" WEST, A DISTANCE OF 774.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PARKSIDE DRIVE NORTH AS SHOWN ON THE DEDICATION PLAT OF REUNION DISTRICT ROADS - PHASE 3B AS RECORDED AUGUST 01, 2005, UNDER RECEPTION NO. 2005080100810210, IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES:

1. SOUTH 00°46'09" EAST, A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°46'09" EAST;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;
3. SOUTH 00°46'09" EAST, A DISTANCE OF 39.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 338.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°10'14", AN ARC LENGTH OF 207.48 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;
5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°23'04", AN ARC LENGTH OF 28.76 FEET;
6. SOUTH 46°26'40" WEST, A DISTANCE OF 12.98 FEET;
7. SOUTH 43°33'20" EAST, A DISTANCE OF 66.00 FEET;
8. NORTH 46°26'40" EAST, A DISTANCE OF 14.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
9. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°21'16", AN ARC LENGTH OF 28.05 FEET;
10. SOUTH 53°12'03" EAST, A DISTANCE OF 555.41 FEET TO THE NORTHEASTERLY CORNER OF TRACT E, REUNION FILING NO. 21 AS RECORDED SEPTEMBER 26, 2005, UNDER RECEPTION NO. 20050926001046700, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT E AND THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED WITHIN THE SPECIAL WARRANTY DEED RECORDED ON FEBRUARY 14, 1995, IN BOOK 4466 AT PAGE 733, IN SAID RECORDS, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89°16'04" WEST, A DISTANCE OF 590.77 FEET;
2. NORTH 88°10'52" WEST, A DISTANCE OF 652.64 FEET;
3. SOUTH 84°36'45" WEST, A DISTANCE OF 245.38 FEET;
4. SOUTH 67°08'39" WEST, A DISTANCE OF 25.76 FEETTO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1468.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°48'53" EAST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'40", AN ARC LENGTH OF 182.62 FEET TO THE NORTHERLY BOUNDARY OF AN EXCEPTION PARCEL OF LAND AS DESCRIBED WITHIN SAID SPECIAL WARRANTY DEED RECORDED IN BOOK 4466 AT PAGE 733;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF SAID SPECIAL WARRANTY DEED THE FOLLOWING FOURTEEN (14) COURSES:

1. SOUTH 77°39'46" EAST, A DISTANCE OF 808.12 FEET;
2. NORTH 89°20'17" EAST, A DISTANCE OF 592.61 FEET;
3. NORTH 83°33'50" EAST, A DISTANCE OF 29.13 FEET;
4. SOUTH 01°27'18" WEST, A DISTANCE OF 147.99 FEET;
5. SOUTH 87°27'32" WEST, A DISTANCE OF 27.76 FEET;
6. SOUTH 64°14'08" WEST, A DISTANCE OF 108.39 FEET;
7. SOUTH 16°50'49" WEST, A DISTANCE OF 722.67 FEET;
8. SOUTH 02°11'23" WEST, A DISTANCE OF 182.54 FEET;
9. SOUTH 51°35'00" WEST, A DISTANCE OF 50.87 FEET;
10. NORTH 89°21'26" WEST, A DISTANCE OF 289.89 FEET;
11. NORTH 77°40'47" WEST, A DISTANCE OF 312.20 FEET;
12. SOUTH 56°04'45" WEST, A DISTANCE OF 139.08 FEET;
13. NORTH 81°55'39" WEST, A DISTANCE OF 504.01 FEET;
14. SOUTH 88°33'41" WEST, A DISTANCE OF 830.64 FEET TO THE EASTERLY BOUNDARY TRACT J OF SAID PLAT OF REUNION FILING NO. 9;

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARIES OF SAID TRACT J THE FOLLOWING FIVE (5) COURSES:

1. NORTH 00°04'52" EAST, A DISTANCE OF 67.56 FEET;
2. NORTH 22°59'01" EAST, A DISTANCE OF 83.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°59'01" EAST;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°35'19", AN ARC LENGTH OF 11.29 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 10.00 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°56'48", AN ARC LENGTH OF 14.30 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°55'19", AN ARC LENGTH OF 178.56 FEET TO THE SOUTHERLY MOST CORNER OF SAID TRACT L;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT L, NORTH 15°27'09" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY BOUNDARY OF TRACT K, OF SAID PLAT OF REUNION FILING NO. 9 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°27'10" WEST;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SAID TRACT K THE FOLLOWING SEVEN (7) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°48'19", AN ARC LENGTH OF 142.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°41'49", AN ARC LENGTH OF 14.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°32'17", AN ARC LENGTH OF 146.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°39'05", AN ARC LENGTH OF 13.55 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 375.00 FEET;
5. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°58'04", AN ARC LENGTH OF 163.41 FEET;
6. NON-TANGENT TO SAID CURVE, SOUTH 21°53'59" WEST, A DISTANCE OF 106.80 FEET;
7. SOUTH 72°22'41" WEST, A DISTANCE OF 26.94 FEET TO SAID NORTHERLY BOUNDARY OF AN EXCEPTION PARCEL OF LAND AS DESCRIBED WITHIN SAID SPECIAL WARRANTY DEED RECORDED IN BOOK 4466 AT PAGE 733;

THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARIES OF SAID EXCEPTION PARCEL THE FOLLOWING SIX (6) COURSES:

1. NORTH 59°03'18" WEST, A DISTANCE OF 260.21 FEET;
2. NORTH 55°55'20" WEST, A DISTANCE OF 322.39 FEET;
3. NORTH 04°36'06" EAST, A DISTANCE OF 128.81 FEET;
4. NORTH 85°17'29" EAST, A DISTANCE OF 776.77 FEET;
5. NORTH 70°21'09" EAST, A DISTANCE OF 1051.88 FEET;
6. NORTH 22°23'43" EAST, A DISTANCE OF 74.35 FEET;

THENCE DEPARTING SAID EXCEPTION PARCEL, NORTH 19°38'51" WEST, A DISTANCE OF 5.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1532.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'13", AN ARC LENGTH OF 224.25 FEET TO NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED WITHIN THE SPECIAL WARRANTY DEED RECORDED ON FEBRUARY 14, 1995, IN BOOK 4466 AT PAGE 733;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARIES OF SAID SPECIAL WARRANTY DEED RECORDED IN BOOK 4466 AT PAGE 733 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 88°37'59" WEST, A DISTANCE OF 218.62 FEET;
2. SOUTH 71°25'57" WEST, A DISTANCE OF 859.14 FEET;
3. SOUTH 75°55'09" WEST, A DISTANCE OF 551.42 FEET;
4. NORTH 30°47'13" WEST, A DISTANCE OF 144.19 FEET;
5. NORTH 20°26'48" EAST, A DISTANCE OF 823.97 FEET;
6. NORTH 01°49'17" WEST, A DISTANCE OF 196.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 112TH AVENUE, SAID POINT BEING 30.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND PARALLEL WITH SAID NORTH LINE, NORTH 89°13'51" EAST, A DISTANCE OF 2,328.37 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 108.060 ACRES, (4,707,107 SQUARE FEET), MORE OR LESS.

PARCEL B2

A PARCEL OF LAND BEING A PORTION OF PARCEL B - AS SURVEYED AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY RECORDED IN BOOK 1 AT PAGE 1644 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S45°00'33"E A DISTANCE OF 41.87 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N89°13'51"E A DISTANCE OF 1167.85 FEET, TO A POINT ON THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 14, 1995 IN BOOK 4466 AT PAGE 733;

THENCE ON SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES:

1. S00°20'50"E A DISTANCE OF 554.59 FEET
2. S57°21'21"W A DISTANCE OF 313.50 FEET;
3. S67°47'22"W A DISTANCE OF 803.42 FEET;
4. S03°31'26"W A DISTANCE OF 35.27 FEET;
5. S26°07'51"W A DISTANCE OF 140.18 FEET;
6. S88°11'36"W A DISTANCE OF 114.89 FEET;

THENCE ON A LINE BEING 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N00°45'04"E A DISTANCE OF 1176.49 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,008,982 SQUARE FEET OR 23.1630 ACRES.

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10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

REUNION PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019
REVISION DATES
SHEET TITLE
LEGAL DESCRIPTION
SHEET NUMBER
4 of 19

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REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL C

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 9, THE WEST HALF OF SECTION 10, ALL IN TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23519 1989" IN A RANGE BOX AT THE NORTHEAST CORNER AND A 2" ALUMINUM CAP STAMPED "LS 28649 1997" IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER. BEING ASSUMED TO BEAR N89°52'27"E A DISTANCE OF 2647.96 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S68°16'31"W A DISTANCE OF 80.78 FEET, TO THE NORTHEASTERLY CORNER OF PARCEL 1, REUNION FILING NO. 25 RECORDED AUGUST 14, 2015 UNDER RECEPTION NO. 2015000067449 AND THE POINT OF BEGINNING;

THENCE ON A LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, S89°55'23"E A DISTANCE OF 75.05 FEET;

THENCE ON A LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N89°52'27"E A DISTANCE OF 2647.96 FEET;

THENCE ON A LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, N89°46'55"E A DISTANCE OF 1505.56 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED OCTOBER 12, 1995 UNDER RECEPTION NO. C0114614;

THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S00°12'59"E A DISTANCE OF 39.89 FEET;
2. S82°28'27"E A DISTANCE OF 559.55 FEET;
3. S57°07'37"E A DISTANCE OF 25.62 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 6, 2006 UNDER RECEPTION NO. 20060306000226200;

THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING FOURTEEN (14) COURSES:

1. S20°11'58"W A DISTANCE OF 51.23 FEET;
2. S57°07'37"E A DISTANCE OF 78.07 FEET; TO A POINT OF NON-TANGENT CURVE;
3. THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N73°13'05"E, HAVING A RADIUS OF 1667.89 FEET, A CENTRAL ANGLE OF 07°23'51" AND AN ARC LENGTH OF 215.34 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S60°19'16"E, HAVING A RADIUS OF 184.00 FEET, A CENTRAL ANGLE OF 57°35'12" AND AN ARC LENGTH OF 184.93 FEET, TO A POINT OF NON-TANGENT;
5. S27°54'31"E A DISTANCE OF 240.61 FEET, TO A POINT OF CURVE;
6. THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 416.00 FEET, A CENTRAL ANGLE OF 26°44'25" AND AN ARC LENGTH OF 194.15 FEET, TO A POINT OF TANGENT;
7. S01°10'06"E A DISTANCE OF 1222.22 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 584.00 FEET, A CENTRAL ANGLE OF 07°29'36" AND AN ARC LENGTH OF 76.38 FEET, TO A POINT OF TANGENT,
9. S08°39'43"E A DISTANCE OF 141.76 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 416.00 FEET, A CENTRAL ANGLE OF 08°40'07" AND AN ARC LENGTH OF 62.94 FEET, TO A POINT OF TANGENT;
11. S00°00'23"W A DISTANCE OF 104.49 FEET;
12. S00°00'49"W A DISTANCE OF 256.40 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 301.19 FEET, A CENTRAL ANGLE OF 04°51'31" AND AN ARC LENGTH OF 25.54 FEET, TO A POINT OF NON-TANGENT;
14. S04°08'39"W A DISTANCE OF 858.38 FEET, TO A POINT ON THE NORTHERLY LINE OF LOT 1, REUNION FILING NO. 33 RECORDED JANUARY 10, 2007 UNDER RECEPTION NO. 2007000004156;

THENCE ON THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID LOT 1 THE FOLLOWING TWENTY (20) COURSES:

1. S89°45'27"W A DISTANCE OF 1059.78 FEET;
2. N85°35'53"W A DISTANCE OF 73.96 FEET;
3. S89°44'55"W A DISTANCE OF 73.37 FEET;
4. S00°15'05"E A DISTANCE OF 64.00 FEET;
5. N89°47'39"E A DISTANCE OF 79.13 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°12'21" AND AN ARC LENGTH OF 15.74 FEET, TO A POINT OF TANGENT;
7. S00°00'00"W A DISTANCE OF 422.86 FEET;
8. S45°00'00"W A DISTANCE OF 28.28 FEET;
9. N90°00'00"W A DISTANCE OF 162.02 FEET;
10. S08°10'46"E A DISTANCE OF 85.87 FEET;
11. S90°00'00"E A DISTANCE OF 149.80 FEET;
12. S45°00'00"E A DISTANCE OF 28.28 FEET;
13. S00°00'00"E A DISTANCE OF 621.69 FEET;
14. N85°56'04"E A DISTANCE OF 323.62 FEET;
15. S59°20'00"E A DISTANCE OF 39.49 FEET;
16. N84°26'51"E A DISTANCE OF 151.15 FEET;
17. N76°04'55"E A DISTANCE OF 363.80 FEET;
18. N02°52'34"E A DISTANCE OF 8.92 FEET;
19. N55°10'51"E A DISTANCE OF 31.49 FEET;
20. N79°45'25"E A DISTANCE OF 29.74 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 20060306000226200;

THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. S13°42'24"W A DISTANCE OF 46.15 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S76°17'04"E, HAVING A RADIUS OF 19.04 FEET, A CENTRAL ANGLE OF 55°37'04" AND AN ARC LENGTH OF 18.48 FEET, TO A POINT OF NON-TANGENT;
3. S41°54'40"E A DISTANCE OF 121.54 FEET;
4. S48°41'01"E A DISTANCE OF 14.95 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED OCTOBER 12, 1995 UNDER RECEPTION NO. C0114614;

THENCE ON SAID RIGHT-OF-WAY LINE, S41°18'50"W A DISTANCE OF 73.51 FEET;

THENCE CONTINUING ON SAID LINE, S74°52'08"W A DISTANCE OF 331.03 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE AS SHOWN ON THE PLAT OF REUNION FILING NO. 33 RECORDED JANUARY 10, 2007 UNDER RECEPTION NO. 2007000004156;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°44'55"W A DISTANCE OF 784.70 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT C, REUNION FILING NO. 33;

THENCE S89°44'55"W A DISTANCE OF 157.01 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE AS SHOWN ON THE PLAT OF REUNION FILING NO. 33, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT B, REUNION FILING NO. 33;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°44'55"W A DISTANCE OF 799.59 FEET;

THENCE S80°44'29"W A DISTANCE OF 236.55 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED JANUARY 19, 1994 UNDER RECEPTION NO. B1212506;

THENCE ON SAID RIGHT-OF-WAY LINE, S83°27'06"W A DISTANCE OF 80.29 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 104TH AVENUE AS SHOWN ON THE DEDICATION PLAT RECORDED JUNE 28, 2001 UNDER RECEPTION NO. C0820766;

THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. N00°35'55"W A DISTANCE OF 31.43 FEET;
2. S89°24'05"W A DISTANCE OF 210.99 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 9925.00 FEET, A CENTRAL ANGLE OF 01°08'45" AND AN ARC LENGTH OF 198.47 FEET, TO A POINT OF TANGENT;
4. N89°27'11"W A DISTANCE OF 400.14 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10075.00 FEET, A CENTRAL ANGLE OF 01°08'45" AND AN ARC LENGTH OF 201.47 FEET, TO A POINT OF TANGENT;
6. S89°24'05"W A DISTANCE OF 75.71 FEET;
7. N45°18'58"W A DISTANCE OF 56.29 FEET;
8. N00°02'01"W A DISTANCE OF 27.71 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALDEN STREET AS SHOWN ON THE E. 105TH AVENUE AND WALDEN STREET RIGHT-OF-WAY DEDICATION PLAT RECORDED MARCH 25, 2004 UNDER RECEPTION NO. 20040325000148850;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

1. N00°02'01"W A DISTANCE OF 73.98 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 136.00 FEET, A CENTRAL ANGLE OF 05°28'28" AND AN ARC LENGTH OF 12.99 FEET, TO A POINT OF TANGENT;
3. N05°26'26"E A DISTANCE OF 53.19 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 164.00 FEET, A CENTRAL ANGLE OF 06°50'34" AND AN ARC LENGTH OF 19.59 FEET, TO A POINT OF TANGENT;
5. N01°24'08"W A DISTANCE OF 68.38 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 164.00 FEET, A CENTRAL ANGLE OF 09°05'31" AND AN ARC LENGTH OF 26.02 FEET, TO A POINT OF TANGENT;
7. N10°29'39"W A DISTANCE OF 33.10 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 136.00 FEET, A CENTRAL ANGLE OF 09°05'31" AND AN ARC LENGTH OF 21.58 FEET, TO A POINT OF TANGENT;
9. N01°24'08"W A DISTANCE OF 161.35 FEET;
10. N00°02'01"W A DISTANCE OF 24.69 FEET;

THENCE N00°02'01"W A DISTANCE OF 264.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALDEN STREET AS SHOWN ON DEDICATION PLAT REUNION DISTRICT ROADS - PHASE 3A RECORDED AUGUST 1, 2005 UNDER RECEPTION NO. 20050801000810200;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES:

1. N00°02'01"W A DISTANCE OF 488.39 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
3. N89°57'59"E A DISTANCE OF 11.00 FEET;
4. N00°02'01"W A DISTANCE OF 54.00 FEET;
5. S89°57'59"W A DISTANCE OF 11.00 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
7. N00°02'01"W A DISTANCE OF 101.24 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 39°45'05" AND AN ARC LENGTH OF 319.14 FEET, TO A POINT OF TANGENT;
9. N39°43'03"E A DISTANCE OF 70.65 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
11. S50°16'57"E A DISTANCE OF 11.00 FEET;
12. N39°43'03"E A DISTANCE OF 54.00 FEET;
13. N50°16'57"W A DISTANCE OF 11.00 FEET, TO A POINT OF CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
15. N39°43'03"E A DISTANCE OF 107.53 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 286.00 FEET, A CENTRAL ANGLE OF 13°15'41" AND AN ARC LENGTH OF 66.20 FEET, TO A POINT OF REVERSE CURVE;
17. ON THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 164.00 FEET, A CENTRAL ANGLE OF 13°15'41" AND AN ARC LENGTH OF 37.96 TO A POINT OF TANGENT;
18. N39°43'03"E A DISTANCE OF 220.50 FEET, TO A POINT OF CURVE;
19. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET, TO A POINT OF NON TANGENT;
20. N50°16'57"W A DISTANCE OF 150.00 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF REUNION FILING NO. 26 RECORDED MARCH 31, 2016 UNDER RECEPTION NO. 2016000023934;

THENCE ON SAID NORTHEASTERLY LINE, N50°16'57"W A DISTANCE OF 990.78 FEET;

THENCE N50°16'57"W A DISTANCE OF 125.00 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF REUNION FILING NO. 19, AMENDMENT NO. 3 RECORDED MAY 4, 2015 UNDER RECEPTION NO. 2015000032626;

THENCE ON SAID NORTHEASTERLY LINE, N50°16'57"W A DISTANCE OF 653.61 FEET, TO A POINT OF CURVE;

THENCE CONTINUING ON SAID LINE, ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE OF 09°13'04" AND AN ARC LENGTH OF 205.12 FEET, TO A POINT ON THE EASTERLY LINE OF PARCEL 2, REUNION FILING NO. 25 RECORDED AUGUST 14, 2015 UNDER RECEPTION NO. 2015000067449, SAID POINT BEING A POINT OF COMPOUND CURVE;

THENCE ON SAID EASTERLY LINE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE OF 34°54'01" AND AN ARC LENGTH OF 776.63 TO A POINT ON THE EASTERLY LINE OF LANDMARK DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED AUGUST 1, 2005 UNDER RECEPTION NO. 20050801000810210, SAID POINT BEING A POINT OF COMPOUND CURVE;

THENCE ON SAID EASTERLY LINE, ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE OF 05°20'39" AND AN ARC LENGTH OF 118.92 TO A POINT ON THE EASTERLY LINE OF PARCEL 1, REUNION FILING NO. 25;

THENCE ON SAID LINE, ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE OF 00°53'44" AND AN ARC LENGTH OF 19.93 TO A POINT OF TANGENT;

THENCE CONTINUING ON SAID LINE, N00°04'31"E A DISTANCE OF 693.54 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19,751,079 SQUARE FEET OR 453.4224 ACRES.

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REUNION
PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019
REVISION DATES
SHEET TITLE
LEGAL DESCRIPTION
SHEET NUMBER
5 of 19

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REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL D

THAT PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, BEING MONUMENTED AT THE NORTHEAST CORNER AND THE NORTH ONE- QUARTER CORNER OF SAID SECTION 13 BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - P.L.S. NO. 23516, DETERMINED BY GPS OBSERVATION TO BEAR N89°19'23"E PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 13, THENCE S38°14'44"W A DISTANCE OF 96.40 FEET TO THE POINT OF BEGINNING;

THENCE ON THE WESTERLY RIGHT-OF-WAY LINE OF POTOMAC STREET AS DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 23, 2007 UNDER RECEPTION NO. 2007000099513 AND THE DOCUMENT RECORDED FEBRUARY 21, 2008 UNDER RECEPTION NO. 2008000013431, BEING PARALLEL WITH AND 60.00 FEET WESTERLY FROM THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, S00°14'44"E A DISTANCE OF 586.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 7, 1962 IN BOOK 1034 AT PAGE 317;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. S89°21'03"W A DISTANCE OF 2581.30 FEET;
2. S89°21'17"W A DISTANCE OF 954.27 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED AUGUST 17, 1998 IN BOOK 5433 AT PAGE 186;

THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND, N00°31'31"W, PARALLEL WITH AND 365.68 FEET EASTERLY FROM THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 584.66 FEET;

THENCE ON THE SOUTHERLY LINE OF EAST 104TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED MARCH 7, 2007 UNDER RECEPTION NO. 2007000023861, BEING 75.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 13, THE FOLLOWING TWO (2) COURSES:

1. N89°19'43"E A DISTANCE OF 956.21 FEET;
2. N89°19'23"E A DISTANCE OF 2582.22 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 2,070,893 SQUARE FEET OR 47.5412 ACRES.

PARCEL E

THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, BEING MONUMENTED AT THE NORTHEAST CORNER AND THE NORTH ONE- QUARTER CORNER OF SAID SECTION 13 BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - P.L.S. NO. 23516, DETERMINED BY GPS OBSERVATION TO BEAR N89°19'23"E PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

BEGINNING AT THE CENTER CORNER OF SAID SECTION 13;

THENCE ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, S89°26'03"W A DISTANCE OF 1314.70 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE ON THE WEST LINE OF SAID EAST HALF, N00°31'31"W A DISTANCE OF 1768.47 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 7, 1962 IN BOOK 1034 AT PAGE 317;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°21'17"E A DISTANCE OF 1319.39 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;

THENCE ON SAID EAST LINE, S00°22'24"E A DISTANCE OF 1770.31 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 2,330,357 SQUARE FEET OR 53.4976 ACRES.

PARCEL F

THAT PORTION OF THE EAST HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST AND A PORTION OF THE SOUTH HALF OF SECTION 18 TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, BEING MONUMENTED AT THE NORTHEAST CORNER AND THE NORTH ONE- QUARTER CORNER OF SAID SECTION 13 BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - P.L.S. NO. 23516, DETERMINED BY GPS OBSERVATION TO BEAR N89°19'23"E PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE N45°22'28"W A DISTANCE OF 42.34 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13, S89°30'50"W A DISTANCE OF 2551.80 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN RULE AND ORDER RECORDED OCTOBER 20, 2014 UNDER RECEPTION NO. 2014000072387;

THENCE ON SAID EASTERLY LINE, BEING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SECTION 13, N00°22'24"W A DISTANCE OF 4384.39 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 7, 1962 IN BOOK 1034 AT PAGE 317;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°21'03"E A DISTANCE OF 2560.83 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF POTOMAC STREET;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 13 THE FOLLOWING TWO (2) COURSES:

1. S00°14'44"E A DISTANCE OF 1773.97 FEET;
2. S00°15'47"E A DISTANCE OF 318.01 FEET;

THENCE N89°44'13"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE N88°56'32"E A DISTANCE OF 30.00 FEET, TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED AUGUST 17, 1967 IN BOOK 1382 AT PAGE 359 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) COURSES:

1. N88°56'32"E, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 170.00 FEET;
2. N00°15'47"W, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 318.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE N88°56'32"E, ALONG SAID NORTH LINE, A DISTANCE OF 2318.41 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 18;

THENCE S00°18'51"W, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 1326.86 FEET TO THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 18;

THENCE N88°57'36"E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 2630.94 FEET;

THENCE S00°14'15"W, PARALLEL WITH AND 30.00 FEET WESTERLY FROM THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 1297.62;

THENCE PARALLEL WITH AND 30.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 18 THE FOLLOWING TWO (2) COURSES:

1. S88°58'39"W A DISTANCE OF 2633.33 FEET;
2. S89°04'16"W A DISTANCE OF 2491.46 FEET;

THENCE S89°30'50"W, PARALLEL WITH AND 30.00 FEET NORTHERLY FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 29.77 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 21,199,042 SQUARE FEET OR 486.6630 ACRES.

PARCEL G

THAT PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DETERMINED BY GPS OBSERVATION TO BEAR N89°59'37"W AS REFERENCED TO COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, N89°59'37"W A DISTANCE OF 2,020.39 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTH LINE, N89°59'37"W A DISTANCE OF 605.96 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 16;

THENCE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, N00°10'08"E A DISTANCE OF 2,640.45 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 16;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, N00°31'55"E A DISTANCE OF 517.61 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LANDMARK DRIVE AS SHOWN ON THE PLAT OF REUNION FILING NO. 10 RECORDED UNDER RECEPTION NO. C1187430 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N74°35'23"E, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 26°01'38" AND AN ARC LENGTH OF 472.43 FEET, TO A POINT OF TANGENT;

THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S41°26'16"E A DISTANCE OF 346.68 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LANDMARK DRIVE AS SHOWN ON THE PLAT OF REUNION FILING NO. 16 RECORDED UNDER RECEPTION NO. 2007000010714;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S41°26'16"E A DISTANCE OF 769.51 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF REUNION FILING NO. 16;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING FIVE (5) COURSES:

1. N48°33'44"E A DISTANCE OF 80.00 FEET;
2. S41°26'16"E A DISTANCE OF 94.99 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 11°21'42" AND AN ARC LENGTH OF 206.23 FEET, TO A POINT OF NON-TANGENT;
4. N89°33'21"E A DISTANCE OF 1124.63 FEET;
5. S89°40'06"E A DISTANCE OF 262.39 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF REUNION PARKWAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2007000034813;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. S00°19'54"W A DISTANCE OF 990.32 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 43°53'10" AND AN ARC LENGTH OF 6.13 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 87°46'20" AND AN ARC LENGTH OF 72.77 FEET, TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 43°53'10" AND AN ARC LENGTH OF 6.13 FEET, TO A POINT OF TANGENT;
5. S00°19'54"W A DISTANCE OF 584.40 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 96TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2013000081549;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

1. N89°39'57"W A DISTANCE OF 8.00 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°39'57"W, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°40'20" AND AN ARC LENGTH OF 31.30 FEET, TO A POINT OF TANGENT;
3. N89°59'37"W A DISTANCE OF 1193.90 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°19'40" AND AN ARC LENGTH OF 31.53 FEET, TO A POINT OF NON-TANGENT;
5. S89°50'33"W A DISTANCE OF 80.00 FEET, TO A POINT OF NON-TANGENT CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°39'57"W, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°40'20" AND AN ARC LENGTH OF 31.30 FEET, TO A POINT OF TANGENT;
7. N89°59'37"W A DISTANCE OF 303.98 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,010.00 FEET, A CENTRAL ANGLE OF 19°34'31" AND AN ARC LENGTH OF 345.07 FEET, TO A POINT OF TANGENT;
9. S70°25'52"W A DISTANCE OF 4.85 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,123,397 SQUARE FEET OR 117.6170 ACRES.

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REUNION PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019

REVISION DATES

SHEET TITLE
LEGAL DESCRIPTION

SHEET NUMBER
6
of 19

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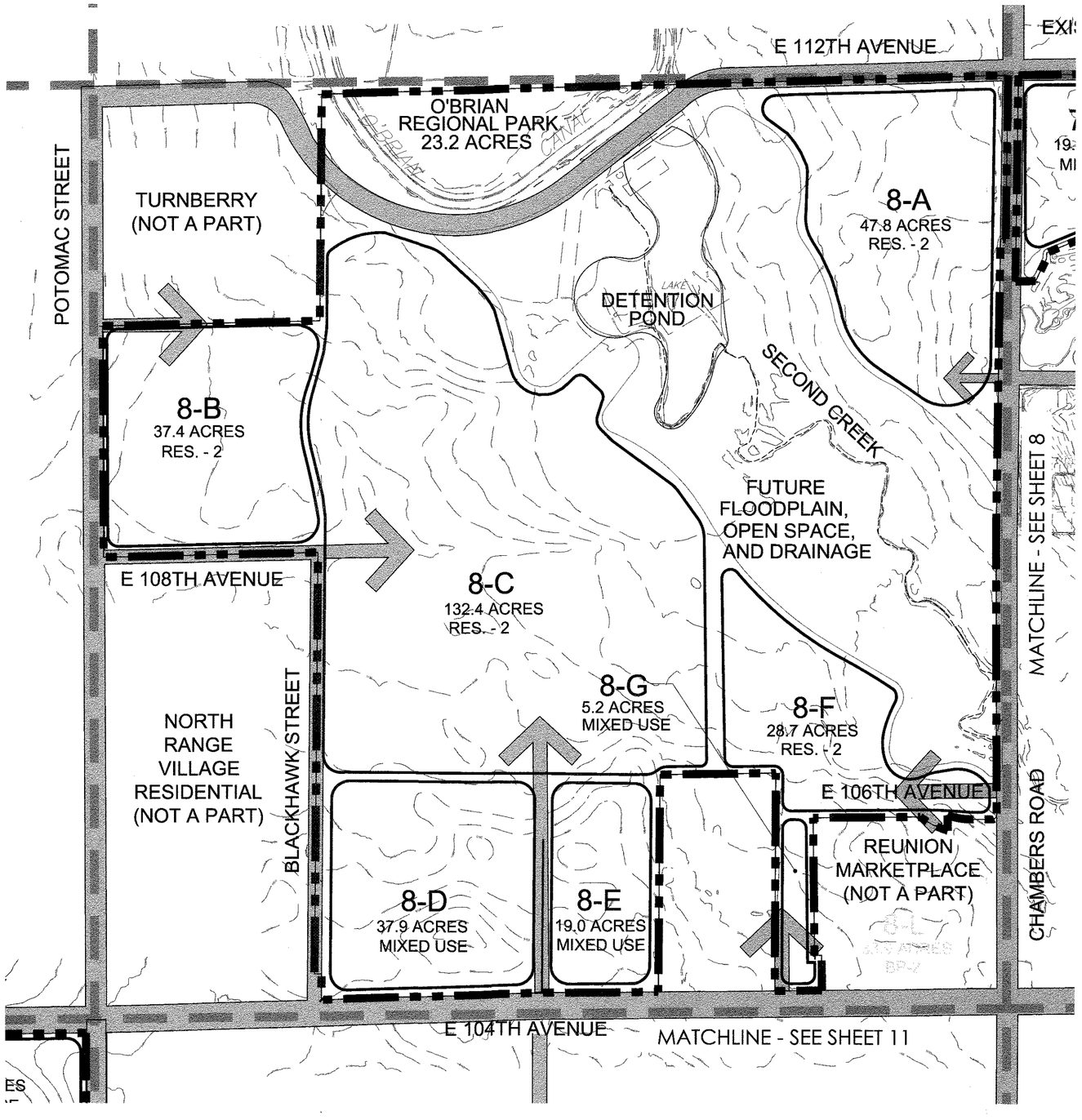
REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



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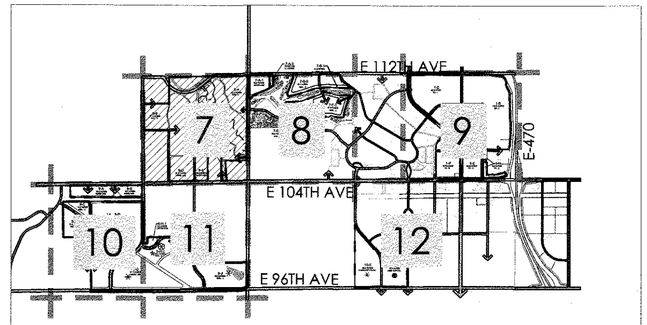

LEGEND

- PUD AMENDMENT BOUNDRY
- PARCEL BOUNDARY
- MATCHLINE
- ROAD R.O.W.

N

Scale: 1"= 500'-0"

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terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

REUNION PUD ZONE DOCUMENT AMENDMENT #5

CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019
REVISION DATES
SHEET TITLE
PUD
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7 of 19

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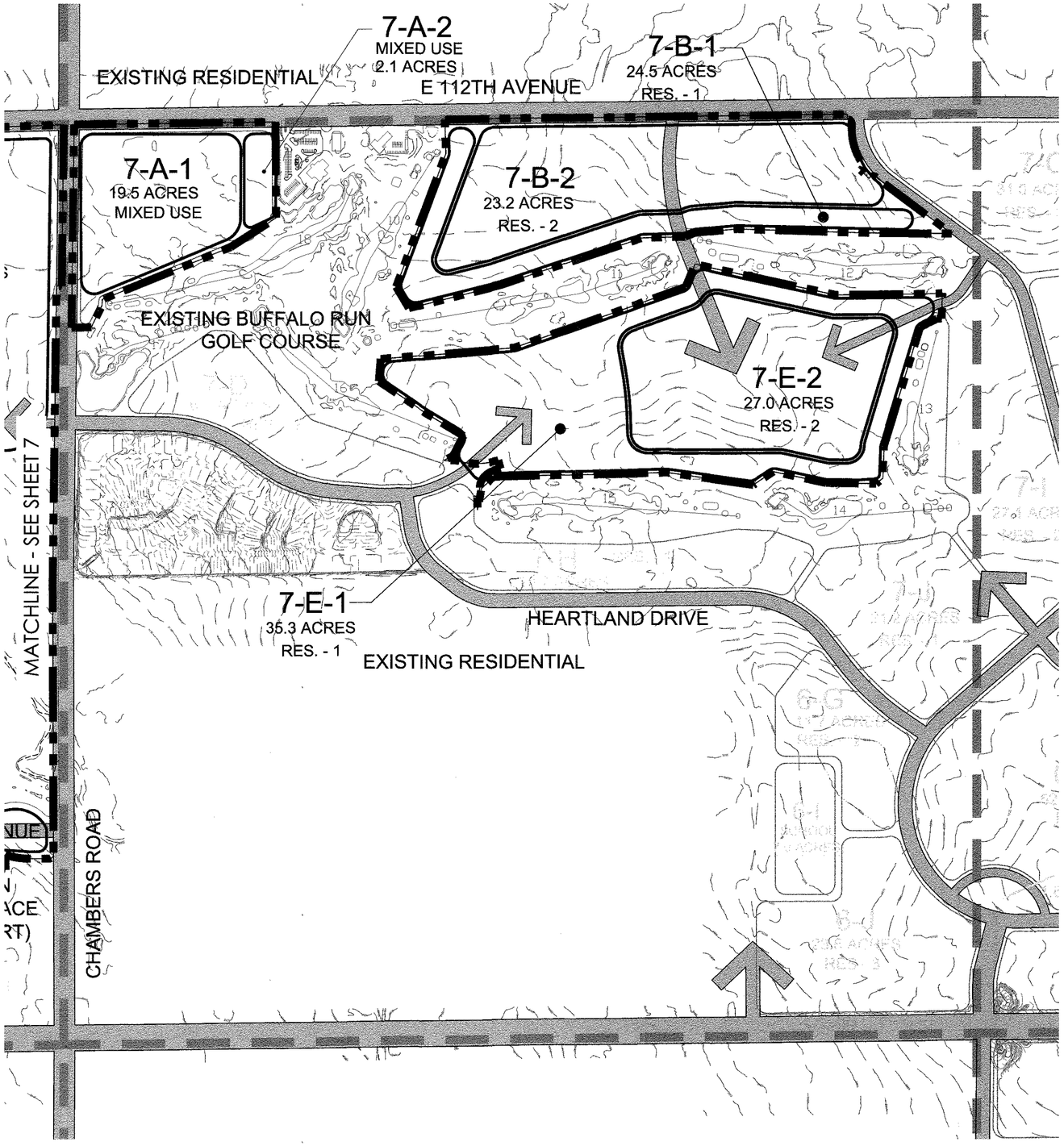
REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



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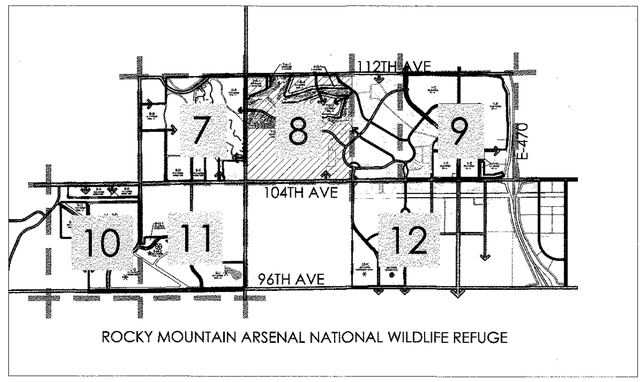

LEGEND

- PUD AMENDMENT BOUNDRY
- PARCEL BOUNDARY
- MATCHLINE
- ROAD R.O.W.

Scale: 1"= 500'-0"

0 250 500 1000

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10200 E. Girard Ave, A-314
Denver, CO 80231
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REUNION
PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

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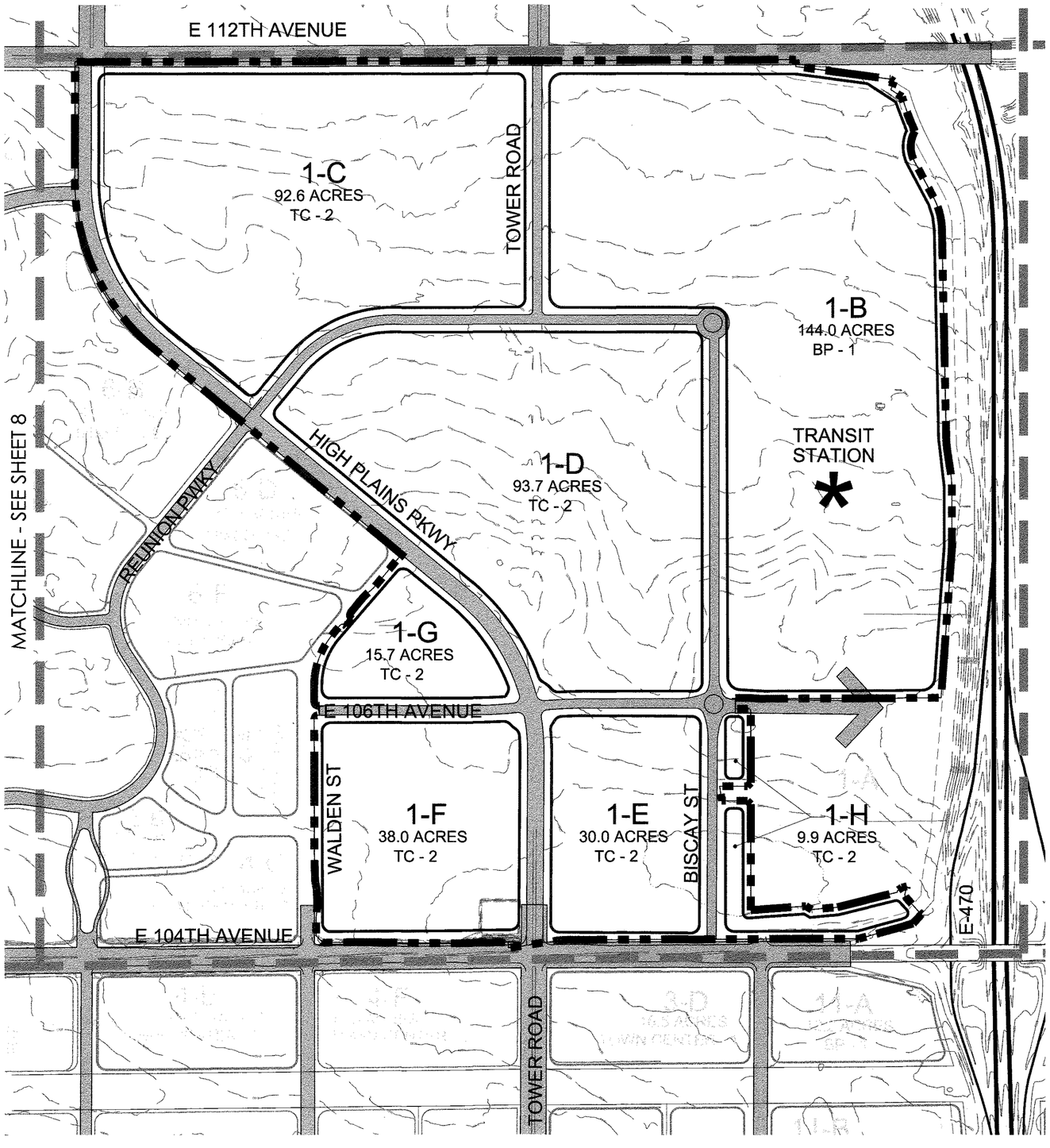
REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



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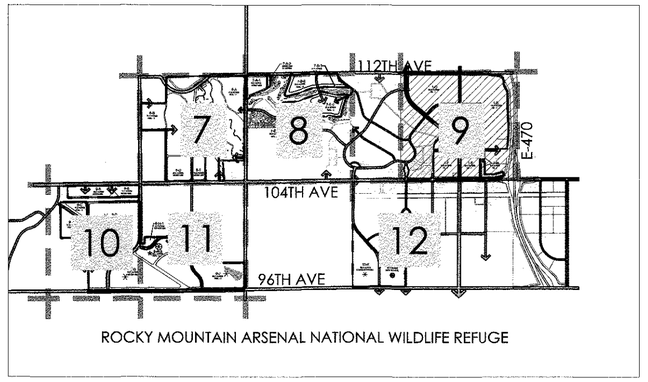

LEGEND

- PUD AMENDMENT BOUNDRY
- PARCEL BOUNDARY
- MATCHLINE
- ROAD R.O.W.

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Scale: 1"= 500'-0"

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REUNION
PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019
REVISION DATES
SHEET TITLE
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SHEET NUMBER
9 of 19

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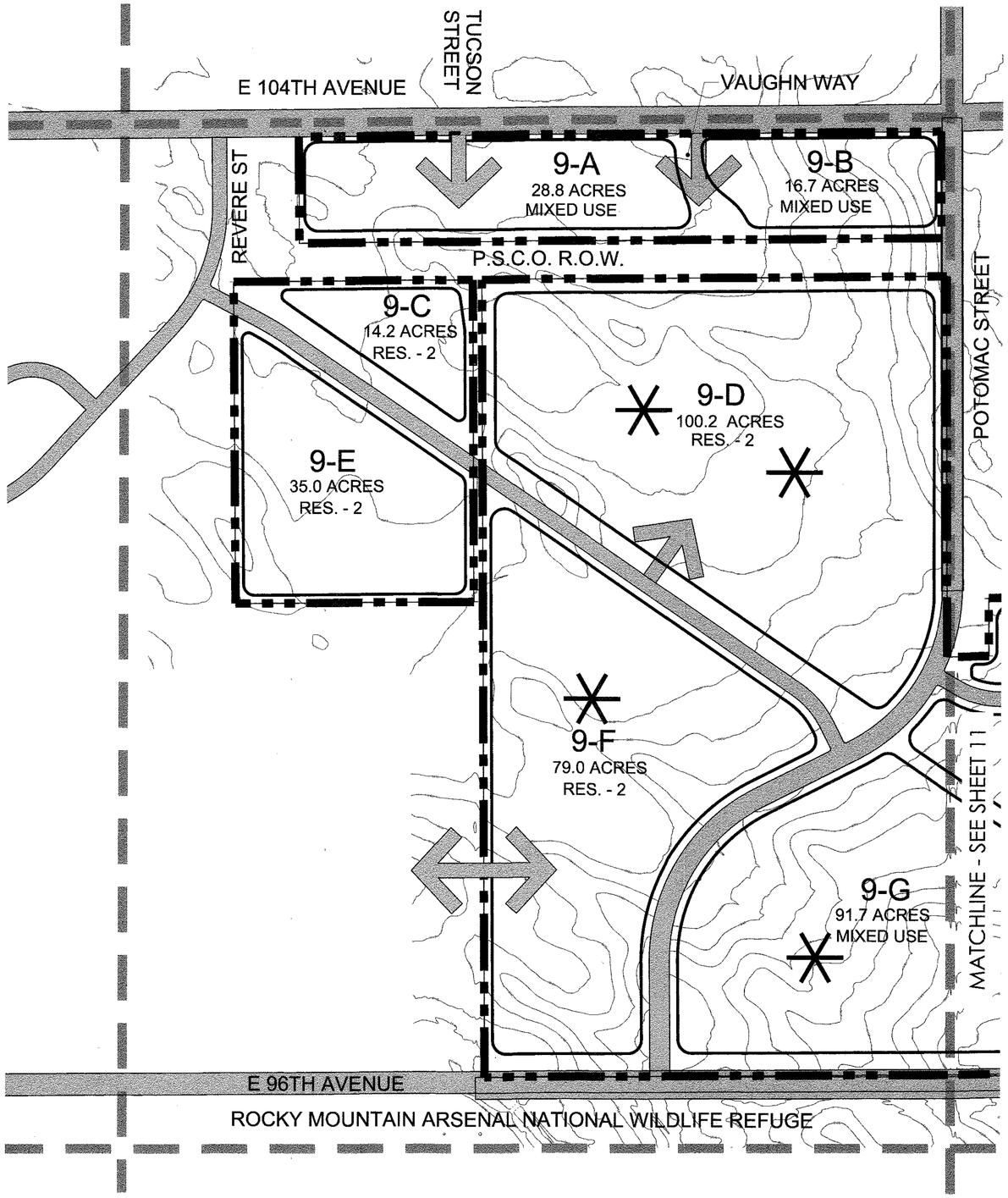
REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



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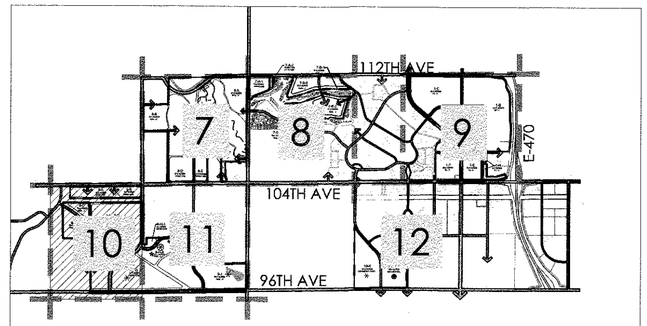

LEGEND

PUD AMENDMENT BOUNDRY	
PARCEL BOUNDARY	
MATCHLINE	
ROAD R.O.W.	
PARK SITE	

N

Scale: 1"= 500'-0"

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REUNION
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

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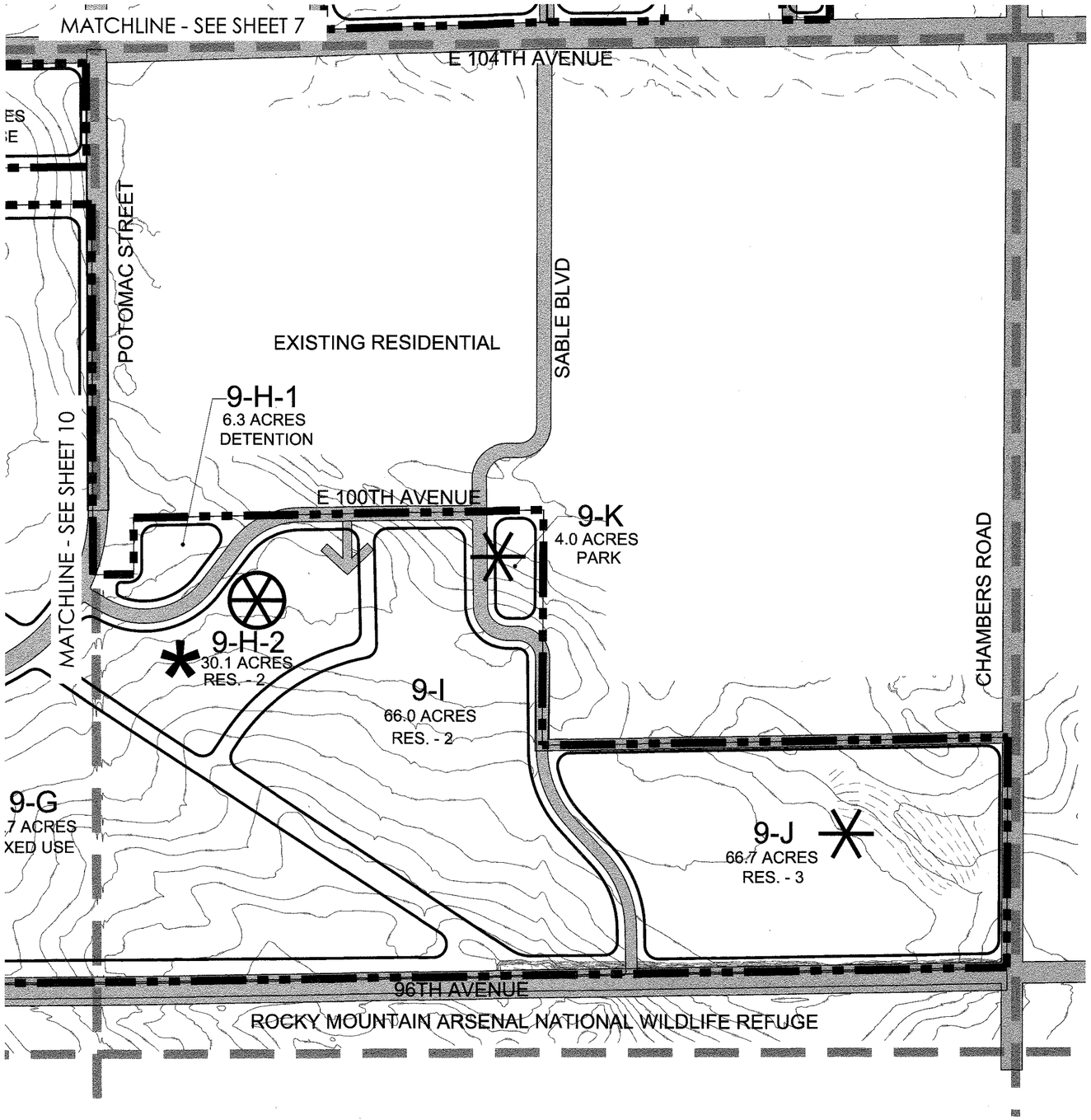
REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



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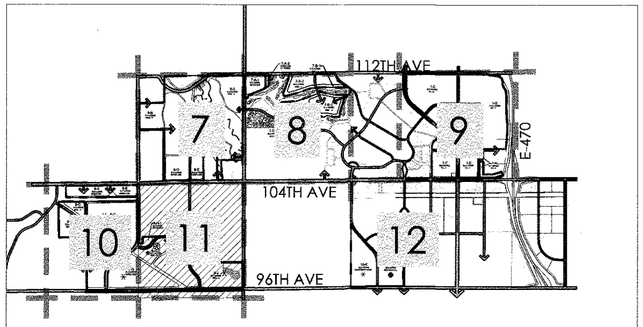

LEGEND

- PUD AMENDMENT BOUNDRY
- PARCEL BOUNDARY
- MATCHLINE
- ROAD R.O.W.
- SCHOOL SITE
- PARK SITE
- NEIGHBORHOOD PARK SITE

N

Scale: 1"= 500'-0"

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

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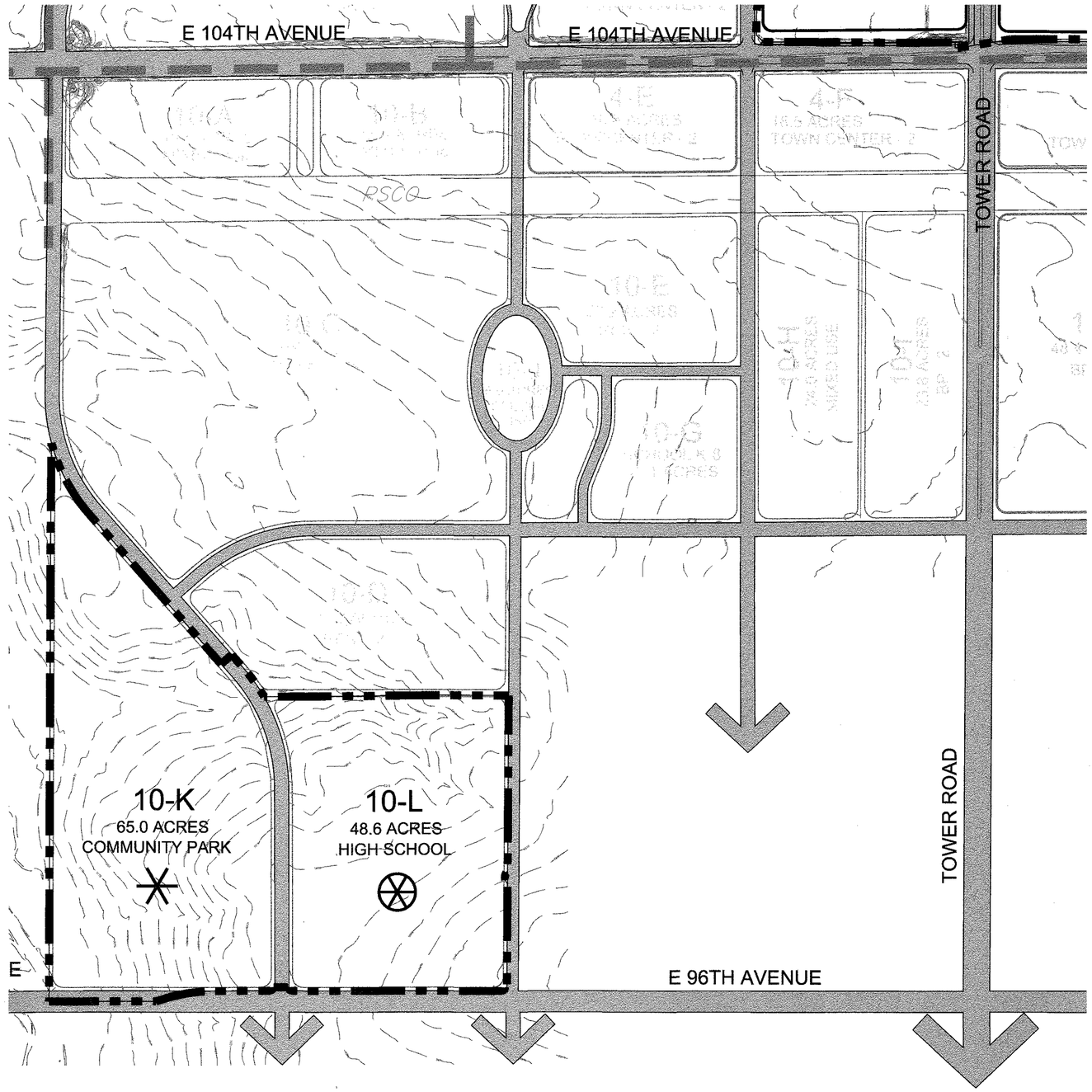
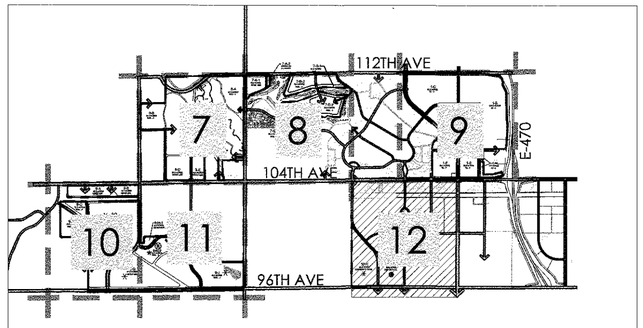
AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



KEY MAP



LEGEND

- PUD AMENDMENT BOUNDRY
- PARCEL BOUNDARY
- MATCHLINE
- ROAD R.O.W.
- SCHOOL SITE
- PARK SITE

N

Scale: 1"= 500'-0"

0 250 500 1000

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REUNION
PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019
REVISION DATES
SHEET TITLE
PUD
SHEET NUMBER
12 of 19

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REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

LAND USE SUMMARY

LAND USE	ACRES
RESIDENTIAL - 1	59.8
RESIDENTIAL - 2	621
RESIDENTIAL - 3	66.7
RESIDENTIAL TOTAL	747.5
MIXED USE	220.9
MIXED USE TOTAL	220.9
BUSINESS PARK - 1	144
BUSINESS PARK TOTAL	144
TOWN CENTER - 2	279.9
TOWN CENTER TOTAL	279.9
COMMUNITY/REGIONAL PARK	88.2
HIGH SCHOOL	48.6
PARKS	4
OPEN SPACE	139.7
OPEN SPACE TOTAL	280.5
PUBLIC ROW	54.7
ROW TOTAL	54.7
TOTAL	1727.5

VILLAGE 1

			RESIDENTIAL						NON-RESIDENTIAL					
PARCEL	USE	GROSS ACRES	ENITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	ADMIN. (2) APPROVAL MIN. F.A.R. (3)	MINIMUM ENTITLED F.A.R. (3)	MAXIMUM ENTITLED F.A.R. (3)	ADMIN. (2) APPROVAL MAX F.A.R (3)	PARK OR SCHOOL (AC)
1-B	BP-1	144.0	12-40	<12	>40				6,272,640	<.2	0.2	1	>1.0	
1-C	TC-2	92.6	5-40	<5	>40				4,033,656	<.2	0.2	1	>1.0	
1-D	TC-2	93.7	5-40	<5	>40				4,081,572	<.2	0.2	1	>1.0	
1-E	TC-2	30.0	5-40	<5	>40				1,306,800	<.2	0.2	1	>1.0	
1-F	TC-2	38.0	5-40	<5	>40				1,655,280	<.2	0.2	1	>1.0	
1-G	TC-2	15.7	5-40	<5	>40				683,892	<.2	0.2	1	>1.0	
1-H	TC-2	9.9	5-40	<5	>40				431,244	<.2	0.2	1	>1.0	
TOTAL		423.9				300	3800 CAP	4,650	18,465,084					0

VILLAGE 7

			RESIDENTIAL						NON-RESIDENTIAL					
PARCEL	USE	GROSS ACRES	ENITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	ADMIN. (2) APPROVAL MIN. F.A.R. (3)	MINIMUM ENTITLED F.A.R. (3)	MAXIMUM ENTITLED F.A.R. (3)	ADMIN. (2) APPROVAL MAX F.A.R (3)	PARK OR SCHOOL (AC)
7-A-1	MU	19.5	6-24	<6	>24				254,826	<.15	0.15	0.3	>.3	
7-A-2	MU	2.1	6-24	<6	>24				27,443	<.15	0.15	0.3	>.3	
7-B-1	R-1	24.5	2-4	<2	>4									
7-B-2	R-2	23.2	3-24	<3	>24									
7-E-1	R-1	35.3	3-14	<3	>14									
7-E-2	R-2	27	2-4	<2	>4									
TOTAL		131.6				750	1,455 CAP	1,746	282,269					0

VILLAGE 8

			RESIDENTIAL						NON-RESIDENTIAL					
PARCEL	USE	GROSS ACRES	ENITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	ADMIN. (2) APPROVAL MIN. F.A.R. (3)	MINIMUM ENTITLED F.A.R. (3)	MAXIMUM ENTITLED F.A.R. (3)	ADMIN. (2) APPROVAL MAX F.A.R (3)	PARK OR SCHOOL (AC)
8-A	R-2	47.8	5-24	<5	>24				624,650	<.15	0.15	0.3	>.3	
8-B	R-2	37.4	4-14	<4	>14									
8-C	R-2	132.4	3-14	<3	>14									
8-D	MU	37.9	6-24	<6	>24				495,277	<.15	0.15	0.3	>.3	
8-E	MU	19.0	6-24	<6	>24				248,292	<.15	0.15	0.3	>.3	
8-F	R-2	28.7	5-14	<5	>14									
8-G	MU	5.2	8-24	<8	>24				67,954	<.15	0.15	0.3	>.3	
TOTAL		308.4				800	1,524 CAP	1,828	1,436,173					23.2 (4) (5) (8)

VILLAGE 9

			RESIDENTIAL						NON-RESIDENTIAL					
PARCEL	USE	GROSS ACRES	ENITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	ADMIN. (2) APPROVAL MIN. F.A.R. (3)	MINIMUM ENTITLED F.A.R. (3)	MAXIMUM ENTITLED F.A.R. (3)	ADMIN. (2) APPROVAL MAX F.A.R (3)	PARK OR SCHOOL (AC)
9-A	MU	28.8	8-24	<8	>24				376,358	<.15	0.15	0.3	>.3	
9-B	MU	16.7	8-24	<8	>24				218,236	<.15	0.15	0.3	>.3	
9-C	R-2	14.2	5-14	<5	>14									
9-D	R-2	100.2	4-14	<4	>14									
9-E	R-2	35.0	N/A	N/A	N/A									
9-F	R-2	79.0	4-14	<4	>14									
9-G	MU	91.7	5-24	<5	>24				1,198,336	<.15	0.15	0.3	>.3	
9-H-1	DETENTION	6.3	N/A	N/A	N/A									
9-H-2	R-2	30.1	6-24	<6	>24									
9-I	R-2	66.0	4-14	<4	>14									
9-J	R-3	66.7	N/A	N/A	N/A				871,636	<.15	0.15	0.3	>.3	
9-K	PARK	4.0	N/A	N/A	N/A									
TOTAL		538.7				1,300	3,651 CAP	4,261	2,664,565					41.3 (4) (5) (8)

VILLAGE 10

			RESIDENTIAL						NON-RESIDENTIAL					
PARCEL	USE	GROSS ACRES	ENITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	ADMIN. (2) APPROVAL MIN. F.A.R. (3)	MINIMUM ENTITLED F.A.R. (3)	MAXIMUM ENTITLED F.A.R. (3)	ADMIN. (2) APPROVAL MAX F.A.R (3)	PARK OR SCHOOL (AC)
10-K	COMM. PARK	65.0	N/A	N/A	N/A									
10-L	HIGH SCHOOL (6)	48.6	N/A	N/A	N/A									
TOTAL		113.6												113.6 (7)

NOTES:
(1) ENTITLED RANGES (DU/AC) = AVERAGE DENSITY RANGE FOR ENTIRE PORTION OF THE DEVELOPMENT PARCEL DEVELOPED AS RESIDENTIAL USES.
(2) ADMINISTRATIVE APPROVAL = APPROVAL BY THE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES WITHOUT A RE-ZONING.
(3) MIN. & MAX. F.A.R. SHALL ONLY APPLY TO THOSE PORTIONS OF DEVELOPMENT PARCELS THAT ARE DEVELOPED AS NON-RESIDENTIAL.
(4) INDIVIDUAL PARK ACREAGE TO BE A MINIMUM OF 1 ACRE TO COUNT TOWARDS PARK OR SCHOOL REQUIREMENT.
(5) EACH PUD PERMIT MUST INCLUDE A TABLE WITH A RUNNING TALLY OF ALL PARK OR SCHOOL ACREAGES THAT ARE TO BE APPLIED TO THE PARK OR SCHOOL REQUIREMENT.
(6) PER GENERAL NOTE 1.11-E OF THIS PUD AMENDMENT, IF ANY PORTION OF THE PLANNING AREA REVERTS TO MIXED USE, A DENSITY OF 5-24 DU/AC WILL BE PERMITTED AND A 0.15-0.3 FAR WILL BE PERMITTED.
(7) ADDITIONAL HIGH SCHOOL SITES WITHIN REUNION MAY ALLOW FOR A REDUCTION IN THE SCHOOL ACREAGE REQUIREMENT.
(8) ONE PARK/SCHOOL SITE WITH A MINIMUM OF 30 ACRES IS REQUIRED.

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REUNION PUD ZONE DOCUMENT AMENDMENT #5
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ISSUE DATE
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REVISION DATES

SHEET TITLE
LAND USE SCHEDULE

SHEET NUMBER
13
of 19

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REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

STANDARDS		R-1	R-2, R-3, MU TC-2	R-2, R-3,MU TC-2, BP-1	R-3, MU BP-2, TC-2	R-2, R-3, MU,	TC-2, BP-1
		SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	CLUSTER HOMES	SINGLE FAMILY ATTACHED	MULTI-FAMILY	MULTI-FAMILY
	MIN. LOT SIZE	7,000 SF	4,000 SF	2,200 SF	N/A	N/A	N/A
	MIN. DETACHED DWELLING SIZE	2,200 SF	1,100 SF	900 SF	N/A	N/A	N/A
	LOT FRONTAGE	N/A	N/A	N/A	N/A	N/A	N/A
	PARKING REQ.	2 SP. / UNIT (11)	2 SP. / UNIT (11)	2 SP. / UNIT (11)	2 SP. / UNIT (11)	(9)(11)	(9)(11)(13)
	MAX. HEIGHT	35'	35'	35'	35'	50'	75'
	FLOOR AREA MINIMUM	N/A	N/A	N/A	N/A	500(5)	500(5)
	LANDSCAPE (7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	ENTIRE FRONT YARD (3)(6) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	REMAINDER OF LOT (8) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD(6)(7)	LANDSCAPE(3)(4) 1 TREE/1,000 SF 5 SHRUB/1,000 SF N/A	LANDSCAPE(3)(4) 1 TREE/1,000 SF 5 SHRUB/1,000 SF N/A
PRIMARY USE							
	FRONT SETBACK (2)(10)	10'	10'	10'	10'	10'	0'
	SIDE SETBACK	5'	5'	5'	5'	5'	0'
	BUILDING SEPARATION	N/A	N/A	N/A	N/A	N/A	N/A
	REAR SETBACK (12)	15'	15'	10'	15'	15'	0'
	SIDE ON STREET SETBACK	15'	15'	15'	15'	15'	5'
EXCEPTION:							
(from arterial)	FRONT SETBACK	50' (1)	50' (1)	50' (1)	50' (1)	30'	30'
	MAX. LIVING SPACE SETBACK	30'	30'	30'	30'	N\A	N\A
	SIDE SETBACK	25'	25'	25'	25'	25'	25'
	REAR SETBACK (12)	25'	25'	25'	25'	25'	25'
	SIDE ON PUBLIC STREET SETBACK	25'	25'	25'	25'	25'	25'
ACCESSORY USE							
	MAX. HEIGHT	15'	15'	15'	15'	15'	15'
	FRONT SETBACK (10)	20'	20'	20'	20'	5'	5'
	FRONT SETBACK OF A SIDE LOADED GARAGE	10'	10'	10'	10'	N/A	N/A
	SIDE SETBACK	5'	5'	5'	5'	5'	0'
	REAR SETBACK (NON-GARAGE)	5'	5'	5'	5'	5'	0'
	REAR SETBACK (GARAGE) (12)	3'	3'	3'	3'	3'	0'
	SIDE ON STREET SETBACK	10'	10'	10'	10'	N/A	N/A
EXCEPTION:	FRONT SETBACK	20'	20'	20'	20'	15'	15'
(from arterial)	SIDE SETBACK	15'	15'	15'	15'	15'	15'
	REAR SETBACK (12)	15'	15'	15'	15'	15'	15'
	SIDE ON STREET SETBACK	20'	20'	20'	20'	20'	20'

NOTES:

(1) ALLEY LOADED SINGLE FAMILY RESIDENTIAL MAY FRONT AN ARTERIAL STREET WITH APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT.

(2) PORCHES & ARCHITECTURAL FEATURES HAVE A 5' SETBACK.

(3) LANDSCAPING IS IN ADDITION TO RIGHT-OF-WAY STREET TREE PLANTING @ 1 TREE / 40'.

(4) LANDSCAPE AREA CALCULATION IS TO BE BASED OFF ALL PERVIOUS SURFACE. DETENTION BASINS AND ROAD R.O.W. ARE NOT TO BE INCLUDED AS LANDSCAPE AREA.

(5) 500 SQUARE FEET PER UNIT WITH A MAXIMUM OF 10% OF THE TOTAL NUMBER OF MULTI-FAMILY UNITS PERMITTED AT THIS PARCEL. THE FLOOR AREA FOR THE REMAINING 90% OF THE MULTI-FAMILY UNITS WILL BE APPROVED AT THE PUD PERMIT STAGE.

(6) FRONT YARD IS DEFINED AS: MEASURED FROM RIGHT-OF-WAY TO THE BUILDING FAÇADE.

(7) IN INSTANCES WHERE FRONT AND/OR SIDE YARD SETBACKS PRECLUDE APPROPRIATE SPACE AVAILABLE FOR INSTALLATION OF THESE LANDSCAPE REQUIREMENTS, THESE LANDSCAPE REQUIREMENTS WILL BE WAIVED WITH THE APPROVAL OF THE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.

(8) LANDSCAPE REQUIREMENTS ARE EXCLUDED FROM INDIVIDUAL PRIVATE YARD AREAS IF IT IS NOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

(9) PARKING SPACES FOR MULTI-FAMILY UNITS:

2 SPACES FOR EACH UNIT OR CURRENT MULTI-FAMILY PARKING REQUIREMENTS, AS STATED IN THE COMMERCE CITY DEVELOPMENT STANDARDS, WHICHEVER IS LESS. WITH THE APPROVAL OF THE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES, THE DEVELOPER MAY REQUEST A REDUCTION IN THE PARKING REQUIREMENT.

(10) IN ALL COMMERCIAL AREAS, 0' SETBACKS ARE ALLOWED TO CREATE AN URBAN ENVIRONMENT FOR MULTI-TENANT COMMERCIAL, IN-LINE RETAIL AND OFFICES; HOWEVER, A MINIMUM DISTANCE OF 12' FROM BUILDING TO FLOWLINE IS REQUIRED.

(11) OFF-STREET PARKING SPACES SHALL BE ACCOMMODATED BY GARAGE AND/OR DRIVEWAY. ACCESSORY STRUCTURES ARE NOT PERMITTED WITHIN THE FRONT SETBACK.

(12) REAR SETBACKS FOR ALLEY PRODUCT CAN BE REDUCED TO 3' FOR ALL STRUCTURES IF THE PRIMARY LIVING SPACE IS ATTACHED OR THERE IS OCCUPIED SPACE ABOVE THE GARAGE, ATTACHED OR UNATTACHED.

(13) ON STREET PARKING CAN BE COUNTED TOWARDS OFF-STREET PARKING REQUIREMENTS

(14) REFER TO LAND USE SCHEDULE REGARDING NON-RESIDENTIAL DEVELOPMENT FOR MIN./MAX. F.A.R. ON SHEET 13 OF THIS PUD DOCUMENT.

(15) IF THE COMMERCE CITY NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS ARE REVISED, THE LESS RESTRICTIVE STANDARDS WILL PREVAIL.

(16) ALL OTHER NON-RESIDENTIAL USES NOT ADDRESSED ABOVE WILL FOLLOW THE OFFICE DEVELOPMENT STANDARDS.

NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

	RETAIL	OFFICE	INDUSTRIAL
PRINCIPAL BUILDING			
MIN. LOT SIZE (15)	25,000	25,000	25,000
LOT WIDTH (15)	100'	100'	100'
MIN. FLOOR AREA (F.A.R.) (14)	0.15	0.15	0.2
HEIGHT (15)	90'	125'	90'
SETBACKS:			
FRONT	10'	30'	30'
SIDE/SIDE CORNER	5' / 10'(10)	10'(10)	10'
REAR	10'	NONE	10'
LANDSCAPE REQ.	CODE	CODE	CODE
PARKING	CODE(13)	CODE(13)	CODE(13)
CORNER LOT:			
MIN. LOT SIZE	N/A	N/A	N/A
SETBACKS:			
FROM ARTERIAL	30'	30'	50'
FROM ADJOINING STREET	30'(10)	30'(10)	30'
ACCESSORY BUILDING:			
HEIGHT	CODE	CODE	CODE
MAX. FLOOR AREA	CODE	CODE	CODE

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DEVELOPMENT STANDARDS

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of 19

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REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

1.1 INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE BUFFALO HILLS RANCH PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD - OVER 3,100 ACRES - AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES HAVE BEEN PROPOSED FOR EACH LAND USE PARCEL. THESE RANGES WILL ALLOW A VARIETY OF HOUSING PRODUCTS, IN KEEPING WITH THE CITY'S DESIRE TO HAVE MIXED DENSITIES AND HOUSING TYPES WITHIN EACH PARCEL. IN ADDITION TO PROMOTING LAND USE AND DENSITY FLEXIBILITY, RANGES WILL ACCOMMODATE HOUSING PRODUCT, LAND PLANNING, MARKET AND TECHNOLOGICAL CHANGES INTO THE FUTURE. REFER TO THE DEVELOPMENT PLAN AND THE RESIDENTIAL AND NON-RESIDENTIAL DENSITY MATRIX FOR SPECIFIC PARCEL DENSITIES.

1.2 PLAN DENSITY

ON THE DEVELOPMENT PLAN, EACH PARCEL IS DESIGNATED WITH A ZONE DISTRICT LABEL. THIS ZONE DISTRICT LABEL HAS BEEN SELECTED TO ACCOMMODATE THE LAND USE AND/OR HOUSING PRODUCT TYPE MOST LIKELY TO OCCUR WITHIN AN INDIVIDUAL PARCEL OVER THE LIFE OF THE PROJECT. REFER TO THE RESIDENTIAL AND NON-RESIDENTIAL DENSITY MATRIX FOR THE PERMITTED RESIDENTIAL DENSITY RANGES AND MAXIMUM NON-RESIDENTIAL USED FAR'S WITHIN EACH DEVELOPEMENT PARCEL.

1.3 DENSITY RANGES

RESIDENTIAL DENSITY RANGES ARE SPECIFIED WITHIN EACH ZONE DISTRICT AS LABELED ON THE DEVELOPMENT PLAN (REFER TO THE RESIDENTIAL AND NON-RESIDENTIAL DENSITY MATRIX WITHIN THIS DOCUMENT FOR DENSITY RANGES). THE FINAL AVERAGE DENSITY OF A DEVELOPMENT PARCEL MUST BE WITHIN THE SPECIFIED DENSITY RANGE INDICATED FOR THAT DEVELOPMENT PARCEL. THE FINAL AVERAGE DENSITY OF A DEVELOPMENT PARCEL SHALL BE BASED ON ALL RESIDENTIAL UNITS APPROVED THROUGH THE PUD PERMIT PROCESS WITHIN THE DEVELOPMENT PARCEL, WHETHER APPROVED AS A SINGE PLAT OR AS MULTIPLE PLATS. A VILLAGE DOES NOT CONSTITUTE A DEVELOPMENT PARCEL - MULTIPLE DEVELOPMENT PARCELS ARE GROUPED TO COMPRISE EACH VILLAGE (REFER TO THE DEVELOPMENT PLAN FOR DISTINCTION BETWEEN "VILLAGES" AND "DEVELOPMENT PARCELS").

1.4 OVERALL PUD RESIDENTIAL UNIT CAP

THE OVERALL PUD IS COMPRISED OF 12 VILLAGES. THIS AMENDMENT ADDRESSES VILLAGES 1,7,8, & 9. EACH VILLAGE HAS A PERMITTED MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS. TRANSFER(S) OF RESIDENTIAL UNITS FROM VILLAGE TO VILLAGE (MAXIMUM TRANSFER OF UNITS IS 20% BEYOND THE RECIPIENT VILLAGE CAP) IS PERMITTED BY THE DEVELOPER WITH APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE DIRECTOR OF COMMUNITY DEVELOPMENT WITH EACH SUCH TRANSFER AT THE PUD PERMIT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE OVERALL PUD, ALL 12 VILLAGES, RESIDENTIAL UNIT CAP EXCEED 15,316 UNITS WITHOUT A REZONING PER SECTION 21 OF THE CITY OF COMMERCE CITY MUNICIPAL CODE.

1.5 INDIVIDUAL VILLAGE RESIDENTIAL UNIT CAP

EACH VILLAGE HAS A PERMITTED MAXIMUM AND MINIMUM NUMBER OF RESIDENTIAL DWELLING UNITS. THESE UNITS MAY BE PLATTED WITHIN THE DEVELOPMENT PARCELS OF EACH VILLAGE AND FINAL UNIT COUNTS SHALL BE DETERMINED DURING THE PUD PERMIT PROCESS(ES). FINAL PLATTED DENSITIES ARE DETERMINED BASED ON THE ZONE DISTRICT DESIGNATION WITHIN EACH OF THE DEVELOPMENT PARCELS. TRANSFER(S) OF UNITS BETWEEN VILLAGES WITH THE PUD ARE PERMITTED WITH A MAXIMUM 20% INCREASE BEYOND THE VILLAGE CAP FOR THE RECIPIENT VILLAGE. REFER TO THE RESIDENTIAL AND NON-RESIDENTIAL DENSITY MATRIX FOR THE MAXIMUM AND MINIMUM NUMBER OF RESIDENTIAL DWELLING UNITS PERMITTED PER VILLAGE.

1.6 RESIDENTIAL UNITS TRANSFERS

TRANSFER(S) OF RESIDENTIAL UNITS FROM VILLAGE TO VILLAGE (MAXIMUM TRANSFER OF UNITS IS 20% BEYOND THE RECIPIENT VILLAGE CAP) IS PERMITTED BY THE DEVELOPER WITHOUT REQUIRING ADDITIONAL CITY APPROVALS. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDER TO THE DIRECTOR OF COMMUNITY DEVELOPMENT WITH EACH SUCH TRANSFER AT THE PUD PERMIT STAGE OF THE SUBDIVISION PROCESS. DEVELOPMENT PARCEL DENSITY RANGES (OR UNIT CAPS), AS INDICATED ON THE DEVELOPMENT PLAN AND AS DESCRIBED IN THE RESIDENTIAL AND NON-RESIDENTIAL DENSITY MATRIX WITHIN THIS DOCUMENT, SHALL NOT BE EXCEEDED WITHOUT A REZONING.

ONCE A VILLAGE HAS BEEN FULLY PLATTED THROUGH THE PUD PERMIT PROCESS, ANY REMAINING UNPLATTED RESIDENTIAL UNITS DESIGNATED ON THE PUD ZONE DOCUMENT WITHIN SAID VILLAGE SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER REMAINING RECIPIENT VILLAGES.

AT NO TIME SHALL THIS OVERALL PUD ZONE DOCUMENT RESIDENTIAL UNIT CAP EXCEED 15,316 UNITS WITHOUT A REZONING PER SECTION 21 OF THE CITY OF COMMERCE CITY MUNICIPAL CODE.

1.7 OVERALL PUD DENSITY INCREASE

ANY REQUEST FOR DENSITY OVER AND ABOVE THE PERMITTED DENSITY RANGE SHOWN ON THE DEVELOPMENT PLAN WILL BE CONSIDERED A MAJOR AMENDMENT TO THE PUD AND MUST FOLLOW THE PROCEDURES OUTLINED IN SECTION 21 OF THE CITY OF COMMERCE CITY MUNICIPAL CODE.

1.8 PARCEL BOUNDARIES

PARCEL ACREAGES AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; PARCEL ACREAGES MAY CHANGE UP TO 15% WITHOUT A MAJOR AMENDMENT TO THIS PUD ZONE DOCUMENT. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE PARCEL YIELDS SHOWN IN THE LAND USE SCHEDULE.

IF PARCEL CHANGES ARE MADE, ALL RIGHT-OF-WAY DIMENSIONS AND CLASSIFICATIONS ARE SUBJECT TO CHANGE.

1.9 DEVELOPMENT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE AND MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN MULTIPLE PHASES, AS CONDITIONS DICTATE.

1.10 COMPLIANCE

A. ALL RESIDENTIAL LOTS SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN ARTICLE III R RESIDENTIAL DISTRICTS SECTION 21-52. "EXCLUSIONS" OF THE CITY OF COMMERCE CITY ZONING ORDINANCE.

B. ALL COMMERCIAL LOTS SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN ARTICLE XC COMMERCIAL DISTRICTS SECTION 21-202. "EXCLUSIONS" OF THE CITY OF COMMERCE CITY ZONING ORDINANCE.

1.11 GENERAL NOTES

A. COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.

B. ALL UNPLATTED PROPERTY (PER THE PUD PERMIT SUBDIVISION PROCESS) WITHIN THIS PUD ZONE DOCUMENT MAY REMAIN IN AGRICULTURAL USE UNTIL FINAL PLAT APPROVAL.

C. LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS PUD ZONE DOCUMENT SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE CITY OF COMMERCE CITY MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATION THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR IMPLEMENTATION.

D. THOSE PORTIONS OF THIS PUD ZONE DOCUMENT THAT CONFORM TO THE LANDSCAPING STANDARDS IN SECTION 21-32 AND SECTION 21-43 OF THE COMMERCE CITY ZONING ORDINANCE (RATHER THAN THOSE FORMULATED B THE DEVELOPER AND APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT) SHALL ALSO INCLUDE SHRUB SPECIES THAT GROW LOW TO THE GROUND AND SUFFICIENT "GROUNDCOVER". SUCH SPECIES MAY INCLUDE, BUT ARE NOT LIMITED TO, JUNIPERS, BOXWOOD, EUONYMUS, MAHONIA, CORALBERRY, POTENTILLA, SAGE, SPIREA, AND COTONEASTER. GROUND AREA UNDER SUCH SPECIES OF SHRUBS WILL BE EXCLUDED FROM THE "REMAINDER OF THE REQUIRED LANDSCAPED AREA THAT IS NOT REQUIRED TO BE COVERED BY TURF".

E. PARCEL 10-L IS ZONED FOR A FUTURE HIGH SCHOOL SITE CONSISTING OF NO MORE THAN 48.6 ACRES. IF ANY PORTION OF THE 48.6 ACRES IS NOT DEDICATED TO THE SCHOOL DISTRICT, THE PROPERTY WILL REVERT TO MIXED USE ZONING.

F. AS IDENTIFIED IN THE PRAIRIEWAYS ACTION PLAN, A TRAIL CONNECTION SHALL BE MADE FROM THE NORTH RANGE VILLAGE DEVELOPMENT AT APPROXIMATELY 105TH PLACE THEN CONTINUE SOUTH THROUGH VILLAGE 8 TO JOIN WITH THE REGIONAL TRAIL PLANNED FOR IN THE FOXTON DEVELOPMENT. THE CROSSING AT EAST 104TH AVENUE WILL BE GRADE SEPARATED (SEE NOTES J-2). THE EXACT LOCATION AND PHYSICAL PARAMETERS OF THE TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND THE DEVELOPER AT THE TIME OF SUBDIVISION DURING THE PUD PERMIT PROCESS.

G. FOLLOWING THE INTENT OF THE PRAIRIEWAYS ACTION PLAN (BUCKLEY PARKWAY TRAIL), A TRAIL WILL BE CONSTRUCTED CONNECTING A FUTURE TRAIL FROM THE NORTH SIDE OF EAST 112TH AVENUE TO THE 50-ACREA PARK IN VILLAGE 6, CONTINUING SOUTH TO THE BUCKLEY COMMUNITY PARK IN VILLAGE 10. THE EXACT LOCATION AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND THE DEVELOPER AT THE TIME OF SUBDIVISION DURING THE PUD PERMIT PROCESS.

H. GRADE SEPARATED CROSSINGS ARE CONSIDERED A REGIONAL IMPROVEMENT AND WILL BE THE RESPONSIBILITY OF THE CITY, TO BE PAID FOR BY PARK FEE-IN-LIEU COLLECTIONS AND/OR A COMBINATION OF PARK FEE-IN-LIEU AND IMPACT FEES COLLECTED FROM ALL DEVELOPERS WITHIN THE REGION.

GENERAL PROVISIONS

A. AS IDENTIFIED IN THE PRARIEWAYS ACTION PLAN, A TRAIL CONNECTION SHALL BE MADE FROM THE TRAIL PROPOSED ON THE SOUTH SIDE OF THE ARTERIAL CROSS-SECTION FOR EAST 96TH AVENUE (EAST OF POTOMAC STREET) NORTH TO NEAR OR WITHIN PARCEL 9-I (PARK SITE). THE EXACT LOCATION AND PHYSICAL PARAMETERS FOR THE TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND THE DEVELOPER AT THE TIME OF SUBDIVISION DURING THE PUD PERMIT PROCESS.

B. LOCATIONS, TRAIL WIDTHS, TRACT WIDTHS AND MATERIALS OF THE TERTIARY TRIALS SIMILAR TO THE NONDESCRIPT, UNLABELED EAST/WEST LINE IN PLATE #50 IN THE PRARIEWAYS ACTION PLAN) THAT ARE DESCRIBED AS POSSIBLE NECESSARY TO MAKE ADDITIONAL COMMUNITY LINKS TO LARGER TRAILS SHALL BE DETERMINED BY THE CITY AND DEVELOPER AT THE TIME OF FINAL SUBDIVISION DURING PUD PERMIT PROCESS.

C. AS IDENTIFIED IN THE PRARIEWAYS ACTION PLAN, A TRAIL CONNECTION SHALL BE MADE FROM THE SHARED PARK SITE, NEAR OR WITHIN PARCEL 9-I WEST TO THE NEIGHBORHOOD PARK/SCHOOL SITE SHOWN WITHIN OR NEAR PARCEL 9-H. IF A TRAIL IS PROVIDED ALONG THE REVERE STREET RE-ALIGNMENT SOUTH OF EAST 104THAVENUE (WITHIN THE CATELLUS PUD) THIS TRAIL WILL CONNECT TO THE TRAIL ALONG PEORIA STREET. THE EXACT LOCATION AND PHYSICAL PARAMETERS OF THE TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND THE DEVELOPER AT THE TIME OF SUBDIVISION DURING THE PUD PERMIT PROCESS.

D. CONCERNING ANY INSTANCES WHERE STANDARDS IN THIS PUD ZONE DOCUMENT DIFFER FROM THOSE EXISTING CITY OF COMMERCE CITY CODES AND ORDINANCES, THIS PUD ZONE DOCUMENT SHALL PREVAIL, INCLUDING LAND USES.

E. IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (E) (2) B. L. (I-II), THIS PUD ZONE DOCUMENT ACCEPTS THAT THE CITY-APPROVED STREET CROSS-SECTIONS, AS CURRENTLY DESIGNED, MEET THE REQUIRED MINIMUM UNOBSTRUCTED WIDTHS FOR FIRE ACCESS ROADS.

F. THIS PUD ZONE DOCUMENT IS IN SUBSTANTIAL COMPLIANCE WITH ORDINANCE NO. 1297 SEC. 21-43. (AS AMENDED) WITH THE FOLLOWING DEVIATIONS:

(1) IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (B)

(2) "DEVELOPMENT PROPOSALS" SHALL BE DEFINED AS THE PUD ZONE DOCUMENT FOR PURPOSES OF THIS PUD ZONE DOCUMENT.

(3) IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (B) (3)A. 1. I., THE TERMS "DISTURBED" AND "DEGRADED" SHALL NOT REFER TO AGRICULTURAL CULTIVATION OF LAND WITHIN THIS PUD ZONE DOCUMENT AS BEING DISTURBED OR DEGRADED AREAS IN NEED OF RESTORATION WITHIN NATURAL BUFFERS.

(4) IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (B) (3)B., ANY NECESSARY RESTORATION/MITIGATION WITHIN THIS PUD ZONE DOCUMENT SHALL BE PERMITTED IN LOCATIONS WITHIN THE PUD AREA OTHER THAN THOSE WHERE THE IMMEDIATE IMPACTS OCCUR WITH THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT.

(5) IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (D) (3) A. 3., "SCREENING" SHALL GENERALLY BE DEFINED AS BUFFERING VIEWS (USING THE SPECIFIED MATERIALS) BETWEEN A PARKING LOT AND THE PUBLIC RIGHT-OF-WAY AND SHALL NOT BE DEFINED AS FULLY OBSCURING VIEWS BETWEEN THE PARKING LOT AND THE PUBLIC RIGHT-OF-WAY.

(6) IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (D) (3) A. 5., WHEN TWO OR MORE ADJOINING NON-RESIDENTIAL LOTS (AS COVERED BY THIS ORDINANCE) SHARE PARKING THROUGH MEANS OF A CROSS-ACCESS/PARKING EASEMENT/AGREEMENT, THE 5-FOOT AREA OF LANDSCAPING REQUIRED BETWEEN THE PROPERTY LINE AND BACK OF CURB MAY BE WAIVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

(7) IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (D) (8) A. 2., WHEN ROCK MULCH IS USED A MINIMUM OF 3 INCHES SHALL BE INSTALLED WHEN THE ROCK SIZE IS 1.5 INCHES OR SMALLER IN DIAMETER. ROCK MULCH SIZES GREATER THAN 1.5 INCHES IN DIAMETER SHALL BE INSTALLED ADEQUATELY TO COVER THE WEED CONTROL FABRIC OR GROUND PLANE.

(8) IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (D) (8) A. 3., IN CASES WHERE FULFILLMENT OF THIS REQUIREMENT COULD CAUSE FOUNDATION PROBLEMS DUE TO IRRIGATION AND SOIL CONDITIONS, THIS REQUIREMENT MAY BE WAIVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

(9) IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (D) (15) B., PERMANENT CERTIFICATES OF OCCUPANCY SHALL BE ISSUED BY THE CITY PRIOR TO INSTALLATION OR COMPLETION OF LANDSCAPING WHEN WEATHER CONDITIONS OR OTHER CIRCUMSTANCES PLACE AN UNREASONABLE BURDEN OR HARDSHIP ON THE DEVELOPER. AT THE DISCRETION OF THE DEVELOPER, AND WITH APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT, THE DEVELOPER SHALL · EITHER ESCROW SUFFICIENT FUNDS, OR ACQUIRE BONDING TO ENSURE ALL LANDSCAPING REQUIREMENTS ARE MET.

(10) IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (E) (2), THE PLACEMENT OF TRAFFIC CALMING DEVICES SHALL BE WITHIN THE AVAILABLE RIGHT-OF-WAY SHOWN ON THE FINAL PLAT(S). TRAFFIC CALMING DEVICES SHALL BE CONSTRUCTED AND PLACED IN A MANNER THAT IS ACCEPTED PRACTICE OF TRAFFIC ENGINEER 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.

(11) IN REFERENCE TO ORDINANCE NO. 1297 SEC.21-43. DEVELOPMENT STANDARDS. (E)(2) H. 3. IV., LOCATION OF PARKING LOT FROM BACK OF REQUIRED SIDEWALK OR BIKE PATH ALONG AN INTERIOR LOT LINE SHALL BE 5 FEET.

(12) IN REFERENCE TO ORDINANCE NO. 1297 SEC.21-43. DEVELOPMENT STANDARDS. (F) (2) A. L. I., "DEVELOPMENT" SHALL BE DEFINED AS DEVELOPMENT PARCEL IDENTIFIED WITHIN THE PUD ZONE DOCUMENT, "MODEL" SHALL BE DEFINED AS A FLOOR PLAN AND "SERIES" SHALL BE DEFINED AS A GROUP OF FLOOR PLANS BASED ON SIMILAR ARCHITECTURAL STYLE, AMENITY PACKAGE AND SQUARE FOOTAGE RANGE.

(13) IN REFERENCE TO ORDINANCE NO. 1297 SEC.21-43. DEVELOPMENT STANDARDS. (F) (2) A.L.III., A SINGLE "PLANE" SHALL BE DEFINED AS ONE FLAT WALL (SURFACE) HAVING NO BREAKS IN THE SURFACE. EXAMPLES OF ARCHITECTURAL FEATURES THAT ARE CONSIDERED TO BREAK THE PLANE SHALL INCLUDE, BUT NOT LIMITED TO, BAY WINDOWS, CANTILEVERS, JOGS IN WALLS, ARTICULATED ENTRIES AND OTHER ARCHITECTURAL FEATURES WHICH SHALL BE DETERMINED AT PUD PERMIT STAGE. ARCHITECTURAL PLANES ADDRESSED IN THIS SECTION AND REQUIRING THESE FEATURES MUST BE LOCATED, AT A MINIMUM, IN ALL LOCATIONS ADJACENT TO AND VISIBLE FROM ALL PUBLIC RIGHTS-OF-WAY. EXACT ARCHITECTURAL FEATURES SHALL BE DETERMINED AT PUD PERMIT STAGE.

(14) IN REFERENCE TO ORDINANCE NO.1297 SEC.21-43. DEVELOPMENT STANDARDS. (F)(2) 2., SIDE-LOAD GARAGE SHALL HAVE A MINIMUM FRONT SETBACK OF 10' WITH A MINIMUM DRIVEWAY LENGTH OF 20'.

(15) IN REFERENCE TO ORDINANCE NO. 1297 SEC. 21-43. DEVELOPMENT STANDARDS. (F) (2) B. 2., SIDE-LOAD GARAGES SHALL HAVE A MINIMUM FRONT SETBACK OF 10' WITH A MINIMUM DRIVEWAY LENGTH OF 20'.

G. THE DEVELOPER MAY REQUEST CHANGES TO THE LOCATIONS, SIZES, AND DESIGN OF ROAD RIGHT-OF-WAY, DEVELOPMENT PARCELS, GOLF CORRIDORS, PARKS, SCHOOLS, OPEN SPACE, AND OTHER ELEMENTS DEPICTED ON THE PUD ZONE DOCUMENT WITH THE APPROVES OF THE CITY AT THE PUD PERMIT PROCESS.

H. PRIVATE OPEN SPACE, AS REQUIRED PER SECTION 17-105. (PUBLIC USES.) OF THE CITY OF COMMERCE CITY CODE, MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING AT LARGER AND MORE FUNCTIONAL OPEN SPACE USES) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT. THE LOCATION(S) OF THE CUMULATIVELY GATHERED PRIVATE OPEN SPACE SHALL BE DESIGNATED AT THE TIME OF EACH PUD PERMIT THAT IS CONTRIBUTING TO THAT OPEN SPACE AREA.

I. ANY PRIVATE OPEN SPACE EXHIBITED ON THE PUD ZONE DOCUMENT SHALL BE APPLIED TOWARD FUTURE PRIVATE OPEN SPACE REQUIREMENTS (PER SECTION 17-105. PUBLIC USES. OF THE CITY OF COMMERCE CITY MUNICIPAL CODE) DURING THE PUD PERMIT PROCESS.

J. THIS PUD APPLICATION IS A VALID DEVELOPMENT APPLICATION FOR A PROPOSED DEVELOPMENT SUBMITTED IN ACCORDANCE WITH THE APPLICABLE RULES OF THE CITY OF COMMERCE CITY, THE LOCAL GOVERNMENT WHICH REGULATES THE USE OF LAND COVERED IN THIS APPLICATION. THIS PROPOSAL IS FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CONSTRUCTION WHICH WOULD CHANGE THE BASIC CHARACTER OR USE OF THE LAND IN QUESTION.

FURTHERMORE, THIS DEVELOPMENT APPLICATION, IF APPROVED, WOULD RESULT IN THE PROVISION OF POTABLE WATER AND DISPOSAL OF SEWAGE BY MEANS OF WATER SUPPLY PIPES LEADING FROM WATER TREATMENT PLANT OR COMMUNITY WELL AND SANITARY PIPES LEADING TO AN EFFLUENT TREATMENT PLANT THAT IS NOT A FREESTANDING PACKAGE PLANT. ALL DEVELOPMENT AND SUBDIVISION OF LAND SHALL BE COMPLETED IN A MANNER WHICH IS CONSISTENT WITH THIS APPLICATION.

K. PARK AND SCHOOL DEDICATION REQUIREMENTS, AS SHOWN ON THIS PUD ZONE DOCUMENT, HAVE MET ALL LAND DEDICATION REQUIREMENTS FOR PUBLIC PARKS (EXCLUDING TRAILS, GREENWAYS, AND OPEN SPACE AS SPECIFIED IN THE PRAIRIEWAYS ACTION PLAN) AS REQUIRED BY SECTION 17-105 (B) OF THE COMMERCE CITY SUBDIVISION ORDINANCE. NO ADDITIONAL PARK LAND EXTRACTION WILL BE REQUIRED FROM THE DEVELOPER. PARKS AREAS ABOVE AND BEYOND WHAT ARE CURRENTLY SHOWN/REQUIRED WITHIN THIS PUD AMENDMENT MAY QUALIFY TOWARDS PARK DEDICATIONS WITHIN ANY OF THE 12 VILLAGES. REFER TO THE LAND USE SCHEDULE FOR PARK AND SCHOOL ACREAGES.

L. FOR THE PURPOSES OF THIS PUD ZONE DOCUMENT, A PORCH IS DEFINED AS A COVERED STRUCTURE ATTACHED TO THE HOUSE.

M. ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PUD PERMIT PROCESS AS A PART OF THE FINAL SUBDIVISION PLATTING.

N. ADDITIONAL TRAFFIC IMPACT REPORTS WILL BE NEEDED FOR THE TRAFFIC ANALYSIS TO DETERMINE ROADWAY ACCESS AND SIGNALIZATION REQUIREMENTS FOR THE PROJECT. ADDITIONAL IN-DEPTH TRAFFIC IMPACT STUDIES WILL BE REQUIRED PRIOR TO THE DEVELOPMENT IN THE FOLLOWING THREE SECTIONS OF THE PROJECT: BETWEEN EAST 104TH AVENUE AND EAST 112TH AVENUE, FROM CHAMBERS ROAD TO C-470; BETWEEN CHAMBERS ROAD AND PEORIA STREET, FROM EAST 96TH AVENUE TO EAST 112TH AVENUE; AND THE AREA BETWEEN EAST 96TH AVENUE AND EAST 104TH AVENUE EAST OF THE BUCKLEY ROAD ALIGNMENT. THESE REPORTS WILL NEED TO BE SUBMITTED AT THE TIME OF PUD PERMIT FOR ANY PORTION OF THE SECTION COVERED.

O. A POTENTIAL TRAFFIC CIRCLE CONNECTION AT HIGH PLAINS PARKWAY AND 106TH AVE. IS NOT APPROVED WITH THIS PUD AND WILL REQUIRE ADDITIONAL STUDY AND INFORMATION PRIOR TO APPROVAL OF THE ROADWAY SYSTEM IN THIS AREA.

P. SUPPLEMENTAL STREET SECTIONS HAVE BEEN PROVIDED WITHIN THIS PUD AMENDMENT. THIS PUD WILL ABIDE BY THE STREET CROSS SECTIONS AS SHOWN IN THIS DOCUMENT. STREET CLASSIFICATIONS NOT ADDRESSED WITHIN THIS PUD AMENDMENT WILL FOLLOW THE NEW LANDS TRANSPORTATION PLAN ADOPTED BY THE CITY OF COMMERCE CITY COUNCIL MAY 2000. THE DEVELOPER SHALL HAVE THE RIGHT TO INCREASE CROSS SECTION RIGHT-OF-WAY AND MEDIAN WIDTH WITH THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

Q. PLANNING AREA 8-C AND 8-F WILL BE AGE RESTRICTED.

R. ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE COMMERCE CITY ZONING ORDINANCE, AS AMENDED.

S. IN THE CASE OF BOTH PARTY'S INABILITY TO REACH AGREEMENT AND AT THE DISCRETION OF EITHER THE DIRECTOR OF COMMUNITY DEVELOPMENT OR THE DEVELOPER, ANY PUD PERMIT APPLICATION MAY BE FORWARDED TO THE PLANNING COMMISSION FOR REVIEW AND COMMENT AND TO THE CITY COUNCIL FOR REVIEW AND APPROVAL, CONDITIONAL APPROVAL, OR DENIAL.

T. 112TH AVE. AT THE O'BRIAN CANAL MAY VARY FROM THAT SHOWN ON THIS PUD. IF THE ALIGNMENT IS REVISED AND IMPACTS THE O'BRIAN PARK SHOWN ON THIS PLAN, THE PARK DEDICATION REQUIREMENT MAY BE REDUCED FROM THAT SHOWN ON THIS PUD.

U. GATED COMMUNITIES WILL BE PERMITTED GIVEN THAT ALL PUBLIC WORKS AND FIRE STANDARDS ARE MET. STREETS LOCATED BEHIND GATES WILL BE PRIVATE.

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REUNION
PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019

REVISION DATES

SHEET TITLE
LAND USE SUMMARY GENERAL PROVISIONS

SHEET NUMBER
15
of 19

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REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

USE CLASSIFICATION	SPECIFIC USE TYPE	R-1	R-2	R-3	MU	TC-2	BP-1
AGRICULTURAL USES							
Agriculture	Crop production, including the sale of agricultural products directly from the grower to the consumer on land that is part of the farm unit	R	R	R	R	R	R
Horticulture & Nurseries	Community Garden	R	R	R	R	R	R
	Greenhouse/nursery/tree production (with no outdoor storage)	X	X	X	X	R	R
	Greenhouse/nursery/tree production (with outdoor storage)	X	X	X	X	X	R
	Sod farm	X	X	X	X	X	P
COMMERCIAL USES							
Animal Services	Animal boarding (indoor/outdoor kennels) and training	X	X	X	P	R	R
	Doggie day care centers	X	X	R	R	R	R
	Veterinary offices or clinics	X	X	R	R	R	R
Antennas	Antennas for commercial/industrial use accessory to principal use	X	X	X	R	R	R
	Radio or television broadcasting offices	X	X	X	R	R	R
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equiment- with no outdoor storage)	X	X	X	X	R	R
	Landscape equipment, hardscape materials (without outdoor storage)	X	X	X	X	X	R
	Landscape equipment, hardscape materials (with outdoor storage)	X	X	X	X	X	R
Eating and Drinking Establishments	Bar, tavern, night club	X	X	R	R	R	R
	Brewpub	X	X	R	R	R	R
	Catering services	X	X	R	R	R	R
	Restaurant with drive-thru/up	X	X	R	R	R	R
	Restaurant without drive-thru/up	X	P	R	R	R	R
	Tasting room	X	X	R	R	R	R
Financial Institutions	Bank or financial institution	X	X	R	R	R	R
Food and Beverage Sales	Convenience store/grocery store (<5,000 sf)	X	P	R	R	R	R
	Grocery store (>5,000 sf)	X	X	X	X	X	R
	Liquor Store	X	X	P	R	R	R
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	X	R	R	R	R	R
Fuel Sales	Fuel sales with no vehicle repair	X	X	X	X	R	R
	Fuel sales with minor vehicle repair	X	X	X	X	X	R
	Natural gas fuel sales	X	X	X	X	R	R
	Natural gas fuel sales for trucks	X	X	X	X	X	R
Funeral and Internment Services	Cemetery/pet cemetery/mausoleum	X	X	X	X	X	C
	Funeral home	X	X	X	R	R	R
Office	Business or professional (including medical/dental office/clinics)	X	P	R	R	R	R
	Courier services	X	P	R	R	R	R
	Massage therapy office/clinics	X	P	R	R	R	R
Personal Services	Instructional services, studios	X	P	R	R	R	R
	Temporary Agency	X	X	X	X	X	R
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers	X	X	R	R	R	R
	Bowling, billiards, movie theaters & similar uses	X	X	R	R	R	R
	Drive-in theater	X	X	X	X	X	C
	Health clubs	X	R	R	R	R	R
	Outdoor recreation with lights/Indoor recreation	X	X	X	R	R	R
	Outdoor recreation without lights	X	R	R	R	R	R
Repair Services (Not Including Vehicles)	Furniture or major household appliance repair	X	X	X	X	R	R
Retail Establishments	Farmers Market, Flea markets, indoor/outdoor	X	X	X	R	R	R
	Machinery sales, excluding truck trailers, heavy equipment, and farm machinery	X	X	X	X	X	R
	Pawn shop	X	X	X	X	P	P
	Retail business store <25,000 sf	X	P	R	R	R	R
	Retail business store >25,000 sf	X	X	R	R	R	R
	Tattoo parlor	X	X	X	X	R	R
	Thrift/consignment store	X	X	X	R	R	R
Vehicle/Equipment Sales and Services	Automobile rentals	X	X	X	X	R	R
	Automobile washing facility	X	X	R	R	R	R
	Limited moving truck (<30 feet) / equipment self-rental facilities	X	X	X	X	R	R
	Motor vehicle dealer/sales, new and used automobiles < 3 acres	X	X	X	X	P	P
	Motor vehicle dealer/sales, new and used automobiles > 3 acres	X	X	X	X	X	R
	Tire shop <10,000 sf	X	X	X	R	R	C
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts)	X	X	X	X	X	R
	Vehicle repair, minor	X	X	X	R	R	R
Visitor Accomodations	Bed and breakfast establishments	X	P	R	R	R	R
	Hotel or motel lodging establishments	X	X	X	R	R	R

USE CLASSIFICATION	SPECIFIC USE TYPE	R-1	R-2	R-3	MU	TC-2	BP-1
OFFICE FLEX							
Office Flex	Office Flex	X	X	X	X	R	R
INDUSTRIAL USES							
Auction House or Yard	Auction house (inside)	X	X	X	X	P	P
Contractor Operations	Building, developing, general contracting (Office)	X	X	X	X	X	R
	Contractor's shop and storage yard	X	X	X	X	X	C
	Contractor - landscaping	X	X	X	X	X	C
	Special trade contractors	X	X	X	X	X	C
Manufacturing, Food	Micro-distillery	X	X	X	X	X	R
	Microbrewery	X	X	X	R	R	R
	Micro-winery	X	X	X	R	R	R
Marijuana Uses	Medical marijuana center	X	X	X	X	X	R
	Retail marijuana store	X	X	X	X	X	R
Motion Picture and Video Industry	Motion picture and video industry	X	X	X	P	R	R
Outdoor Storage	Above-ground storage tanks of propane < 10,000 cubic feet capacity	X	X	P	P	P	P
	Outdoor storage of vehicles (RV's, boats, or buses)	X	X	X	X	X	C
Printing and Publishing	Printing and related support activities	X	X	P	R	R	R
	Publishing industry	X	X	P	R	R	R
Research and Development Services	Solar panel array, production and distribution	X	X	X	R	R	R
	Trade and technical uses	X	X	X	X	R	R
Resource Extracton	Subsurface extraction (including oil and natural gas extraction)	C	C	C	C	C	C
Truck/Transportation Services	Private bus station without repair	X	X	R	R	R	R
Warehousing & Distribution	Indoor climate controlled mini-storage and warehouse without outdoor storage (Prohibited adjacent to arterial streets)	X	X	X	X	R	R
	Produce storage and warehousing	X	X	X	X	X	R
	Retail sales in conjuction with warehouse establishment	X	X	X	X	R	R
	Warehousing and storage, general	X	X	X	X	R	R
Wholesale Establishments (Including Accessory Offices)	Building materials, garden equipment, and supply dealers	X	X	X	X	X	C
	Food Production	X	X	X	X	X	C
	Grocery and related product wholesale	X	X	X	X	X	P
	Retail sales in conjunction with wholesaling	X	X	X	X	X	C
	Wholesale establishments incidental to other principal uses	X	X	X	X	X	C
	Wholesale houses and distributors (including warehouse clubs)	X	X	X	X	X	R

NOTE: USES NOT LISTED ARE TO BE INTERPRETED BY COMMUNITY DEVELOPMENT DIRECTOR IN ACCORDANCE WITH THE LDC.

USES ALLOWED BY ZONING DISTRICT
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE X = NOT PERMITTED

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REUNION PUD ZONE DOCUMENT AMENDMENT #5
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
3/4/2019

REVISION DATES

SHEET TITLE
LAND USE DESIGNATION MATRIX

SHEET NUMBER
16
of 19

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REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

USE CLASSIFICATION	SPECIFIC USE TYPE	R-1	R-2	R-3	MU	TC-2	BP-1
PUBLIC, INSTITUTIONAL & CIVIL USES							
Agriculture (As Accessory to Education)	Food manufacturing, miscellaneous, all other, exclusively grown on premises	X	X	X	X	X	C
Agircultural Services (Education)	Agricultural support businesses and services	R	R	R	R	R	R
	Animal production, excluding NAICS 112990	X	X	X	X	X	R
	Animal production support services	X	X	X	X	X	R
	Riding stables / equestrian training	X	X	X	X	X	R
	Veterinary services (livestock)	X	X	X	X	R	R
Clubs and Lodges	Community Center/Clubhouse	P	R	R	R	R	R
	Gun club (indoor)	X	X	X	X	X	P
Community Services	Events center < 15,000 sf	X	X	X	R	R	R
	Events center > 15,000 sf	X	X	X	X	R	R
Day Care Facilities, Adult or Child	Child care center	X	X	R	R	R	R
	Adult day care center	X	X	R	R	R	R
	Day care home	R	R	R	R	R	R
Dog Park	Dog Park	R	R	R	R	R	R
Golf Course	Golf course/driving range	R	R	R	R	R	R
Hospitals	Garage and office for ambulance service (Ancillary Uses)	X	X	X	R	R	R
	Hospital	X	X	X	X	R	R
	Outpatient surgical centers	X	X	X	R	R	R
	Public or private airport or heliport (Ancillary Uses)	X	X	X	X	R	R
	Substance Abuse Treatment Facility, Inpatient residential (Ancillary Uses)	X	X	X	X	R	R
	Substance abuse treatment facility, Outpatient clinic (Ancillary Uses)	X	X	X	X	R	R
Public Lands, Parks, and Buildings	Library	R	R	R	R	R	R
	Public administrative office or service building	X	X	R	R	R	R
	Public park or recreational facilities	R	R	R	R	R	R
	Public stadium, arena, or auditorium	X	X	X	R	R	R
	Police or fire station	X	R	R	R	R	R
	Other public facility	X	C	C	R	R	R
Religious Institutions	Church or religious institution	P	P	R	R	R	R
Educational Facilities	Elementary and secondary education schools	P	R	R	R	R	R
	Private business, trade, and vocation schools	X	X	X	R	R	R
	Post secondary colleges and universities	X	X	X	R	R	R
	Schools of special instruction	X	X	X	R	R	R
Transportation Facilities	Private automobile parking lots or parking garages as a principal use	X	X	X	P	R	R
	Parking garage	X	X	C	R	R	R
	Public parking lot	X	X	P	R	R	R
Utilities	Electric substation or gas regulator station	X	X	X	X	C	C
	Oil and Gas	C	C	C	C	C	C
	Public utility installation	R	R	R	R	R	R
	Public utility office	X	X	X	R	R	R
	Wind energy conversion systems (windmills)	P	P	P	P	P	P
Zoos, Arboretum, Botanical Gardens	Zoos, arboretum, botanical gardens	X	X	X	X	R	R
RESIDENTIAL USES							
Group Living Facilities	Group home - Type A	X	R	R	R	R	R
	Group home - Type B	X	X	C	C	C	C
Household Living	Foster care home	R	R	R	R	R	R
	Multi-family dwelling	X	R	R	R	R	R
	Single-family detached dwelling	R	R	R	R	R (1)	X
	Single-family attached dwelling	X	R	R	R	R	P
	Cluster home	R	R	R	R	R	R
	Boarding or rooming house	X	X	R	R	R	R
	Home occupation	R	R	R	R	R	R
Senior Housing	Assisted living facility	X	X	R	R	R	R
	Nursing homes	X	X	P	R	R	R

NOTES:
(1) SINGLE-FAMILY DETACHED DWELLINGS SHALL NOT BE ALLOWED IN PLANNING AREAS 1-D, 1-E, AND 1-H.

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REUNION
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REUNION PUD ZONE DOCUMENT

AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

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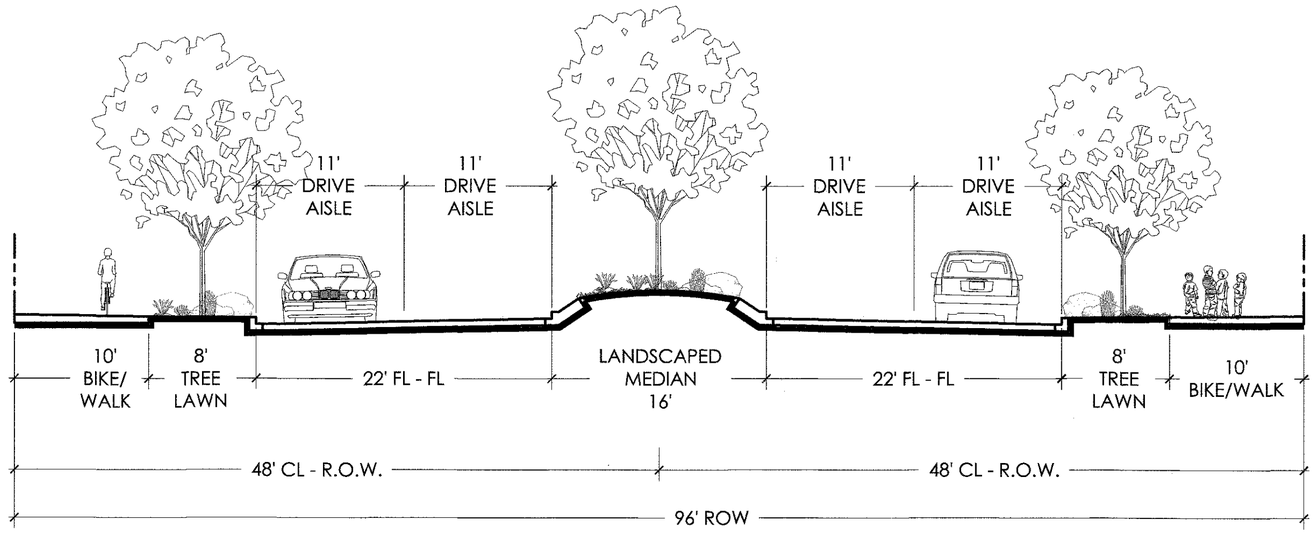
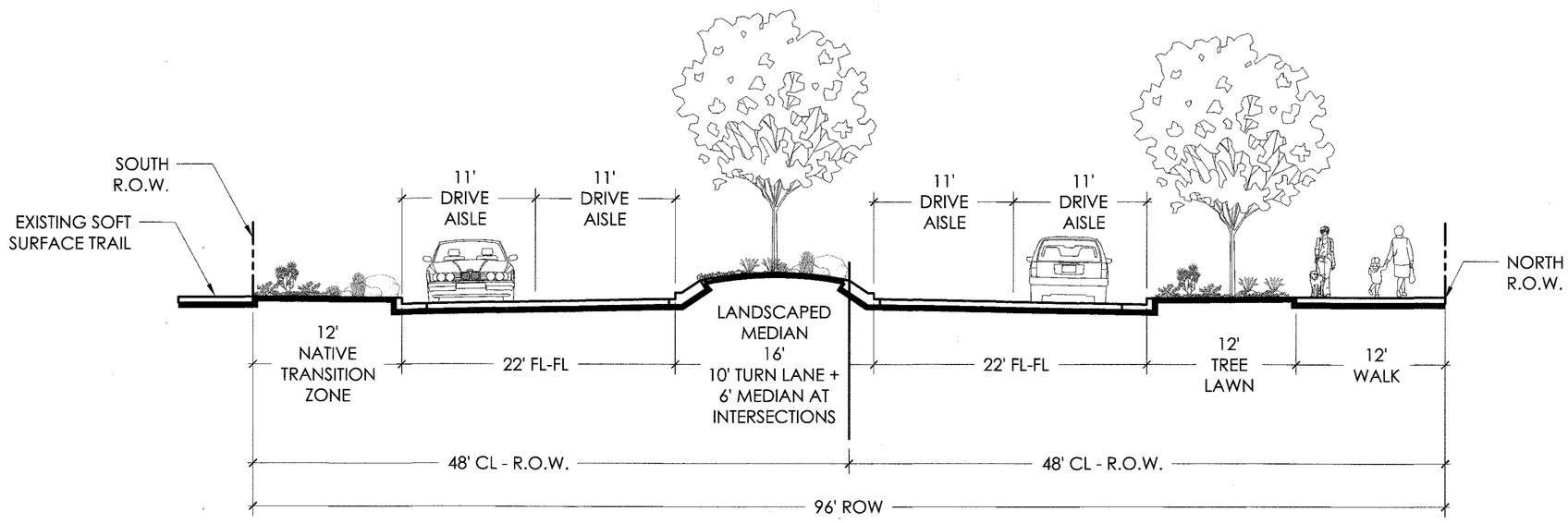


HIGH PLAINS PARKWAY
(E 104TH AVE. TO E 112ND AVE.)



E 96TH. AVE.
(CHAMBERS RD. TO WEST EDGE OF VILLAGE 9)

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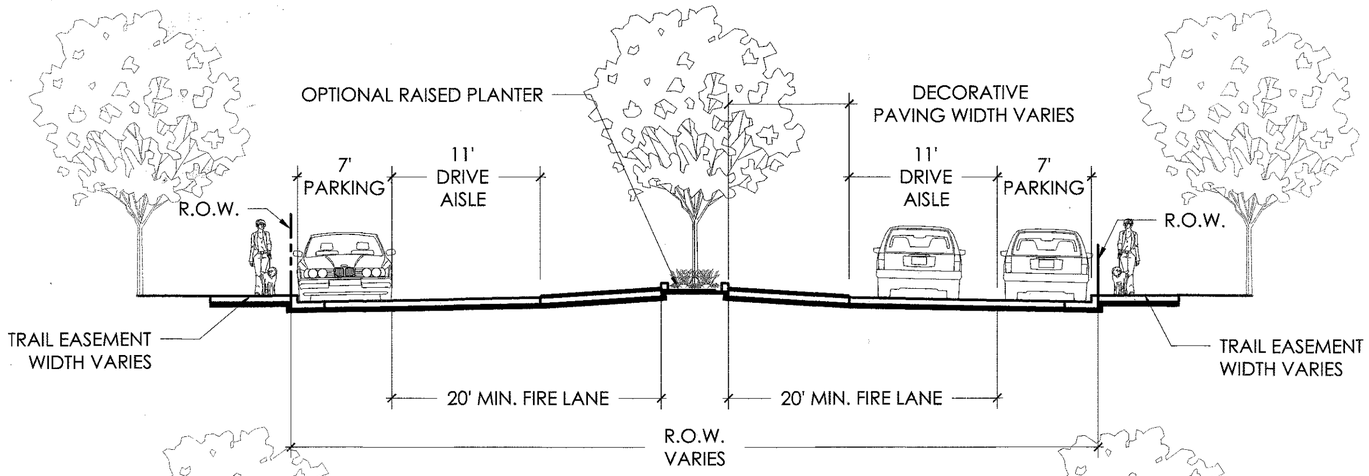
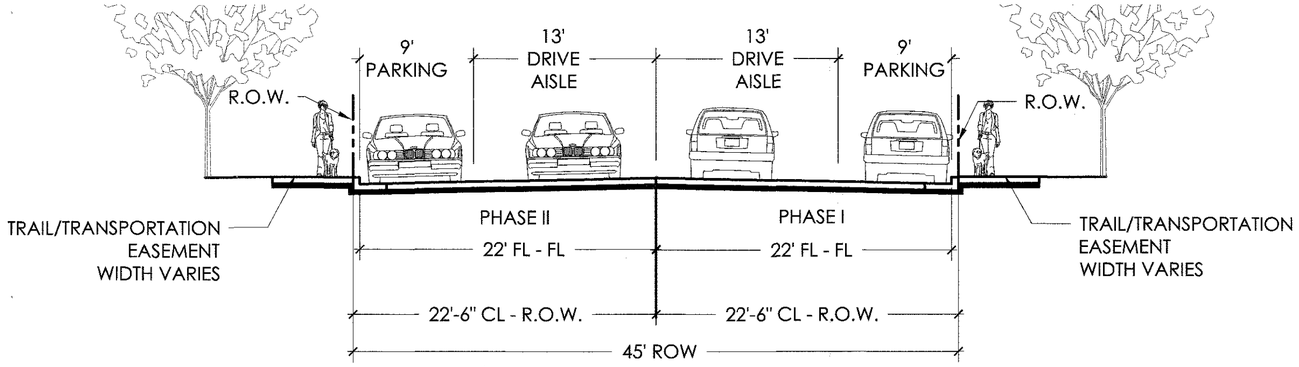
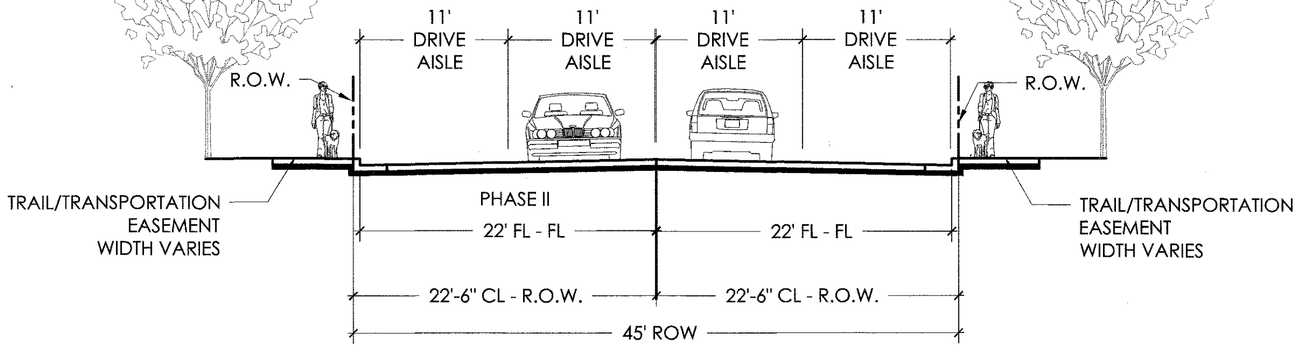


URBAN 2 LANE ROAD



URBAN 4 LANE INTERIM CONDITION



URBAN 4 LANE FINAL CONDITION

NOTES:
1. STREET TREES ARE REQUIRED ALONG ALL URBAN STREET SECTIONS. ONE (1) TREE PER EVERY FORTY (40) FEET IS REQUIRED. STREET TREES ARE TO BE LOCATED WITHIN TWENTY (20) FEET OF THE BACK OF CURB.
2. THE URBAN STREET SECTIONS SHOWN ON THIS SHEET ARE ALLOWED ONLY IN VILLAGE 1.
3. WALK WIDTHS WILL BE A MINIMUM OF SIX (6) FEET AND WILL BE ON BOTH SIDES OF THE STREET.

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