

# 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., R.66W OF THE 6TH P.M.,  
 AND A PORTION OF SECTION 13, T.2S., R.67W., OF THE 6TH P.M.,  
 COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

### APPROVAL CERTIFICATE

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.

CHARLES J. BARRINGTON  
 CITY CLERK AND RECORDER

SEAN J. BARRINGTON  
 COUNTY CLERK

WYNNE M. BARRINGTON  
 DEPUTY CLERK

OWNERS CERTIFICATE

DISC BUFFALO HILLS RANCH, a Colorado limited liability company, and DISC 9th and Potomac, LLC, a Colorado limited liability company, being the owners 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.

By: *[Signature]*  
 Name: L.C. Falewider, III  
 Title: CEO, L.C. Falewider & Associates, Inc.

By: *[Signature]*  
 Name: L.C. Falewider, III  
 Title: Attorney-in-Law

By: *[Signature]*  
 Name: L.C. Falewider, III  
 Title: Attorney-in-Law

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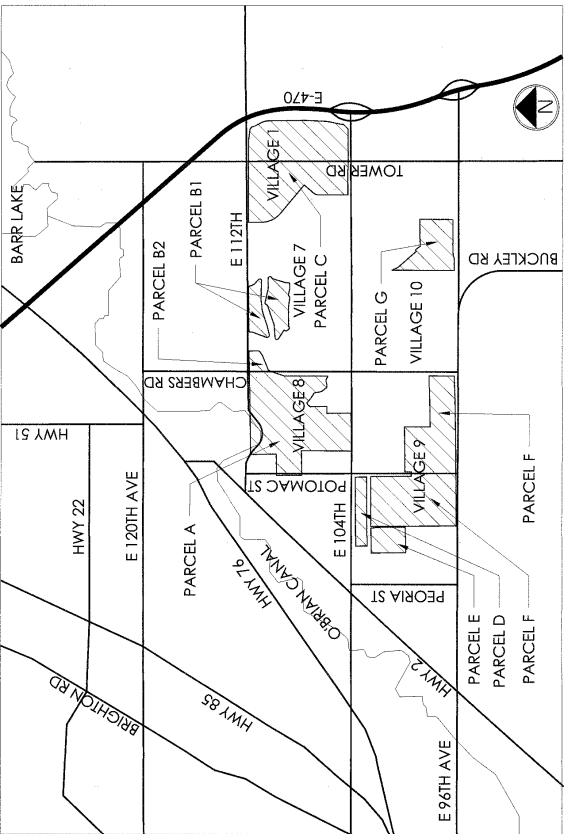
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VICINITY MAP, NIS

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

**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 PARKS LINES HAVE BEEN JOINED TO RES-2 AND GENERAL LOCATIONS ARE SHOWN. PARK DEDICATIONS THAT MATCH AMENDMENT #1 PUD ARE REQUIRED.
- LAND USE TABLE HAS 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.
- SEBACKS REVISIONS 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 SEBACK REVISED TO 5.

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.

By: *[Signature]*  
 Name: Kelly E. Leis  
 Title: EVP Operations/HR/IT

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.

By: *[Signature]*  
 Name: Kelly E. Leis  
 Title: EVP Operations/HR/IT

CLAYTON PROPERTIES GROUP II, INC., a California 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.

By: *[Signature]*  
 Name: Robert J. Swanson  
 Title: CEO

CLAYTON PROPERTIES GROUP II, INC., a California 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.

By: *[Signature]*  
 Name: Robert J. Swanson  
 Title: CEO

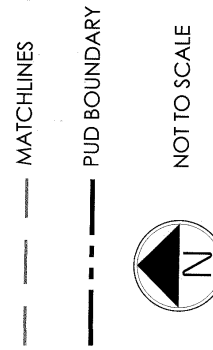
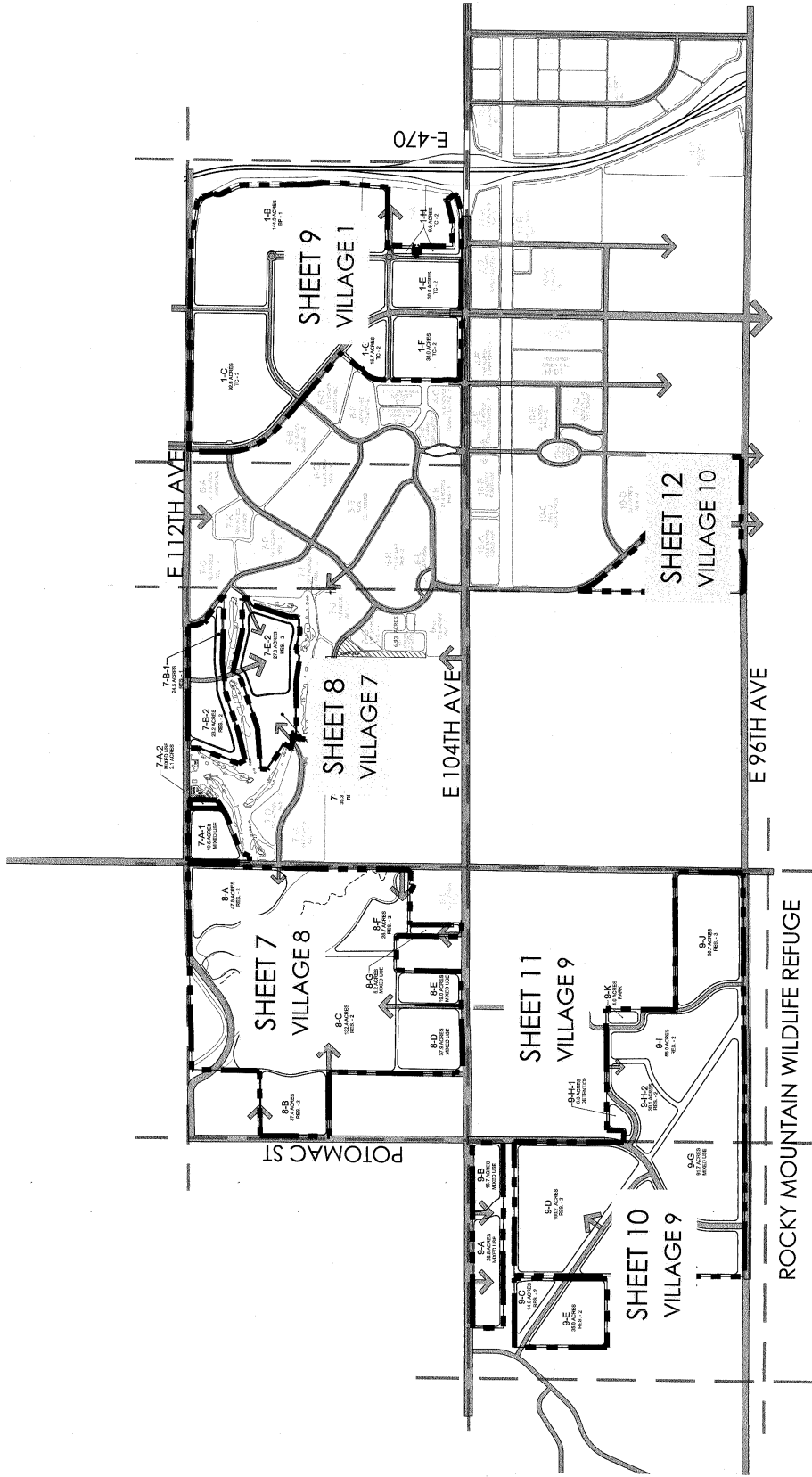
JOCHYN ALEXANDRIA KING  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID: 20174002154  
 MY COMMISSION EXPIRES JANUARY 17, 2021

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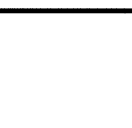
# REUNION PUD ZONE DOCUMENT

## AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R.66W OF THE 6TH P.M.,  
 AND A PORTION OF SECTION 13, T.2S., R.67W., OF THE 6TH P.M.,  
 COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO







# REUNION PUD ZONE DOCUMENT #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

# 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 RECORDERS OFFICE AS WELL AS A PORTION OF THAT PARCEL OF LAND DESCRIBED WITHIN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 03365970, IN SAID RECORDS, LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, CITY OF COMMERCE CITY, 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 2,680.91 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE NORTH 87°00'35" WEST, A DISTANCE OF 74.06 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. 20050601000810210, 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 86.00 FEET;
8. NORTH 46°56'40" 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 55°12'05" EAST, A DISTANCE OF 555.41 FEET TO THE NORTHEASTERLY CORNER OF TRACT E, REUNION FILING NO. 9, AS RECORDED SEPTEMBER 28, 2005, UNDER RECEPTION NO. 20050602001046700, 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 4486 AT PAGE 733, IN SAID RECORDS, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 88°16'04" WEST, A DISTANCE OF 590.77 FEET;
2. NORTH 88°10'52" WEST, A DISTANCE OF 652.64 FEET;
3. NORTH 84°38'45" WEST, A DISTANCE OF 245.38 FEET;
4. SOUTH 67°08'39" WEST, A DISTANCE OF 25.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1488.00 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 182.82 FEET TO THE NORTHERLY BOUNDARY OF AN EXCEPTION PARCEL OF LAND AS DESCRIBED WITHIN SAID SPECIAL WARRANTY DEED RECORDED IN BOOK 4486 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 592.81 FEET;
3. NORTH 83°33'50" EAST, A DISTANCE OF 28.19 FEET;

4. SOUTH 01°27'16" 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 59°04'45" WEST, A DISTANCE OF 139.08 FEET;
13. NORTH 81°55'39" WEST, A DISTANCE OF 904.01 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 14.38 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°51'19", AN ARC LENGTH OF 178.95 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 142.24 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 39°29'17", AN ARC LENGTH OF 146.24 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 15.55 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 183.41 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 4486 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°56'20" 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" EAST, A DISTANCE OF 6.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 153.00 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 4486 AT PAGE 733;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARIES OF SAID SPECIAL WARRANTY DEED RECORDED IN BOOK 4486 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 688.14 FEET;
3. SOUTH 75°55'09" WEST, A DISTANCE OF 551.42 FEET;
4. NORTH 30°47'13" WEST, A DISTANCE OF 141.19 FEET;
5. NORTH 20°26'48" EAST, A DISTANCE OF 823.97 FEET;
6. NORTH 01°48'17" WEST, A DISTANCE OF 186.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 112<sup>ND</sup> AVENUE, SAID POINT BEING 30.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID SECTION 8;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND PARALLEL, WITH SAID NORTHERLY 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 ALTAZASM 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 P.M., 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 99.99 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N89°13'04" E A DISTANCE OF 62.45 FEET, TO A POINT ON THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 14, 1995 IN BOOK 4486 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. S67°12'12"W A DISTANCE OF 313.50 FEET;
  3. S67°47'22"W A DISTANCE OF 803.42 FEET;
  4. S03°31'29"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°46'04"E A DISTANCE OF 1176.49 FEET, TO THE POINT OF BEGINNING.
- CONTAINING A CALCULATED AREA OF 1,008,882 SQUARE FEET OR 23.1630 ACRES.



# REUNION PUD ZONE DOCUMENT #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

## 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**
- THENCE ON THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID LOT 1 THE FOLLOWING TWENTY (20) 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 9825.00 FEET, A CENTRAL ANGLE OF 0°10'45" 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 1876.69 FEET, A CENTRAL ANGLE OF 0°10'34" AND AN ARC LENGTH OF 201.41 FEET, TO A POINT OF TANGENT;
  6. S89°24'05"W A DISTANCE OF 75.71 FEET;
  7. N67°18'58"W A DISTANCE OF 56.29 FEET;
  8. N07°02'01"W A DISTANCE OF 27.71 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALDEN STREET RIGHT-OF-WAY DEDICATION PLAN RECORDED MARCH 25, 2004 UNDER RECEPTION NO. 20040325000148550;
  9. THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:
  1. N07°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 0°5'28" AND AN ARC LENGTH OF 12.99 FEET, TO A POINT OF TANGENT;
  3. N07°26'25"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 0°5'50"31" AND AN ARC LENGTH OF 19.59 FEET, TO A POINT OF TANGENT;
  5. N07°24'08"W A DISTANCE OF 69.39 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 0°5'05"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 0°5'03"31" AND AN ARC LENGTH OF 21.58 FEET, TO A POINT OF TANGENT;
  9. N07°24'08"W A DISTANCE OF 161.35 FEET;
  10. N07°02'01"W A DISTANCE OF 41.89 FEET;
  11. THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE AS SHOWN ON DEDICATION PLAN REUNION PHASE 3A RECORDED AUGUST 17, 2005 UNDER RECEPTION NO. 20050801000310200;
  12. THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES:
  1. N07°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 26.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
  3. N69°57'59"E A DISTANCE OF 11.00 FEET;
  4. N07°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 RIGHT HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
  7. N07°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 70.85 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;

1. N07°02'01"W A DISTANCE OF 422.86 FEET;
2. S90°00'00"W A DISTANCE OF 28.28 FEET;
3. S45°10'00"W A DISTANCE OF 28.28 FEET;
4. N89°00'00"W A DISTANCE OF 162.02 FEET;
5. S08°10'46"E A DISTANCE OF 65.69 FEET;
6. N89°44'35"W A DISTANCE OF 78.13 FEET, TO A POINT OF CURVE;
7. 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;
8. S90°00'00"W A DISTANCE OF 422.86 FEET;
9. S45°10'00"W A DISTANCE OF 28.28 FEET;
10. N89°00'00"W A DISTANCE OF 162.02 FEET;
11. S08°10'46"E A DISTANCE OF 65.69 FEET;
12. N89°44'35"W A DISTANCE OF 78.13 FEET, TO A POINT OF CURVE;
13. S90°00'00"W A DISTANCE OF 28.28 FEET;
14. N89°56'04"E A DISTANCE OF 232.62 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 6.92 FEET;
19. N55°10'15"E A DISTANCE OF 51.48 FEET;
20. N79°45'25"W A DISTANCE OF 90.74 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2006030600020200;
21. THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
1. S19°42'22"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 S78°17'04"E HAVING A RADIUS OF 19.04 FEET, A CENTRAL ANGLE OF 56°37'04" AND AN ARC LENGTH OF 18.48 FEET, TO A POINT OF NON-TANGENT CURVE;
3. S41°54'40"E A DISTANCE OF 121.14 FEET;
4. S48°41'01"E A DISTANCE OF 14.86 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED OCTOBER 12, 1999 UNDER RECEPTION NO. C0114616;
5. THENCE ON SAID RIGHT-OF-WAY LINE, S41°18'50"W A DISTANCE OF 73.51 FEET;
6. THENCE CONTINUING ON SAID LINE, S74°52'00"W A DISTANCE OF 251.03 FEET, TO A POINT OF NON-TANGENT CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
8. THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°44'59"W A DISTANCE OF 784.70 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT C, REUNION FILING NO. 33;
9. THENCE S89°44'59"W A DISTANCE OF 157.01 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 10TH AVENUE AS SHOWN ON THE PLAYOFF REUNION FILING NO. 33; ALSO BEING THE SOUTHWESTERLY CORNER OF TRACT B, REUNION FILING NO. 33;
10. THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°44'59"W A DISTANCE OF 796.59 FEET;
11. THENCE S90°44'29"W A DISTANCE OF 236.55 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 10TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED JANUARY 19, 1994 UNDER RECEPTION NO. B1212606;
12. THENCE ON SAID RIGHT-OF-WAY LINE, S89°27'06"W A DISTANCE OF 80.29 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 10TH AVENUE AS SHOWN ON THE DEDICATION PLAN RECORDED JUNE 28, 2001 UNDER RECEPTION NO. C080708;
13. THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:
1. S207°00'00"41"86;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 594.00 FEET, A CENTRAL ANGLE OF 0°29'35" AND AN ARC LENGTH OF 76.38 FEET, TO A POINT OF TANGENT;
3. S07°10'08"E A DISTANCE OF 2222.22 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 594.00 FEET, A CENTRAL ANGLE OF 0°29'35" AND AN ARC LENGTH OF 76.38 FEET, TO A POINT OF TANGENT;
5. S08°39'43"E A DISTANCE OF 141.76 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 591.19 FEET, A CENTRAL ANGLE OF 0°4'53"31" AND AN ARC LENGTH OF 26.54 FEET, TO A POINT OF NON-TANGENT;
7. S08°09'59"W A DISTANCE OF 168.38 FEET, TO A POINT ON THE NORTHERLY LINE OF LOT 1, REUNION FILING NO. 33 RECORDED JANUARY 10, 2007 UNDER RECEPTION NO. 20070000041195;

12. N39°43'03"E A DISTANCE OF 54.00 FEET;
13. N67°18'57"W A DISTANCE OF 11.09 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 286.90 FEET, A CENTRAL ANGLE OF 16°19'41" 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 19°19'41" 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 26.45 FEET, A CENTRAL ANGLE OF 96°00'00" AND AN ARC LENGTH OF 35.27 FEET, TO A POINT OF NON TANGENT;
20. N67°18'57"W A DISTANCE OF 150.00 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID NORTHEASTERLY LINE, N67°18'57"W A DISTANCE OF 990.78 FEET; THENCE N67°18'57"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. 2015000032826;
21. THENCE ON SAID NORTHEASTERLY LINE, N67°18'57"W A DISTANCE OF 653.61 FEET, TO A POINT OF CURVE;
22. 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 34°54'01" AND AN ARC LENGTH OF 776.83 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;
23. 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;
24. THENCE ON SAID LINE, ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1276.00 FEET, A CENTRAL ANGLE OF 00°53'44" AND AN ARC LENGTH OF 19.83 TO A POINT OF TANGENT;
25. THENCE CONTINUING ON SAID LINE, N00°04'31"E A DISTANCE OF 689.54 FEET, TO THE POINT OF BEGINNING;
26. CONTAINING A CALCULATED AREA OF 19,751,079 SQUARE FEET OR 453.4224 ACRES.

# REUNION PUD ZONE DOCUMENT #5

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

ISSUE DATE
3/4/2019

REVISION DATES
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SHEET TITLE
LEGAL DESCRIPTION

SHEET NUMBER
6

## 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. 23816, DETERMINED BY GPS OBSERVATION TO BEAR 198°47'20" AND AN ARC LENGTH OF 31.30 FEET; TO A POINT OF TANGENT; REFERENCED TO COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83; 92.  
COMMENCING AT SAID NORTHEAST CORNER OF SECTION 13, THENCE S89°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. 2007000089513 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 886.38 FEET TO A POINT ON THE COLORADO RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 7, 1982 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 2681.30 FEET;  
2. S89°21'17"W A DISTANCE OF 954.27 FEET TO THE SOUTH-EASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED AUGUST 17, 1988 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 606.76 FEET;  
THENCE ON THE SOUTHERLY LINE OF EAST 10TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED MARCH 7, 2007 UNDER RECEPTION NO. 2007000023961, 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 958.21 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 47.8412 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. 23816, DETERMINED BY GPS OBSERVATION TO BEAR 198°47'20" AND AN ARC LENGTH OF 31.30 FEET; TO A POINT OF TANGENT; REFERENCED TO 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, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 13, TO 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 1788.47 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, 1982 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 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. 23816, DETERMINED BY GPS OBSERVATION TO BEAR 198°47'20" AND AN ARC LENGTH OF 31.30 FEET; TO A POINT OF TANGENT; REFERENCED TO 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 90.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF ONE 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. 201400072387;  
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"E 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, 1982 IN BOOK 1034 AT PAGE 317;  
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°14'41"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, 1987 IN BOOK 1382 AT PAGE 389 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 1326.88 FEET TO THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 16;  
THENCE N88°57'28"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 SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 1287.82;  
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°50'50"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 21,198,049 SQUARE FEET OR 488.6830 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 SAID 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 605.86 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 16;  
THENCE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, N89°59'37"W 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 517.81 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LANDMARK DRIVE AS SHOWN ON THE PLAT OF REUNION 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°10'36", AND AN ARC LENGTH OF 472.49 FEET, TO A POINT OF TANGENT;  
THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S41°26'16"E A DISTANCE OF 346.88 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LANDMARK DRIVE AS SHOWN ON THE PLAT OF REUNION ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVE;  
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S41°26'16"E A DISTANCE OF 789.51 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF REUNION ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVE;  
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 94.98 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 117°14'02", 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. S69°40'08"E A DISTANCE OF 292.39 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 890.32 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 45°35'10", 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. 20130000851549;

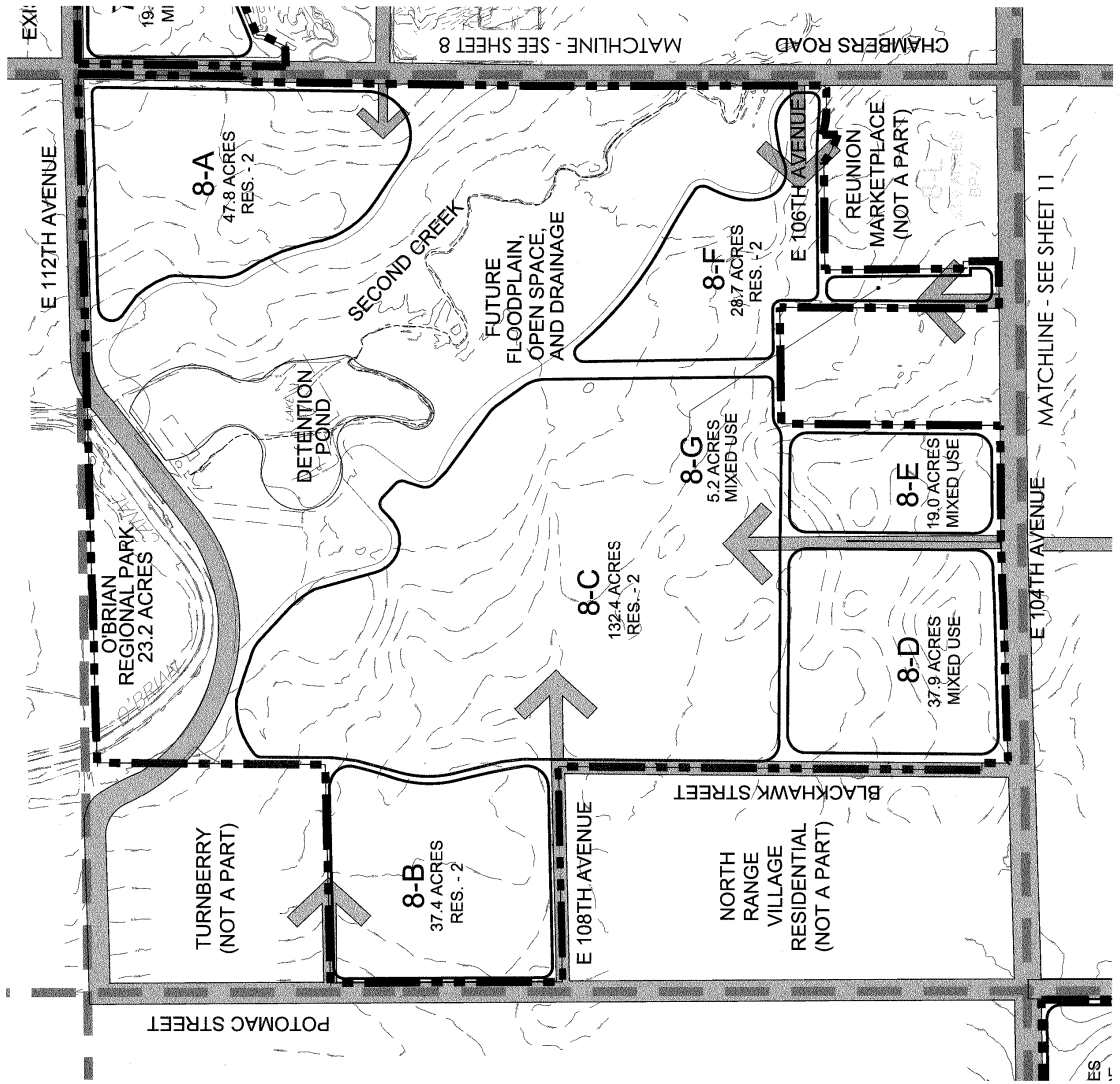
#### THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

- N89°59'57"W A DISTANCE OF 8.00 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°59'57"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;
- N89°59'37"W A DISTANCE OF 1183.90 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°19'40" AND AN ARC LENGTH OF 31.53 FEET, TO A POINT OF NON-TANGENT;
- S89°50'33"W A DISTANCE OF 80.00 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°59'57"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;
- N89°59'37"W A DISTANCE OF 303.88 FEET, TO A POINT OF CURVE;
- 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;
- 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.

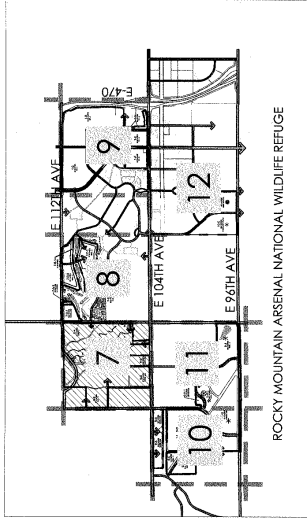
# REUNION PUD ZONE DOCUMENT

## AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

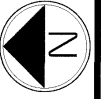
PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,  
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,  
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



KEY MAP



LEGEND



# 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	7

# 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

terracing  
design  
10200 E. Grand Ave., A-314  
Denver, CO 80231  
PH: 303.432.8867



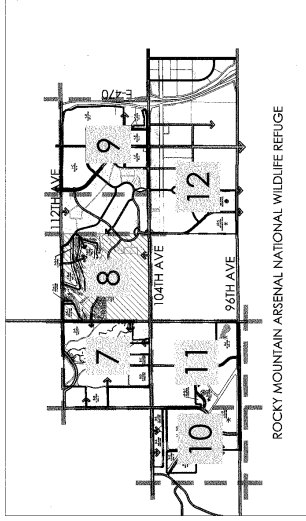
# REUNION PUD ZONE DOCUMENT AMENDMENT #5

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

ISSUE DATE	3/4/2019
REVISION DATES	
SHEET TITLE	
PUD	
SHEET NUMBER	8

of 19

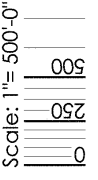
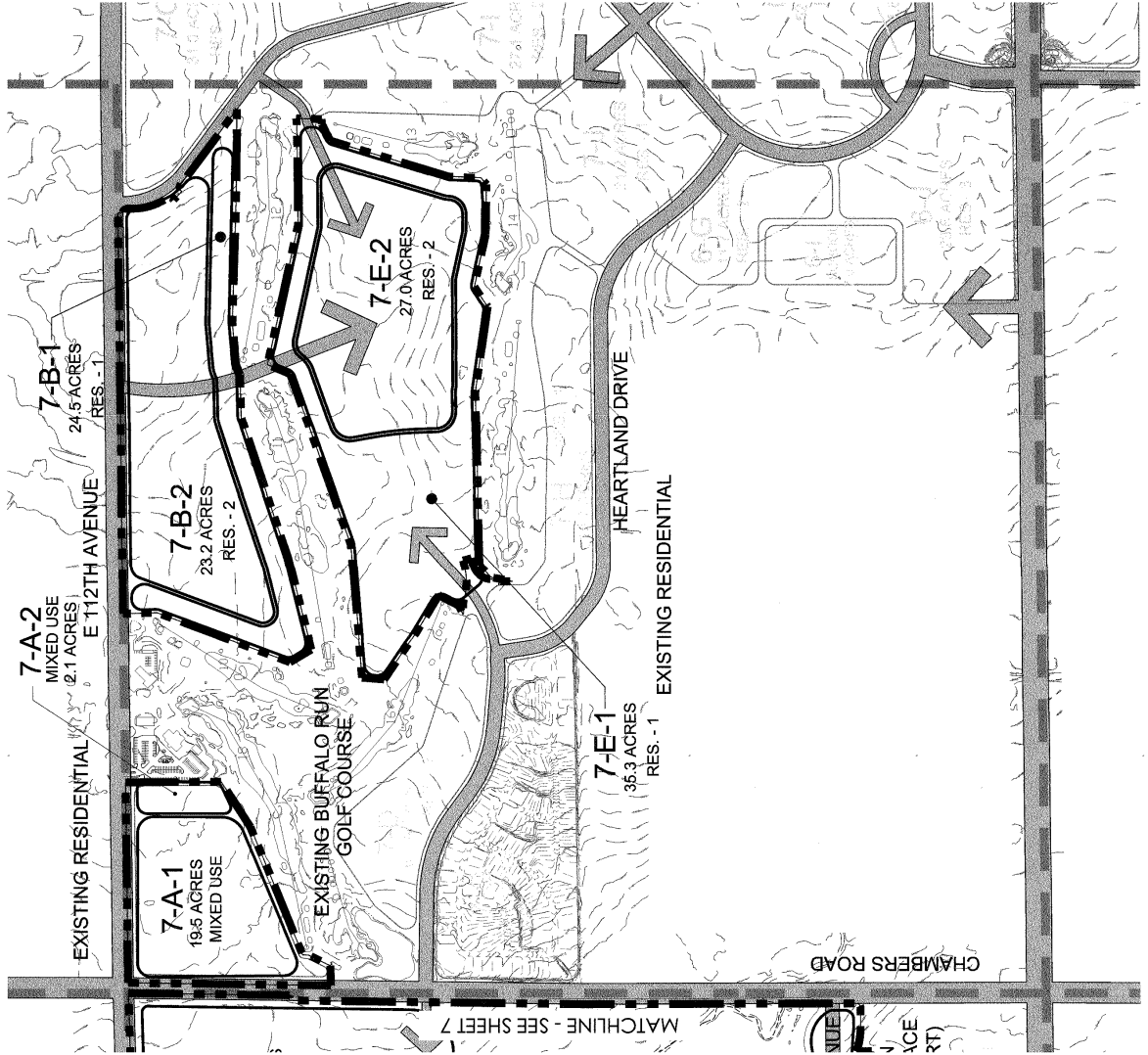
KEY MAP



ROCKY MOUNTAIN ARSENAL NATIONAL WILDLIFE REFUGE

LEGEND

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

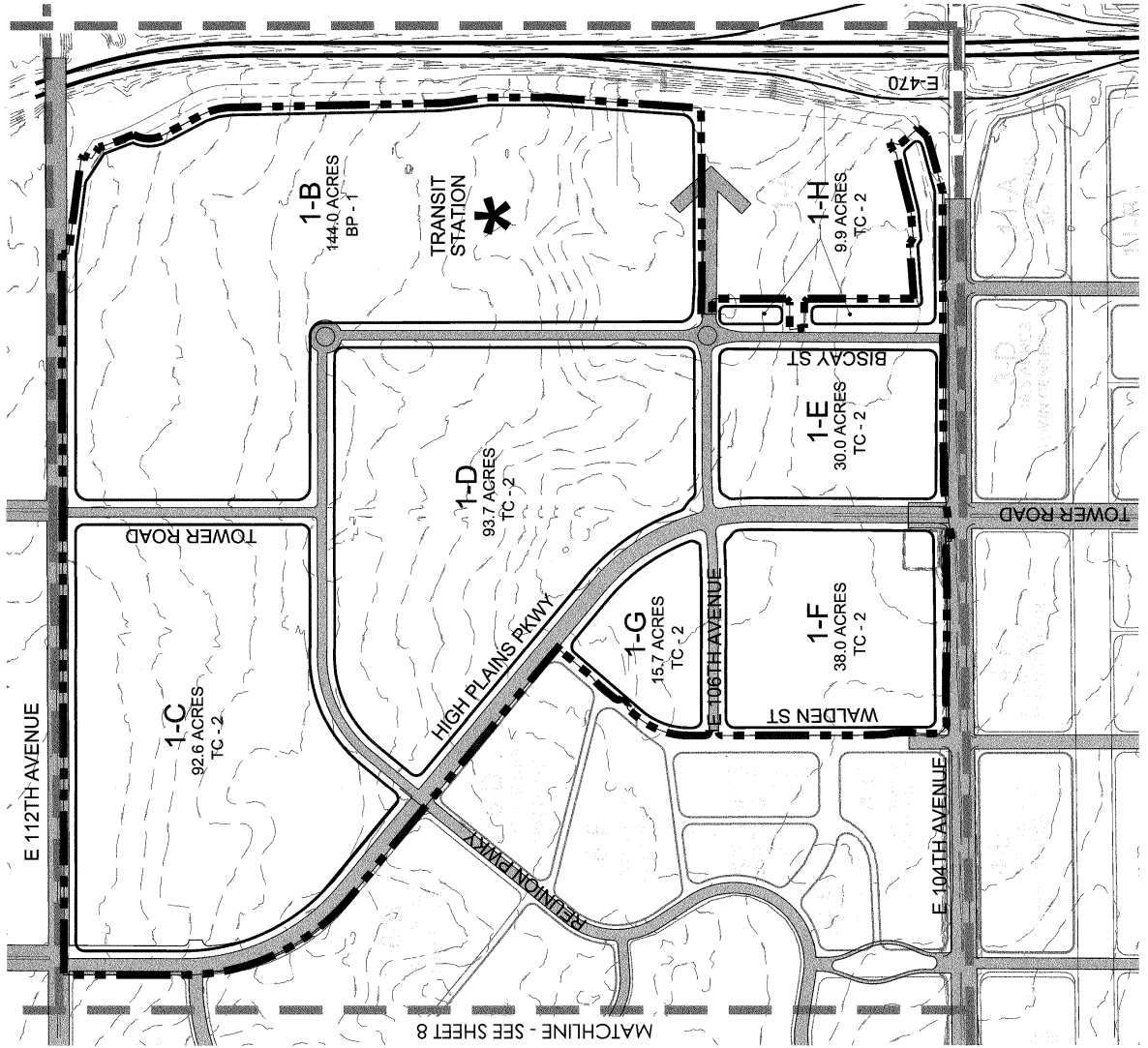




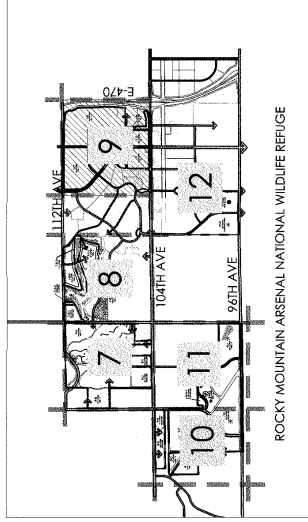
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## AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R.66W OF THE 6TH P.M.,  
 AND A PORTION OF SECTION 13, T.2S., R.67W., OF THE 6TH P.M.,  
 COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



KEY MAP



LEGEND

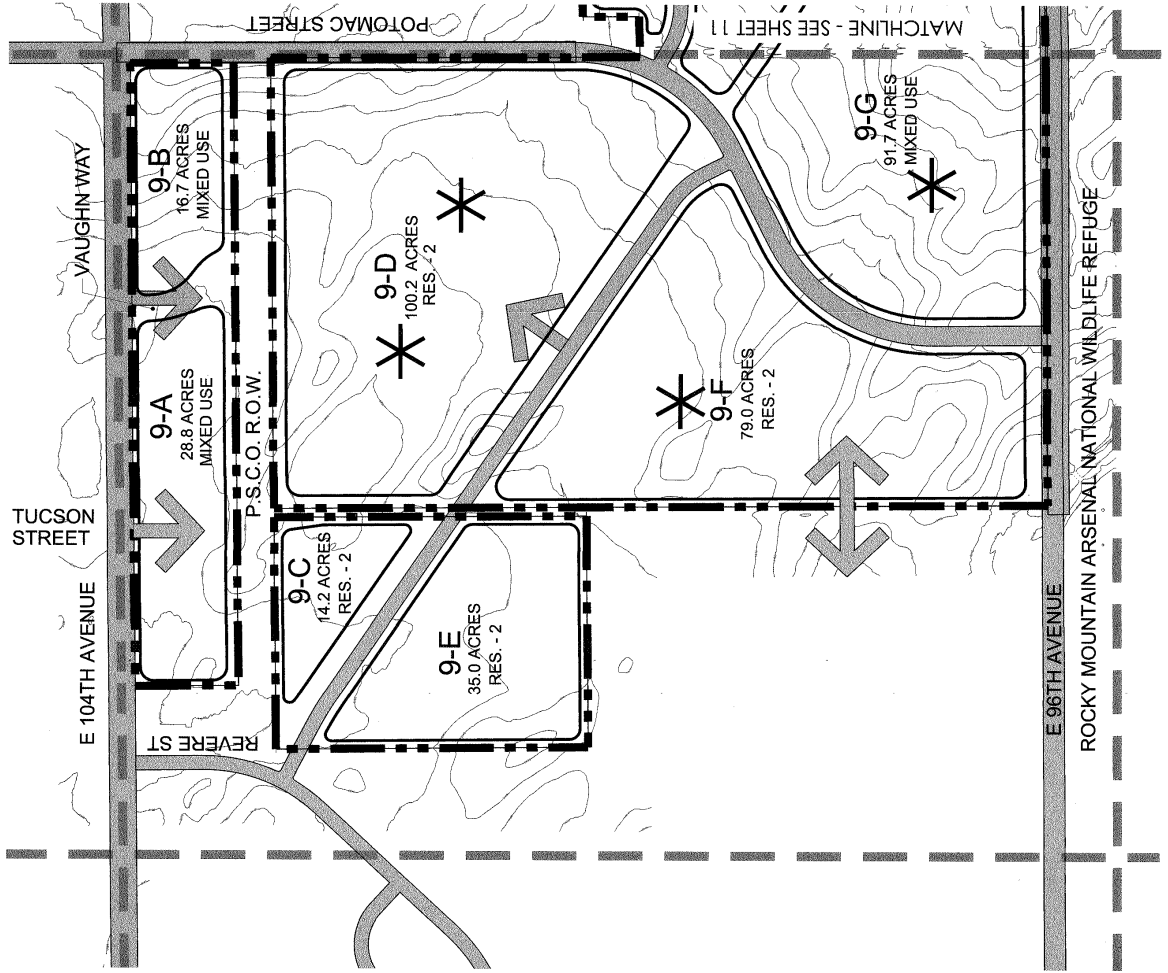


ISSUE DATE	3/4/2019
REVISION DATES	
SHEET TITLE	
PUD	
SHEET NUMBER	6
	of 19

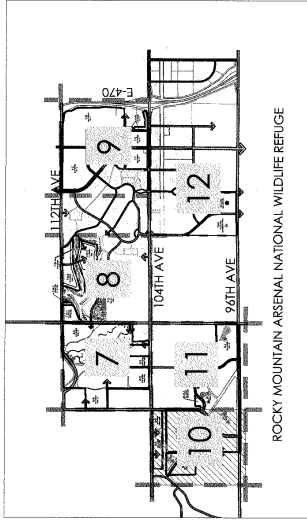
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## AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R.66W OF THE 6TH P.M.,  
 AND A PORTION OF SECTION 13, T.2S., R.67W., OF THE 6TH P.M.,  
 COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



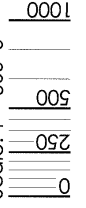
KEY MAP



LEGEND

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

Scale: 1"= 500'-0"

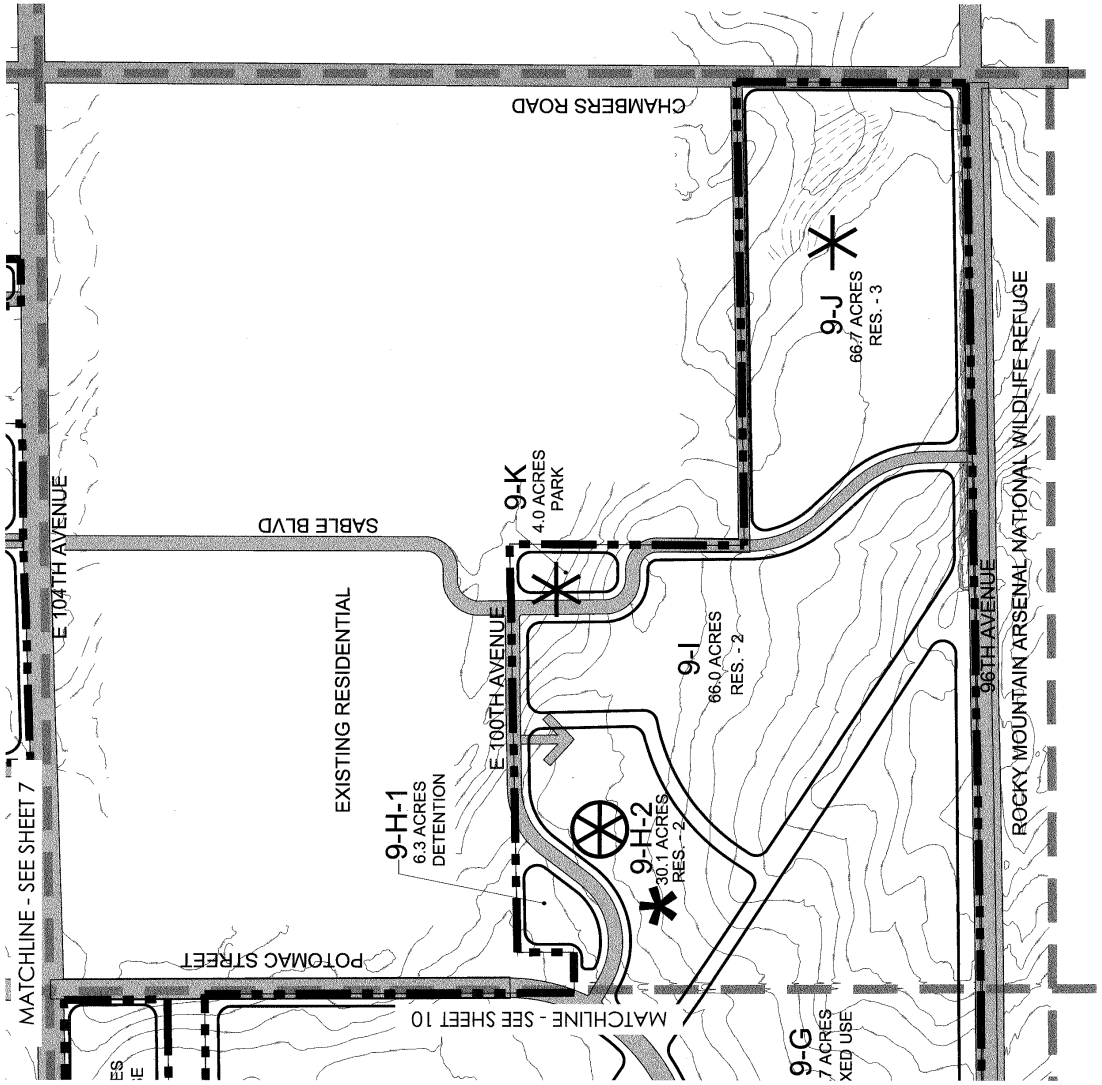


ISSUE DATE	3/4/2019
REVISION DATES	
SHEET TITLE	
PUD	
SHEET NUMBER	10

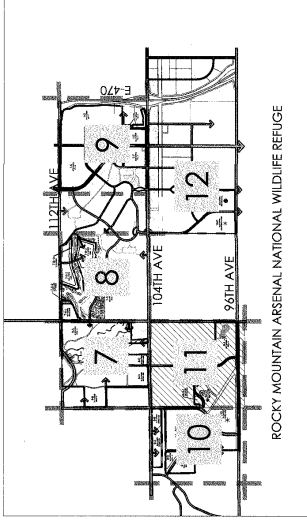
# REUNION PUD ZONE DOCUMENT

## AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

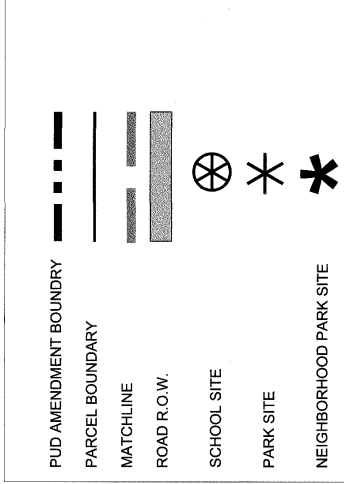
PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,  
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,  
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



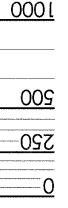
KEY MAP



LEGEND



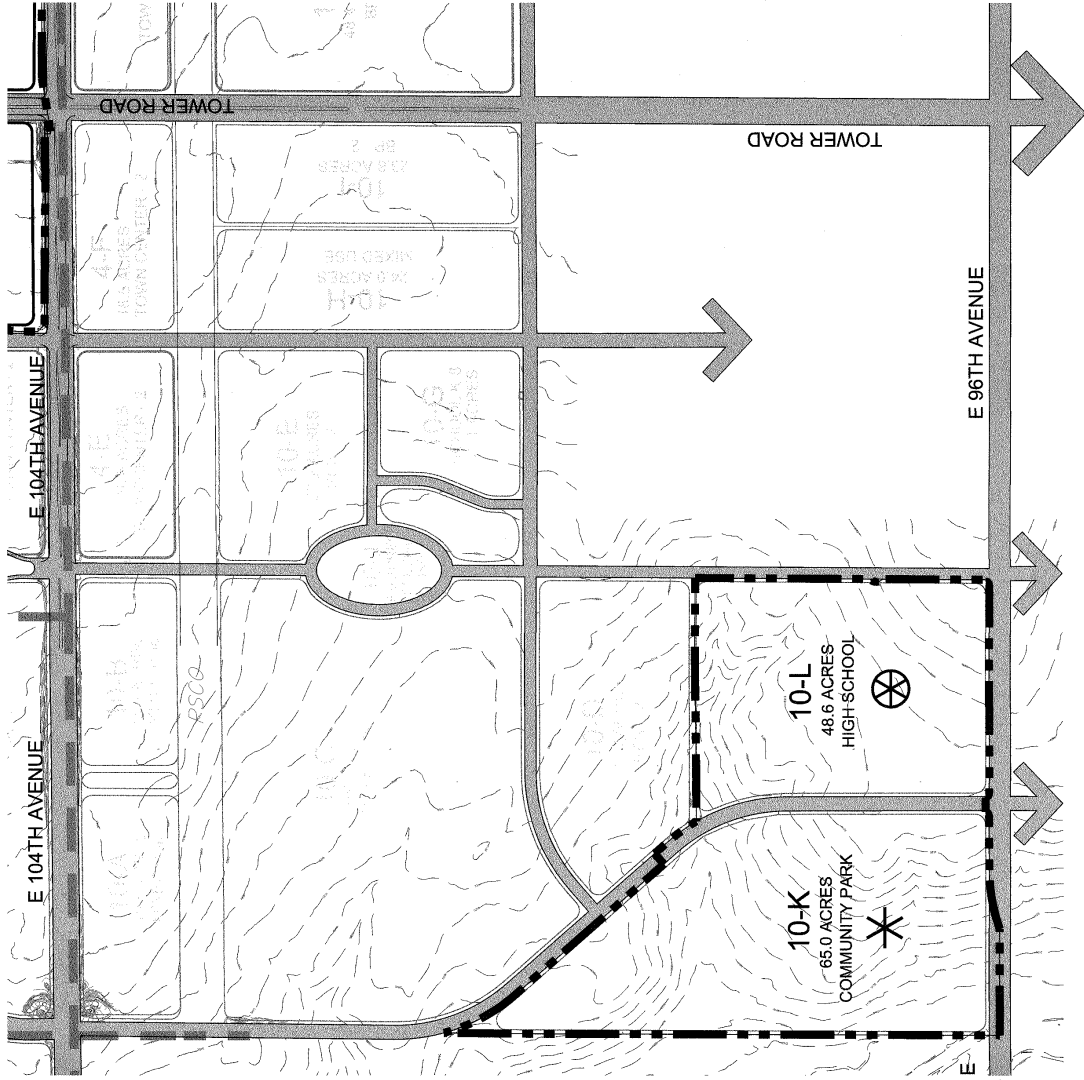
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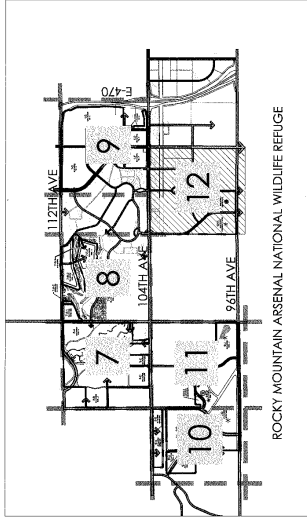
# REUNION PUD ZONE DOCUMENT

## AMENDMENT #5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

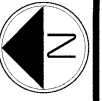
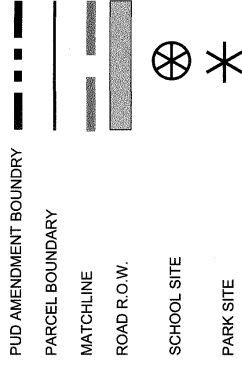
PORTIONS OF SECTIONS 7, 8, 9, 10, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,  
AND A PORTION OF SECTION 13, T.2S., R67W., OF THE 6TH P.M.,  
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



KEY MAP



LEGEND

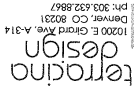


ISSUE DATE	3/4/2019
REVISION DATES	
SHEET TITLE	
PUD	
SHEET NUMBER	12

# 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., R.66W OF THE 6TH P.M.,  
AND A PORTION OF SECTION 13, T.2S., R.67W., OF THE 6TH P.M.,  
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



10200 E Grand Ave., A-314  
Denver, CO 80231  
PH: 303.432.8867

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	
LAND USE SCHEDULE	
SHEET NUMBER	13 of 19

LAND USE SUMMARY	ACRES	RESIDENTIAL						NON-RESIDENTIAL						
		ENTITLED (DU/AC)	ADMIN. (2) APPROVED	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	MIN. F.A.R. (3)	ADMIN. APPROVAL	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	MIN. F.A.R. (3)	ADMIN. APPROVAL	PARK OR SCHOOL (AC)
LAND USE														
RESIDENTIAL - 1	59.8													
RESIDENTIAL - 2	621													
RESIDENTIAL - 3	66.7													
RESIDENTIAL TOTAL	747.5													
MIXED USE														
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	1772.5													

VILLAGE 1																	
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1)			ADMIN. (2) APPROVED			RESIDENTIAL			NON-RESIDENTIAL					
			MINIMUM	MAXIMUM	ENTITLED UNITS	MINIMUM	MAXIMUM	ENTITLED UNITS	MAX. AREA SQ. FT.	MIN. F.A.R. (3)	ADMIN. APPROVAL	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	MIN. F.A.R. (3)	ADMIN. APPROVAL	PARK OR SCHOOL (AC)
1-B	BP-1	144.0	12-40	>40	>40				300	3800	4,650	6,272,640	<2	0.2	1	>1.0	
1-C	TC-2	92.6	5-40	>40	>40							4,033,656	<2	0.2	1	>1.0	
1-D	TC-2	93.7	5-40	>40	>40							4,081,572	<2	0.2	1	>1.0	
1-E	TC-2	30.0	5-40	>40	>40							1,306,800	<2	0.2	1	>1.0	
1-F	TC-2	38.0	5-40	>40	>40							1,655,280	<2	0.2	1	>1.0	
1-G	TC-2	9.9	5-40	>40	>40							683,892	<2	0.2	1	>1.0	
1-H	TC-2	57.7	5-40	>40	>40							431,844	<2	0.2	1	>1.0	
TOTAL		423.9							300	3800	4,650	18,485,084					0

VILLAGE 7																	
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1)			ADMIN. (2) APPROVED			RESIDENTIAL			NON-RESIDENTIAL					
			MINIMUM	MAXIMUM	ENTITLED UNITS	MINIMUM	MAXIMUM	ENTITLED UNITS	MAX. AREA SQ. FT.	MIN. F.A.R. (3)	ADMIN. APPROVAL	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	MIN. F.A.R. (3)	ADMIN. APPROVAL	PARK OR SCHOOL (AC)
7-A-1	MU	19.5	6-24	>24	>24							254,826	<15	0.15	0.3	>3	
7-A-2	MU	2.1	6-24	>24	>24							27,443	<15	0.15	0.3	>3	
7-B-1	R-1	24.5	2-4	<2	<2												
7-B-2	R-2	23.2	3-24	<3	<3												
7-E-1	R-1	35.3	3-14	<3	<3												
7-E-2	R-2	2.1	2-4	<2	<2												
TOTAL		131.6							750	1,455	1,746	282,869					0

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

VILLAGE 9																	
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1)			ADMIN. (2) APPROVED			RESIDENTIAL			NON-RESIDENTIAL					
			MINIMUM	MAXIMUM	ENTITLED UNITS	MINIMUM	MAXIMUM	ENTITLED UNITS	MAX. AREA SQ. FT.	MIN. F.A.R. (3)	ADMIN. APPROVAL	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	MIN. F.A.R. (3)	ADMIN. APPROVAL	PARK OR SCHOOL (AC)
9-A	MU	28.8	8-24	<8	<8							376,358	<15	0.15	0.3	>3	
9-B	MU	16.7	8-24	<8	<8							218,236	<15	0.15	0.3	>3	
9-C	R-2	14.2	5-14	<5	<5												
9-D	R-2	100.2	4-14	<4	<4												
9-E	R-2	35.0	N/A	N/A	N/A												
9-F	R-2	79.0	4-14	<4	<4												
9-G	MU	91.7	5-24	<5	<5												
9-H-1	DETENTION	6.3	N/A	N/A	N/A												
9-H-2	R-2	30.1	6-24	<6	<6												
9-I	R-2	66.0	4-14	<4	<4												
9-J	R-3	66.7	N/A	N/A	N/A												
9-K	PARK	4.0	N/A	N/A	N/A												
TOTAL		538.7							1,300	3,651	4,361	2,864,565					41.3 (4) (5) (8)

VILLAGE 10																	
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1)			ADMIN. (2) APPROVED			RESIDENTIAL			NON-RESIDENTIAL					
			MINIMUM	MAXIMUM	ENTITLED UNITS	MINIMUM	MAXIMUM	ENTITLED UNITS	MAX. AREA SQ. FT.	MIN. F.A.R. (3)	ADMIN. APPROVAL	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ. FT.	MIN. F.A.R. (3)	ADMIN. APPROVAL	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 REZONING.  
 (3) MIN. & MAX. F.A.R. SHALL ONLY APPLY TO THOSE PORTIONS OF DEVELOPMENT PARCELS THAT ARE DEVELOPED AS NON-RESIDENTIAL.  
 (4) INDIVIDUAL PARK ACRES 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 ACRES THAT ARE TO BE APPLIED TO THE PARK OR SCHOOL REQUIREMENT.  
 (6) PER GENERAL NOTE 1.11-4 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.

# 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	RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX				NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
	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 MULTI-FAMILY	R-2, R-3, MU MULTI-FAMILY	TC-2, BP-1 MULTI-FAMILY	PRINCIPAL BUILDING MIN. LOT SIZE (15)
MIN. LOT SIZE	7,000 SF	4,000 SF	2,200 SF	N/A	N/A	N/A	25,000	25,000
MIN. DETACHED DWELLING SIZE	2,200 SF	1,100 SF	900 SF	N/A	N/A	N/A	100'	100'
LOT FRONTAGE	N/A	N/A	N/A	N/A	N/A	N/A	0.15	0.15
PARKING REQ.	2 SP. / UNIT (11)	2 SP. / UNIT (11)	2 SP. / UNIT (11)	2 SP. / UNIT (11)	(9)(11)	(9)(11)(13)	0.15	0.15
MAX. HEIGHT	35'	35'	35'	35'	35'	75'	90'	125'
FLOOR AREA MINIMUM	N/A	N/A	N/A	N/A	500(S)	500(S)	10'	30'
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	MIN. FLOOR AREA (F.A.R.) (14)	MIN. FLOOR AREA (F.A.R.) (14)
FRONT SETBACK (2)(10)	10'	10'	10'	10'	10'	10'	10'	10'
SIDE SETBACK	5'	5'	5'	5'	5'	5'	10'(10)	10'
BUILDING SEPARATION	N/A	N/A	N/A	N/A	N/A	N/A	NONE	NONE
REAR SETBACK (12)	15'	15'	15'	15'	15'	15'	10'	10'
SIDE ON STREET SETBACK	15'	15'	15'	15'	15'	15'	CODE	CODE
EXCEPTION:							CODE	CODE
(from arterial) FRONT SETBACK	50' (1)	50' (1)	50' (1)	50' (1)	30'	30'	CODE	CODE
MAX. LIVING SPACE SETBACK	30'	30'	30'	30'	N/A	N/A	CODE	CODE
SIDE SETBACK	25'	25'	25'	25'	25'	25'	CODE	CODE
REAR SETBACK (12)	25'	25'	25'	25'	25'	25'	CODE	CODE
SIDE ON PUBLIC STREET SETBACK	25'	25'	25'	25'	25'	25'	CODE	CODE
ACCESSORY USE							CODE	CODE
MAX. HEIGHT	15'	15'	15'	15'	15'	15'	CODE	CODE
FRONT SETBACK (10)	20'	20'	20'	20'	20'	20'	CODE	CODE
FRONT SETBACK OF A SIDE LOADED GARAGE	10'	10'	10'	10'	10'	10'	CODE	CODE
SIDE SETBACK	5'	5'	5'	5'	5'	5'	CODE	CODE
REAR SETBACK (NON-GARAGE)	5'	5'	5'	5'	5'	5'	CODE	CODE
REAR SETBACK (GARAGE) (12)	3'	3'	3'	3'	3'	3'	CODE	CODE
SIDE ON STREET SETBACK	10'	10'	10'	10'	10'	10'	CODE	CODE
EXCEPTION:							CODE	CODE
(from arterial) FRONT SETBACK	20'	20'	20'	20'	20'	20'	CODE	CODE
SIDE SETBACK	15'	15'	15'	15'	15'	15'	CODE	CODE
REAR SETBACK (12)	15'	15'	15'	15'	15'	15'	CODE	CODE
SIDE ON STREET SETBACK	20'	20'	20'	20'	20'	20'	CODE	CODE

- 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 PREVIOUS 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 FACADE.
  - (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 COMMERCIAL CITY DEVELOPMENT STANDARDS, WHICH EVER 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 BUILDINGS TO TROWLINE 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 COMMERCIAL 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.



# 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 AGRICULTURAL USES	SPECIFIC USE TYPE	R-1	R-2	R-3	MU	TC-2	BP-1
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
	Community Garden	R	R	R	R	R	R
	Greenhouse/nursery/free production (with no outdoor storage)	X	X	X	X	X	R
	Greenhouse/nursery/free production (with outdoor storage)	X	X	X	X	X	R
Horticulture & Nurseries	Sod farm	X	X	X	X	X	P
	Animal boarding (indoor/outdoor kennels) and training	X	X	X	P	R	R
Animal Services	Doggie day care centers	X	X	X	R	R	R
	Veterinary offices or clinics	X	X	X	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 equipment - with no outdoor storage)	X	X	X	R	R	R
	Landscape equipment, hardscape materials (without outdoor storage)	X	X	X	X	X	R
Eating and Drinking Establishments	Landscape equipment, hardscape materials (with outdoor storage)	X	X	X	X	X	R
	Bar, tavern, night club	X	X	X	X	X	R
Financial Institutions	Brewpub	X	X	X	R	R	R
	Catering services	X	X	X	R	R	R
Food and Beverage Sales	Restaurant with drive-thru/up	X	X	X	R	R	R
	Restaurant without drive-thru/up	X	X	X	R	R	R
Funeral and Intermment Services	Tasting room	X	X	X	R	R	R
	Bank or financial institution	X	X	X	R	R	R
Office	Convenience store/grocery store (<5,000 sf)	X	X	X	R	R	R
	Grocery store (>5,000 sf)	X	X	X	R	R	R
Personal Services	Liquor store	X	X	X	R	R	R
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	X	X	X	R	R	R
Recreation or Amusement Facilities, Private	Fuel sales with no vehicle repair	X	X	X	R	R	R
	Fuel sales with minor vehicle repair	X	X	X	R	R	R
Retail Establishments	Natural gas fuel sales	X	X	X	R	R	R
	Natural gas fuel sales for trucks	X	X	X	R	R	R
Visitor Accommodations	Cemetery/part cemetery/mausoleum	X	X	X	R	R	R
	Funeral home	X	X	X	R	R	R
Agriculture	Business or professional (including medical/dental/office/clinic)	X	X	X	R	R	R
	Counter services	X	X	X	R	R	R
Personal Services	Massage therapy office/clinics	X	X	X	R	R	R
	Instructional services, studios	X	X	X	R	R	R
Recreation or Amusement Facilities, Private	Temporary Agency	X	X	X	R	R	R
	Blige establishments/social gaming outlet/performance centers	X	X	X	R	R	R
Retail Establishments	Bowling, billiards, movie theaters & similar uses	X	X	X	R	R	R
	Drive-in theater	X	X	X	R	R	R
Recreation or Amusement Facilities, Private	Health clubs	X	X	X	R	R	R
	Outdoor recreation with lights/indoor recreation	X	X	X	R	R	R
Retail Establishments	Outdoor recreation without lights	X	X	X	R	R	R
	Furniture or major household appliance repair	X	X	X	R	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	R	R	R
Retail Establishments	Pawn shop	X	X	X	R	R	R
	Retail business store <25,000 sf	X	X	X	R	R	R
Retail Establishments	Retail business store >25,000 sf	X	X	X	R	R	R
	Tattoo parlor	X	X	X	R	R	R
Retail Establishments	Thrift/consignment store	X	X	X	R	R	R
	Automobile rentals	X	X	X	R	R	R
Retail Establishments	Automobile washing facility	X	X	X	R	R	R
	Limited moving truck (<30 feet) / equipment self-rental facilities	X	X	X	R	R	R
Retail Establishments	Motor vehicle dealer/sales, new and used automobiles < 3 acres	X	X	X	R	R	R
	Motor vehicle dealer/sales, new and used automobiles > 3 acres	X	X	X	R	R	R
Retail Establishments	Tire shop <10,000 sf	X	X	X	R	R	R
	Vehicle repair, major (includes auto body repair, paint shop, and vehicle sales or parts)	X	X	X	R	R	R
Retail Establishments	Vehicle repair, minor	X	X	X	R	R	R
	Bed and breakfast establishments	X	X	X	R	R	R
Retail Establishments	Hotel or motel lodging establishments	X	X	X	R	R	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



# 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



# 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 PUBLIC INSTITUTIONAL & CIVIL USES Agriculture (As Accessory to Education)	SPECIFIC USE TYPE	R-1	R-2	R-3	MU	TC-2	GP-1
Agricultural Services (Education)	Food manufacturing, miscellaneous, all other, exclusively grown on premises	X	X	X	X	X	C
	Agricultural support businesses and services	R	R	R	R	R	R
	Animal production, excluding MAICS 112590	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	X	R
	Community Center/Clubhouse	P	R	R	R	R	R
	Gun club (Indoor)	X	X	X	X	X	P
	Events center < 15,000 sf	X	X	X	X	X	R
	Events center > 15,000 sf	X	X	X	X	X	R
Day Care Facilities, Adult or Child	Child care center	X	X	X	X	X	R
	Adult day care center	X	X	X	X	X	R
Dog Park	Day care home	R	R	R	R	R	R
	Dog Park	R	R	R	R	R	R
Golf Course	Golf course/driving range	R	R	R	R	R	R
	Storage and office for ambulance service (Auxiliary Uses)	X	X	X	X	X	R
Hospitals	Hospital	X	X	X	X	X	R
	Outpatient surgical centers	X	X	X	X	X	R
	Public or private airport or heliport (Auxiliary Uses)	X	X	X	X	X	R
	Substance Abuse Treatment Facility, Inpatient residential (Auxiliary Uses)	X	X	X	X	X	R
	Substance abuse treatment facility, Outpatient clinic (Auxiliary Uses)	X	X	X	X	X	R
	Library	R	R	R	R	R	R
Public Lands, Parks, and Buildings	Public administrative office or service building	X	X	X	X	X	R
	Public park or recreational facilities	R	R	R	R	R	R
	Public stadium, arena, or auditorium	X	X	X	X	X	R
	Police or fire station	X	R	R	R	R	R
Religious Institutions	Other public facility	P	P	C	C	R	R
	Church or religious institution	P	R	R	R	R	R
	Elementary and secondary education schools	X	X	X	X	X	R
Educational Facilities	Private business, trade, and vocation schools	X	X	X	X	X	R
	Post secondary colleges and universities	X	X	X	X	X	R
	Schools of special instruction	X	X	X	X	X	R
Transportation Facilities	Private automobile parking lots or parking garages as a principal use	X	X	X	X	X	R
	Parking garage	X	X	X	X	X	R
	Public parking lot	X	X	X	X	X	R
	Electric substation or gas regulator station	X	X	X	X	X	C
Utilities	Oil and Gas	C	C	C	C	C	C
	Public utility installation	R	R	R	R	R	R
	Public utility office	X	X	X	X	X	R
	Wind energy conversion systems (windmills)	P	P	P	P	P	P
Zoo, Arboretum, Botanical Gardens	Zoo, arboretum, botanical gardens	X	X	X	X	X	R
RESIDENTIAL USES	Group home - Type A	X	R	R	R	R	R
	Group home - Type B	X	C	C	C	C	C
	Fourplex house	R	R	R	R	R	R
	Multi-family dwelling	X	R	R	R	R	R
	Single-family detached dwelling	X	R	R	R	R	R
Household living	Single-family detached dwelling	X	R	R	R	R	R
	Single-family attached dwelling	X	R	R	R	R	R
	Cluster home	X	R	R	R	R	R
Senior Housing	Boarding or rooming house	X	X	X	X	X	R
	Home occupation	X	R	R	R	R	R
	Assisted living facility	X	X	X	X	X	R
Nursing homes	Nursing homes	X	X	X	X	X	R
	Nursing homes	X	X	X	X	X	R

NOTES:  
(1) SINGLE-FAMILY DETACHED DWELLINGS SHALL NOT BE ALLOWED IN PLANNING AREAS 1-D, 1-E, AND 1-H.  
USES NOT LISTED ARE TO BE INTERPRETED BY COMMUNITY DEVELOPMENT DIRECTOR IN ACCORDANCE WITH THE LDC.

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

# 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

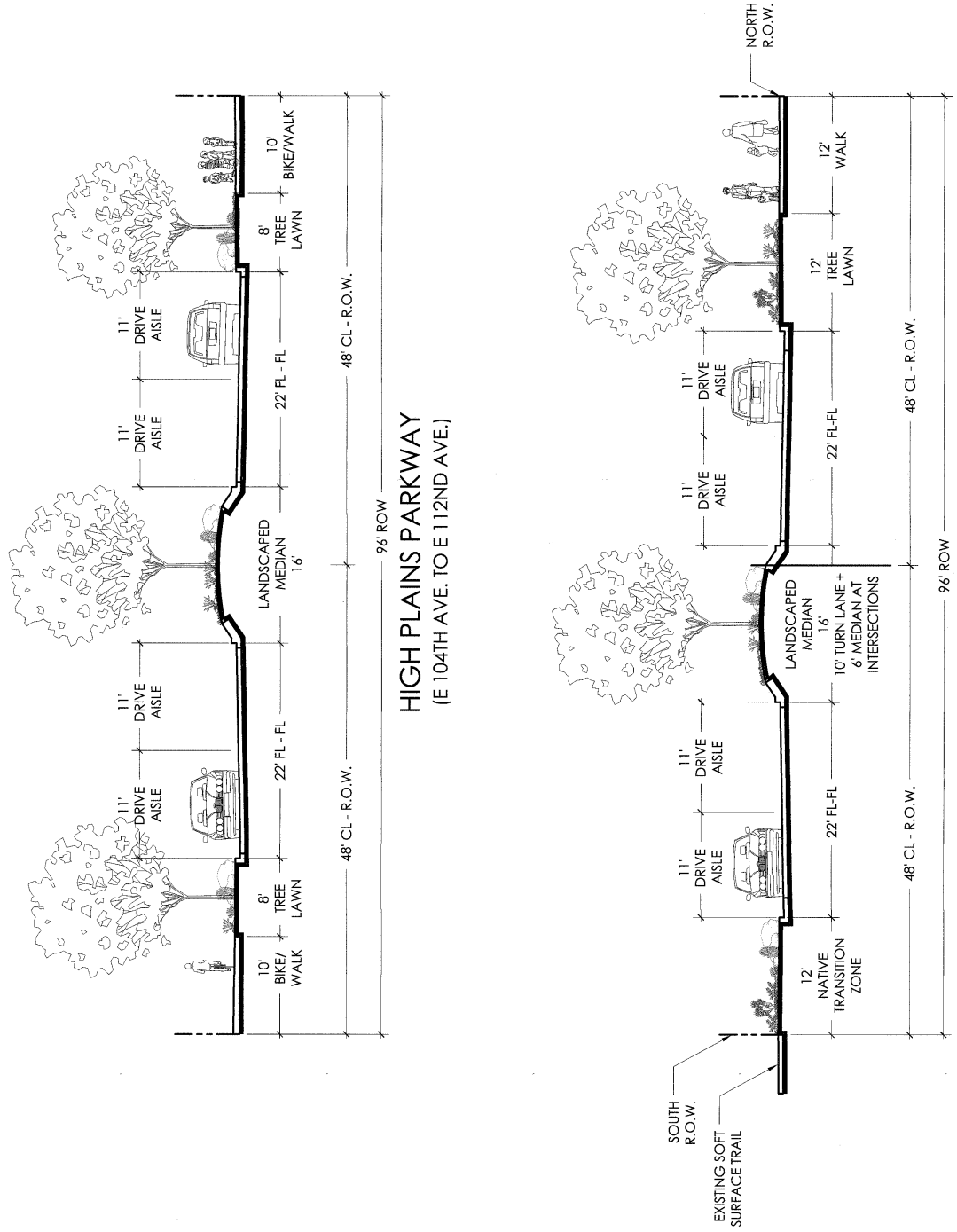
terraclina  
design  
10200 E Grand Ave., A-314  
Denver, CO 80231  
PH: 303.432.8847



# 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	
STREET SECTIONS	
SHEET NUMBER	18



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

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

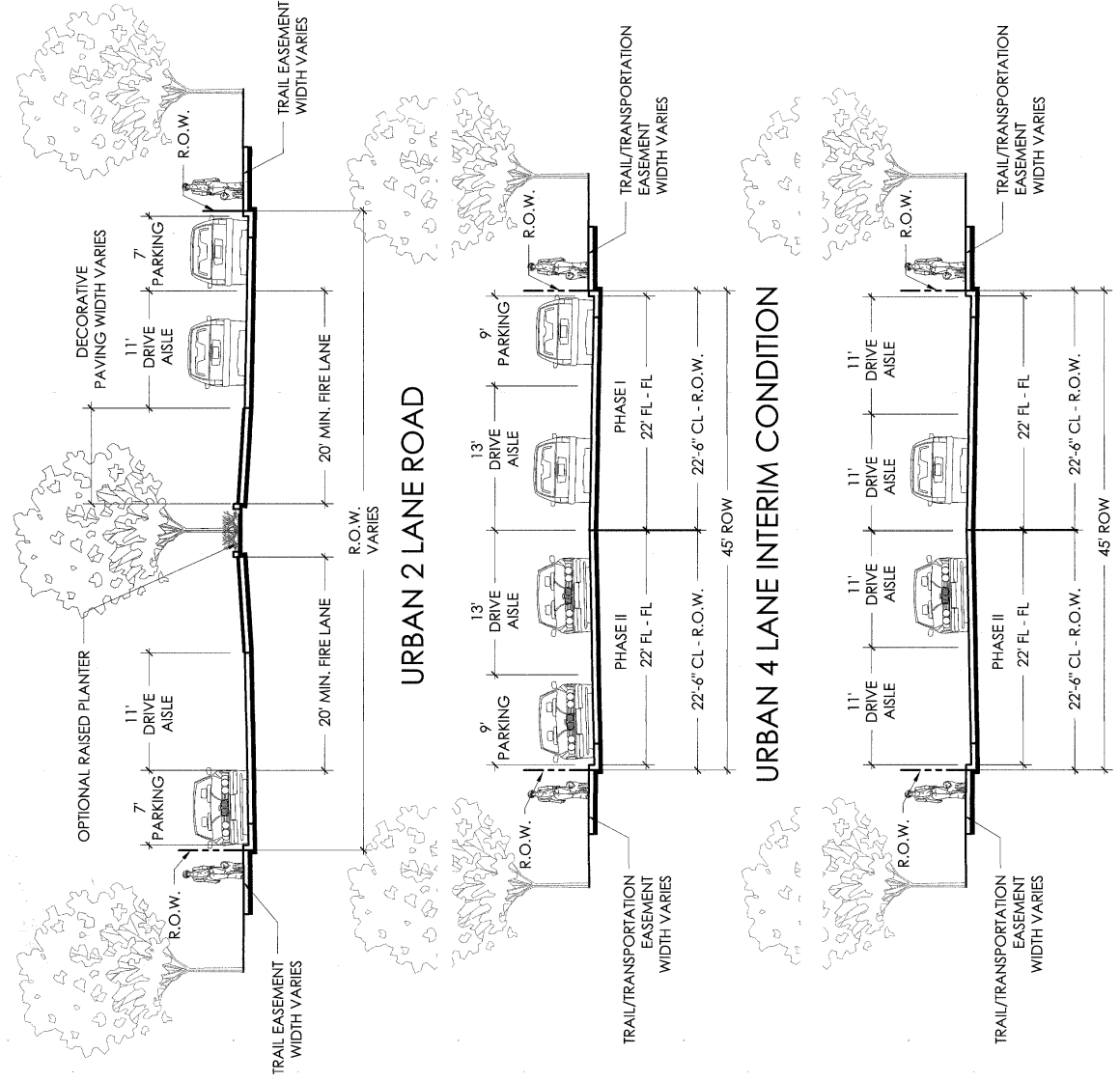


ISSUE DATE	3/4/2019
REVISION DATES	
SHEET TITLE	
STREET SECTIONS	
SHEET NUMBER	19

# 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., R.66W OF THE 6TH P.M.,  
AND A PORTION OF SECTION 13, T.2S., R.67W., OF THE 6TH P.M.,  
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO



- NOTES:
- 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.
  - THE URBAN STREET SECTIONS SHOWN ON THIS SHEET ARE ALLOWED ONLY IN VILLAGE 1. WALK WIDTHS WILL BE A MINIMUM OF SIX (6) FEET AND WILL BE ON BOTH SIDES OF THE STREET.