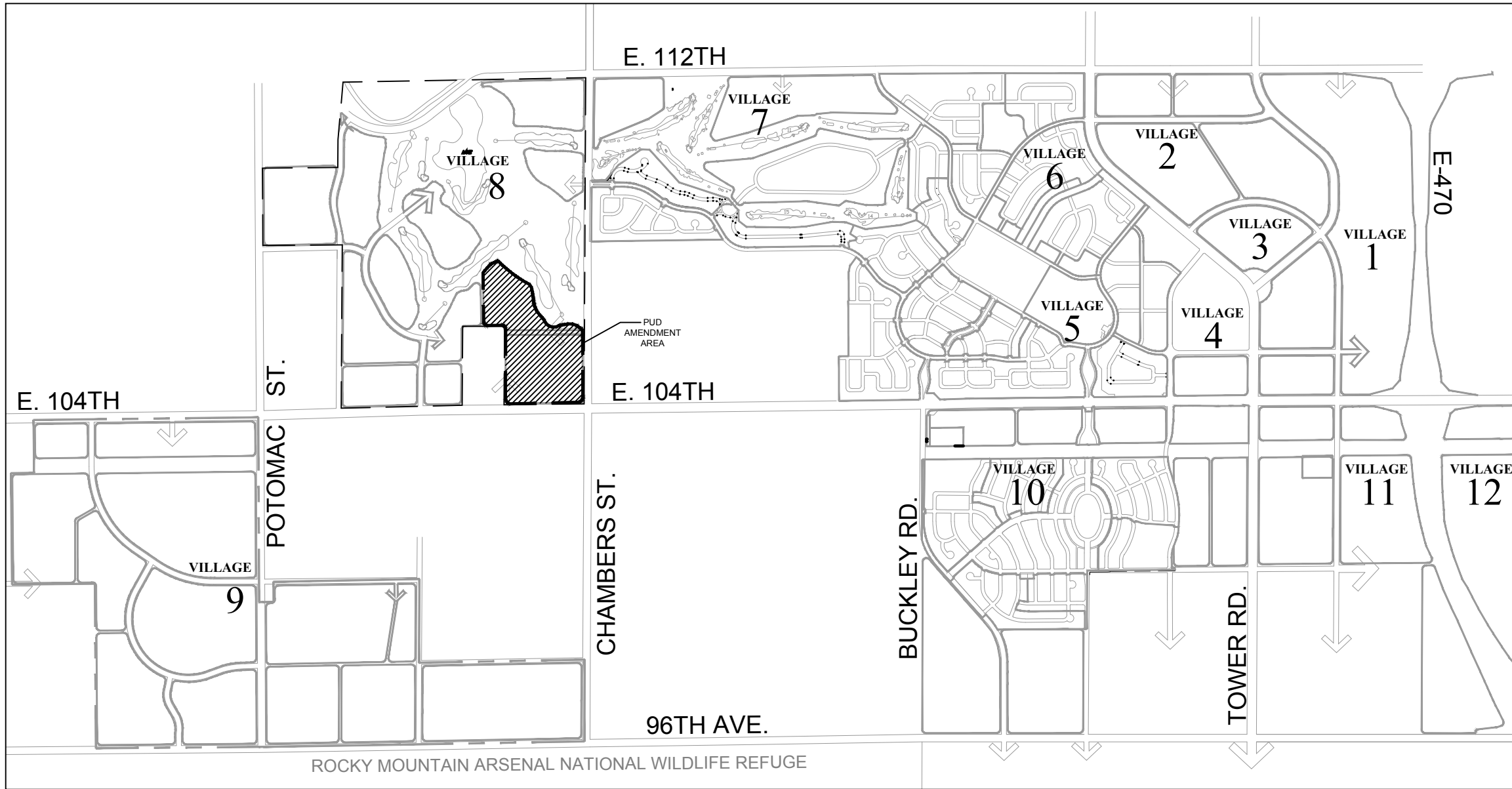


REUNION PUD ZONE DOCUMENT
AMENDMENT #4 OF THE REUNION PUD ZONE DOCUMENT
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 7, BEARS NORTH 00°10'59" WEST, A DISTANCE OF 2653.09 FEET, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE NORTH 39°01'47" WEST, A DISTANCE OF 95.66 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 104TH AVENUE, AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°20'14" WEST, A DISTANCE OF 1267.88 FEET;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°08'28" EAST, A DISTANCE OF 1243.44 FEET;

THENCE SOUTH 88°58'56" WEST, A DISTANCE OF 349.20 FEET;

THENCE NORTH 00°43'34" WEST, A DISTANCE OF 867.39 FEET

THENCE NORTH 41°48'48" EAST, A DISTANCE OF 198.00 FEET;

THENCE NORTH 65°13'54" EAST, A DISTANCE OF 123.49 FEET;

THENCE NORTH 79°36'08" EAST, A DISTANCE OF 25.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1810.51 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 47°03'56" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'29" AN ARC LENGTH OF 632.24 FEET;

THENCE NON-TANGENT TO SAID CURVE SOUTH 33°42'36" EAST, A DISTANCE OF 63.95 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°37'22" AN ARC LENGTH OF 103.40 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 38°04'33" EAST, A DISTANCE OF 226.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°24'54" AN ARC LENGTH OF 114.17 FEET;

THENCE TANGENT TO SAID CURVE NORTH 76°30'33" EAST, A DISTANCE OF 198.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 225.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°13'55" AN ARC LENGTH OF 201.19 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 52°15'32" EAST, A DISTANCE OF 58.17 FEET;

THENCE NORTH 89°49'01" EAST, A DISTANCE OF 37.51 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°10'59" EAST, A DISTANCE OF 1209.68 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 54.029 ACRES, (2,353,503 SQUARE FEET), MORE OR LESS.

PURPOSE OF AMENDMENT

2011: THIS AMENDMENT #4 REVISES THE BOUNDARIES OF PARCELS 8-I AND 8-L. PARCEL 8-I DECREASES IN SIZE FROM 33.8 ACRES TO 20.1 ACRES WHILE PARCEL 8-L INCREASES IN SIZE FROM 20.2 ACRES TO 33.9 ACRES. THIS AMENDMENT ALSO REZONES PARCEL 8-L FROM MU TO BP-2. ADDITIONALLY, THE MINIMUM SIDE SETBACK FOR LOCAL AND GENERAL RETAIL WILL BE REDUCED TO 0' FROM 5'. THESE UPDATES WILL REPLACE THE PREVIOUSLY APPROVED STANDARDS FOUND IN THE REUNION PUD ZONE DOCUMENT AMENDMENT #1, APPROVED BY CITY COUNCIL ON OCTOBER 7, 2002.
2017: TO RE-RECORD THE DOCUMENT NOW THAT ALL PARCELS HAVE BEEN ANNEXED.

SHEET INDEX:

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	PUD AMENDMENT LAND USE SUMMARY

OWNERS CERTIFICATE:

DIBC BUFFALO HILLS RANCH, LLC, A Colorado limited liability company, FFP-DIA, LLC, A Colorado limited liability company, and SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership, being the owner(s) of portions of the property located in the COUNTY OF ADAMS, STATE OF COLORADO, do hereby submit this Planned Unit Development Amendment #4 and agree to perform under the terms noted hereon.

DIBC BUFFALO HILLS RANCH, LLC, a Colorado limited liability company

By: _____
L.C. FULENWIDER, III, As Attorney in Fact

ACKNOWLEDGEMENT:
STATE OF COLORADO
COUNTY OF _____
THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____ AS ATTORNEY IN FACT FOR DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

FFP-DIA LLC, a Colorado limited liability company

By: _____
L.C. FULENWIDER, III, As Attorney in Fact

ACKNOWLEDGEMENT:
STATE OF _____
COUNTY OF _____
THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____ AS ATTORNEY IN FACT FOR DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership

By: _____

Name: _____
AUTHORIZED AGENT

ACKNOWLEDGEMENT:
STATE OF COLORADO
COUNTY OF _____
THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____ AS ATTORNEY IN FACT FOR DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

By: _____

Name: _____
AUTHORIZED AGENT

ACKNOWLEDGEMENT:
STATE OF _____
COUNTY OF _____
THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____ AS ATTORNEY IN FACT FOR DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT:
STATE OF _____
COUNTY OF _____
THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____ AS ATTORNEY IN FACT FOR DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY OF _____, 2017.

ATTEST: _____ MAYOR
CITY CLERK

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 _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2017

COUNTY CLERK AND RECORDER

BY: _____ INSTRUMENT # _____
DEPUTY

REUNION PUD
AMENDMENT #4

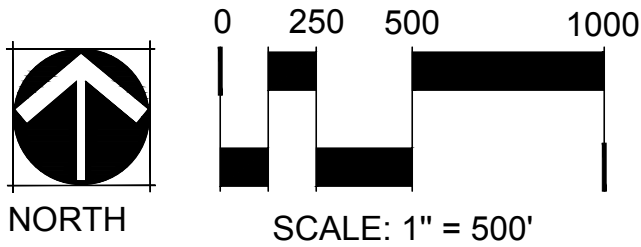
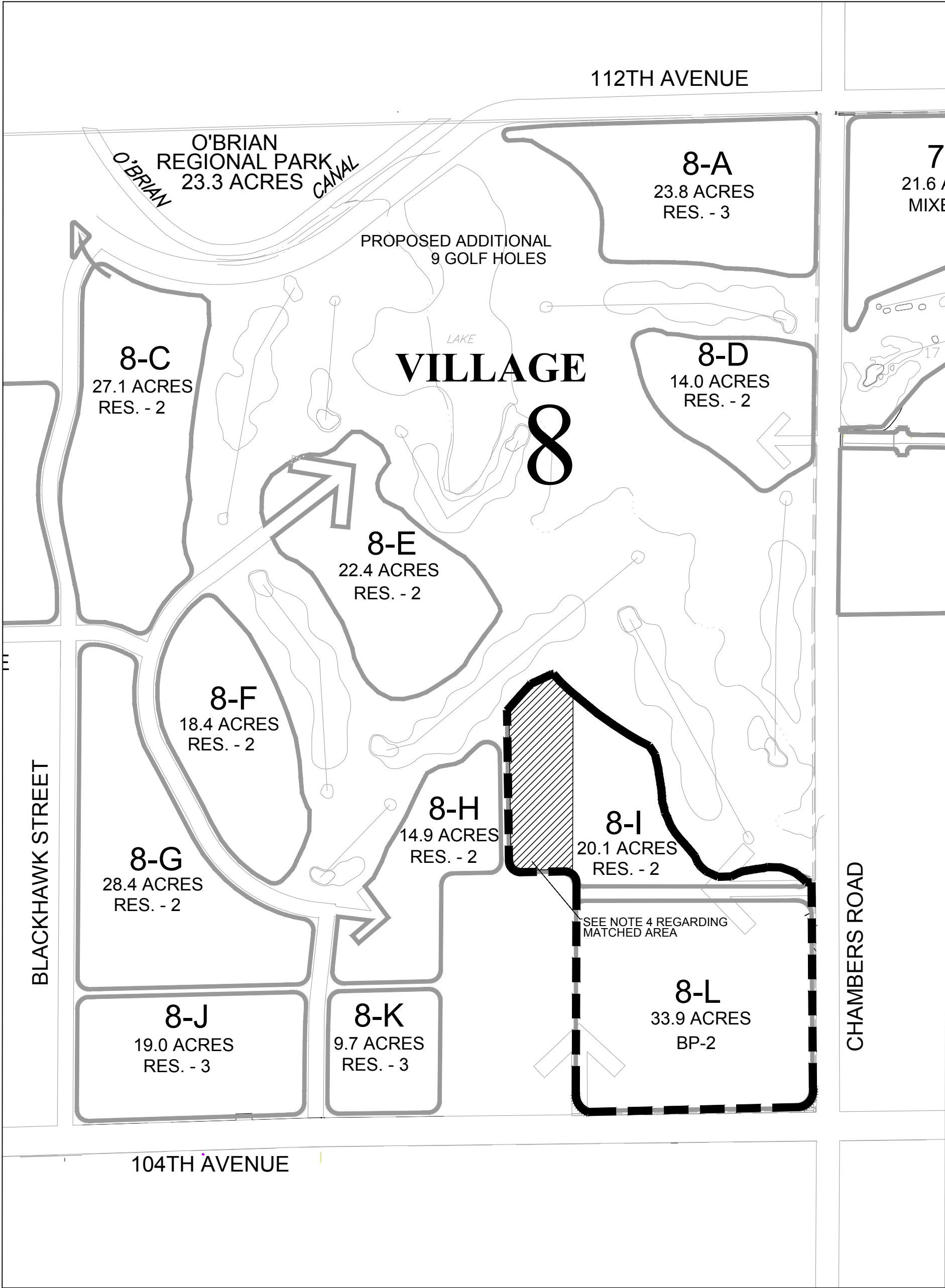


REUNION
PUD ZONE DOCUMENT
AMENDMENT #4



DATE: 4/28/17

REUNION PUD ZONE DOCUMENT
AMENDMENT #4 OF THE REUNION PUD ZONE DOCUMENT
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.



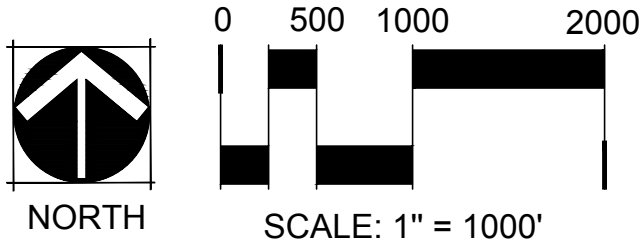
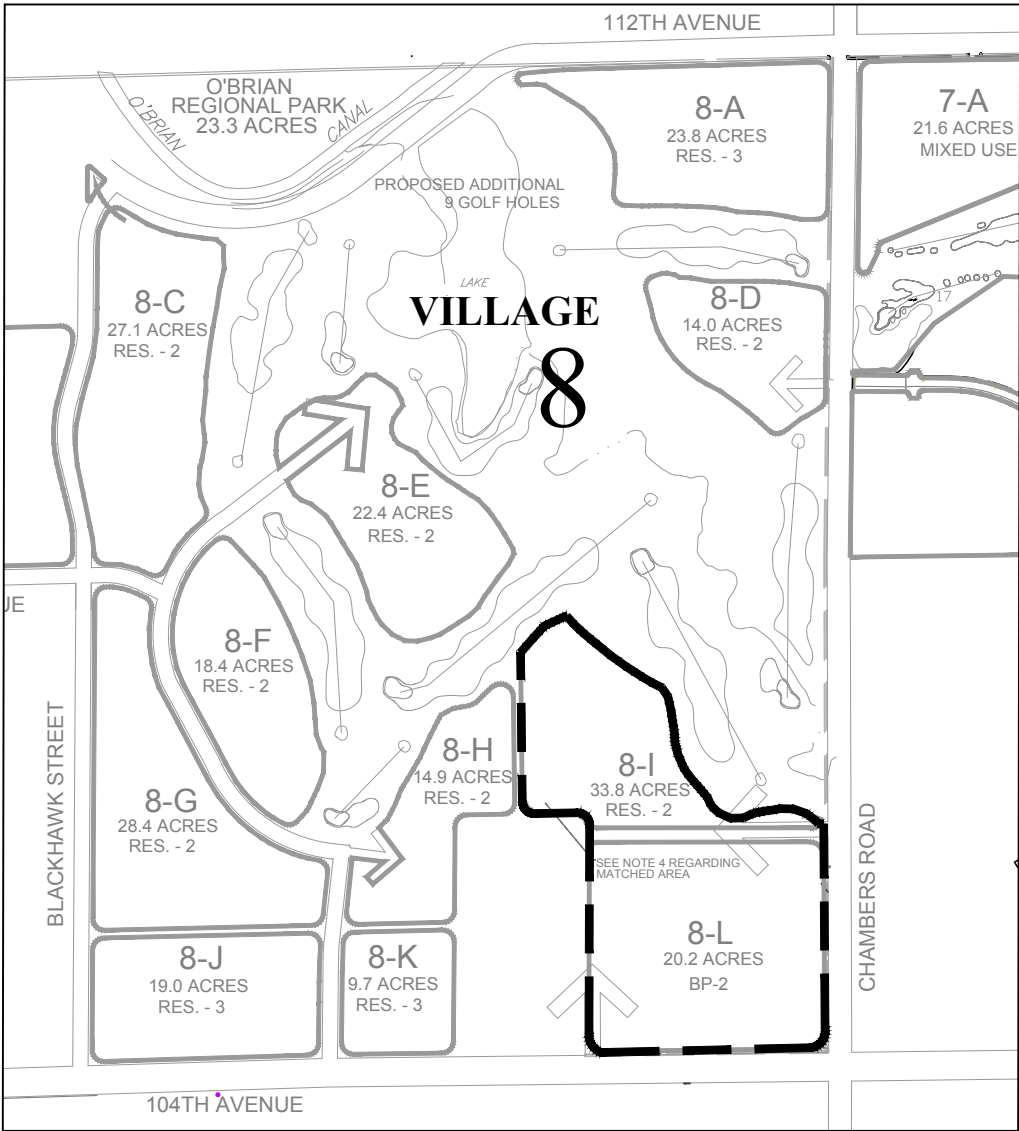
VILLAGE 8				RESIDENTIAL				NON-RESIDENTIAL					
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DUAC)	ADMIN. (2) ENTITLED MINIMUM	APPROVED MAXIMUM	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (>20%)	MAX. AREA SQ. FT.	ADMIN. (2) APPROVAL MIN. F.A.R. (3)	MINIMUM ENTITLED F.A.R. (3)	MAXIMUM ENTITLED F.A.R. (3)	ADMIN. (2) APPROVAL F.A.R. (3)
8-A	R-3	23.8	5-24	<5	>24				311,018	<15	15	3	>3
8-B	R-2	33.8	4-14	<4	>14								
8-C	R-2	27.1	3-14	<3	>14								
8-D	R-2	14.0	5-14	<5	>14								
8-E	R-2	22.4	3-14	<3	>14								
8-F	R-2	18.4	4-14	<4	>14								
8-G	R-2	28.4	5-14	<5	>14								
8-H	R-2	14.9	4-14	<4	>14								
8-I	R-2	20.1	5-14	<5	>14								
8-J	R-3	19.0	6-24	<6	>24				246,292	<15	15	3	>3
8-K	R-3	9.7	6-24	<6	>24				126,790	<15	15	3	>3
8-L	BP-2	33.9	8-24	<8	>24				263,974	<15	15	3	>3
8	REG. PARK	23.3	N/A	N/A	N/A								
TOTAL		288.6				800	1,524 CAP	1,826	950,044				

- NOTES:
- ALL DEVELOPMENT STANDARDS AND LAND USES FOR THIS AMENDMENT SHALL BE THE SAME AS THOSE RECORDED ON SHEETS 14, 15, 16 AND 17 OF THE REUNION PUD ZONE DOCUMENT AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT #3615 THAT WAS APPROVED BY THE COMMERCE CITY, CITY COUNCIL ON OCTOBER 7, 2002 AND RECORDED DECEMBER 17, 2002 AT RECEPTION NO. C1068494.
 - THIS REUNION PUD ZONE DOCUMENT - AMENDMENT #4 OF THE REUNION PUD ZONE DOCUMENT (PUD #3615), IS AN AMENDMENT OF THE REUNION PUD ZONE DOCUMENT #3615 THAT WAS APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL ON OCTOBER 7, 2002 AND RECORDED DECEMBER 17, 2002 AT RECEPTION NO. C 1668494.
 - THIS REUNION PUD ZONE DOCUMENT - AMENDMENT #4 OF THE REUNION PUD ZONE DOCUMENT (PUD #3615), IS AN AMENDMENT TO THE SITE SPECIFIC DEVELOPMENT PLAN REFERENCED IN SECTION 5.1 OF THE CONSOLIDATED DEVELOPMENT AGREEMENT FOR BUFFALO HILLS RANCH, DATED DECEMBER 17, 2001, AND RECORDED JANUARY 23, 2002 AT RECEPTION NUMBER C0917475, AND UPON APPROVAL WILL BE COVERED BY VESTED PROPERTY RIGHTS IN SUCH AGREEMENT.
 - THE HATCHED PORTION OF PARCEL 8-I SHALL BE ANNEXED BEFORE ANY PUD PERMIT ACTIVITY WITHIN THIS AREA CAN OCCUR.

- SETBACK NOTE:
- LOCAL AND GENERAL RETAIL USES MAY HAVE A SIDE MINIMUM SETBACK OF 0'.

LAND USE SUMMARY	
LAND USE	ACRES
RESIDENTIAL - 1	148.9
RESIDENTIAL - 2	831.3
RESIDENTIAL - 3	283.6
RESIDENTIAL TOTAL	1263.8
MIXED USE	303.8
MIXED USE TOTAL	303.8
BUSINESS PARK - 1	559.7
BUSINESS PARK - 2	248.3
BUSINESS PARK TOTAL	808.0
TOWN CENTER - 1	0
TOWN CENTER PARK - 2	92.0
TOWN CENTER PARK TOTAL	92.0
SCHOOL / PARK	41.3
SCHOOL	27.6
HIGH SCHOOL	48.6
PARK / SCHOOL TOTAL	117.5
COMMUNITY PARK	88.3
PRIVATE PARK	52.5
PRIVATE OPEN SPACE	1.6
SPECIAL USE	5.0
PROPOSED GOLF	169.3
OPEN SPACE TOTAL	316.7
PUBLIC ROW	236.8
ROW TOTAL	236.8
TOTAL	3138.6 AC

PREVIOUS ZONING



REUNION PUD
AMENDMENT #4



REUNION
PUD ZONE DOCUMENT
AMENDMENT #4

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1500 South Pearl St., Suite 200
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SAGE DESIGN GROUP
Landscape Architecture
Site Planning
Civil/General Architecture



DATE: 4/28/17