A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION RIDGE FILING NO. 3, GENERALLY LOCATED BETWEEN PEORIA PARKWAY AND TUCSON STREET, APPROXIMATELY 1,000 FEET SOUTH OF E. 104TH AVENUE, AND CONSISTING OF 11.01 ACRES

NO. 2023-084

WHEREAS, the City of Commerce City has received an application for a final plat for the property known as Reunion Ridge Filing No. 3 (the "Subdivision"), generally located between Peoria Parkway and Tucson Street, approximately 1,000 feet south of E. 104th Avenue and as depicted on Exhibit A, attached hereto and incorporated herein by reference;

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

WHEREAS, in accordance with Section 21-3180 of the City's Land Development Code, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested subdivision plat was given, including by publication on May 25, 2023, in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; mailing on May 25, 2023, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on May 26, 2023, in the manner and for the duration required by the Land Development code.

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

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

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

- 1. The Subdivision is consistent with the approved PUD zone document;
- 2. The Subdivision is consistent with and implements the intent of the PUD zone district in which it is located;
- 3. There is no evidence to suggest that the Subdivision violates any state, federal, or local laws, regulations, or requirements;
- 4. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed Subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development,

preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the land development code;

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

SECTION 3. The Final Plat for Reunion Ridge Filing No. 3, attached as Exhibit A, is hereby approved.

RESOLVED AND PASSED THIS 7TH DAY OF AUGUST 2023.

	CITY OF COMMERCE CITY, COLORADO
ATTEST	Benjamin A. Huseman, Mayor

EXHIBIT A RESOLUTION NO. 2023-084

REUNION RIDGE FILING NO. 3 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1.3, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1. OF 1.1 SHEET 1. OF 1.1										
LEGAL DESCRIPTION RE SHET 2 FOR LUCK STORMEN. DERICATION STATEMENT THE SHETBURN STATEMENT THE SHETBURN STATEMENT THE SHETBURN STATEMENT THE SHETBURN STATEMENT STATEMENT STATEMENT OF STATEMENT AND STATEMENT	997/4 950-13	SEC 15	POTONG SIGET	STREAT LET VANISAE, LETHNETT, EN COCCAMAN MELS. NO SUMME FOR AND CHE HOUSE THE NAME OF THE	RED - AND SUPE . AME HIS POAR RIN BY ME TO S SHOWN, OF THEREON, OF S THE ESSEN, OF S THE ESSEN, OF S THE ESSEN, OF S THE HIS SHOWN HE COTTS SHOWN HE	CONTROLLED IN DISTRICT OF CALCING DEPTH				
THE CONTROL OF THE CO	:			OF OITY EMPINEES: APPROVED BY THE DIRECTOR, DO	R OF THE CITY AD 20 PARTMENT OF	OF COMMERCE OTY THIS TAY COMMUNITY DEVELOPMENT OF THE CITY OF				
THE CONTROL OF STATES AND ALTON ME HAD SELECT TO THE CONTROL OF STATES AND ALTON ME HAD SELECT TO THE CONTROL OF STATES AND ALTON ME				ADAMS COUNTY CLERK . BRE TAST WAS THE FOR BYON AT U. ON THE C TOUNTY O FRE AND BYONERS THE DIPOLY	RD IN THE CET LOKADO,	OS SE THE ADAMS COUNTY CUTHE AND ADAMS COUNTY CUTHE AND				
	TECHNICAL DATA: AND USE PROSCUPINA. POLLCOPIN STACHARDORAN NATTO DISTRICT OWNED & MAN STATE AND OPEN SPACE.	NUMBERS OF LOTINY PARCELS A REA LACT 104	PERCENT OF PROJECT (2),0% (0,0% (1),1		JOB NO APRIL SHEET	25, 2023 1 OF 11 JR ENGINEERING attention to the control of the c				

REUNION RIDGE FILING NO. 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 11

LEGAL DESCRIPTION

A PARTIN OF LINE REPLA PRINTING OF THE FART HA F OF THE MERINHERT GUARTER OF SECTION SX, TOWNSHIP 2 SOUTH, RAWER AS AFST OF
RELEGY PRINTING MEMORY, CHIT OF CONNERSE, C PC, COUNTY OF ANALY, THE LO-COLD FACE, BLADE KOSE, PARTICLARED DESCRIPTION OF

ASSIGN BANNINGS THE BAST LINE OF THE INCRINATES QUARRER OF SECTION TA, DOWNING 2 SOLINE, NAME, 67 MEST OF THE STEP PRINCIPAL VERSION, NOW, MENTER AT THE NORTH DID BY A 2.22° ALUMINUM CAP STAMPED THE 3.3250° IN A TANCE BOX AND AT THE SOLIT END BY A 3.25° ALUMINUM CAP STAMPED THE SOLIT STAMPED THE CONTROL STAMPED AND CONTROL S SECRETARY OF SCUPHARTERS OF SERVICE RECOVERED OF SERVICE RECOVERED TO SERVICE TO SERVICE AND THE SCUPHARTERS AS SERVICE RECOVERED OF SERVICE RECOVERED TO SE

BRIDGE OF BE LOST UP OF THE WOTHEST GOATER OF SCHOOL 13, TOWARD 2 SOUT, ANNE OF SCHOOL OF BE SHERROWS ARROWS RECOVERY A DISTRICE OF BOOTH REF, TO BE CONTROL OFFICE OF SCHOOL 15.

BRIDGE OF BE SOUTH UP OF THE RESIDENCE OF SCHOOL OF SOUTH SCHOOL 15.

BRIDGE OF BE SOUTH UP OF THE CONTROL OF SCHOOL OF SOUTH OF SCHOOL O NOC'93'57'W A DISTANCE OF 127'00 FEET

- To Recordant A coloration of tisse from:

 S. Restriction of Authority of tisse from:

 S. Restriction of Authority of tisse from:

 S. Restriction of Authority of

- S. MODIZÍJSÍM A DISTANCE OF MOUSO PEFT;

 7. MEDIZÍOJÍ A DISTANCE OF 202-00 FEST;

 9. NODIZÍJSÍM A DISTANCE OF 117-49 FEET;

 1. MEDIZÍJSÍM A DISTANCE OF 48-13 FEZT;

 10. MODIZÍJSÍM A DISTANCE OF 8000 FEZT;

 10. MODIZÍJSÍM A DISTANCE OF 8000 FEZT;
- . OR THE AND OF A CLEVE TO THE MONT SHOWS CONTROL RELIES NOTICED TO, HAVING A MAJILS DE INICO PELT, A CENTRAL ANGLE DE SONDOTOS AND AN ARC LENGTH OF DALOT FEET, TO A PORT OF TANGENT,

15. NAMEZYARE A DISTANCE OF ZALING FEET, TO A FORM ON THE SOUTHERFY NAME —OF HAVE LINE OF HAD REURING HERRE PARKINGS, THENCE ON HAD SOUTHERLY BENT-OF-MAY LINE, SASSA'N'S A DISTANCE OF HADJE FEET, TO THE TONG OF PROMINE.

- TER C.E.S. 18: OF DOR, ANY PERSON INC KNORNOLY REMOVES, ALTERE OF DEPLOES MY PUBLIC LAND SURVEY NORMANT OF LAND WORMANT OF ACCESSION, OWNERS A CLASS THE (2) MEDICANION.
- SET LINE SEAT FOR ALL CONTINUES. THE DESCRIPTION AND THE TOTAL PRINCE PRINCES FOR THE SEAT, STAY ITS SCHOOL THE SHOP AND THE THE SEAT OF THE SCHOOL AND THE SEA SHADED SEATS OF MIST CALLED TO RECORD. THE ALL PRINCES RESIDENCE SCHOOL SEATS OF THE OF SECTION AND THE SEATS OF SECTION AND THE SEATS OF SECTION AND THE SEATS OF THE SEATS OF SECTION AND THE SEATS OF SEATS OF SECTION AND THE SEATS OF SEAT
- THE BASIS OF REABINGS IS THE LAST USE OF THE NORTHWEST CHARTER OF SCIENCE IS, TOWNORD 2 SOLIDS, RANGE 62 WEST OF THE ETH HOUSEN, MARRIAN, MORNANT ID A THE MOSTH IND ST A 222 ALMHOUSE OVER SHANNED. THE SCHOOL IS A KANGE BOX AND AT I BOX THE OFF A 225 ALMHOUSE OF STANDET IS A 2257, MEMORY SOCIETY OF A REPORT OF DOCUMEND STATE HAVE PRIMED.
- THE C.R.S. DR 50 108, "ALL LINEAL UNITS DEPICTED ON THIS LINED SURVEY PLAT ARE L.S. SURVEY THEE. ONE WETER EQUALS DR.37/12
 US. SURVEY THEEL EXACELY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- RECORD AND NOTE. THIS SITE I FIX WITHIN TORKEY (ARTHAS DETENDED IN SECULISION FOR AND AND CHARGE FLOORS AND AS CELEMANDE OF THE CLOCK RULEMANCE (ARTHAN PER ANAMIS COURTS, CALUPADO, MAY HARDERS GROOT CHARGE I GOSTIONOSSELL DOTS WITH REVISED COURTS OF MARCH 2, 2007.
- WER METER DUTS OF MACH, 2007.

 BUT SHELL WE SHOULD LIKE THE LE, EJMARRED DIT GROWE PLAN PROBABIL TO BE APPROAL. DOS BETTER PLANS OF LEAR THE SHELL WE SHELL

- Any division of an existing lot, or convenience of part of an existing subdivision lot, is in visitation of this article unless (i) approved by the day of convened after or (2) is excepted from the definition of "publisher" as provide by the subdivision requarations.
- THE PLAT DISC NOT EXHAUST WATER WALKARD TO THE SUBJECT PROPERTY WATER AND WASTERN TO STORE IS PROVIDED BY THE COMPANIES OF TH
- THE CONTROL OF SECURITY BY THE CONTROL OF THE PROPERTY OF A PROPERTY OF A PROPERTY OF A PROPERTY OF THE CONTROL OF THE CONTROL
- SOUL DESIGNAL CONTROL OF SIZE OF LEASED OF THE STATEMENT OF SIZE OF THE STATEMENT OF THE ST



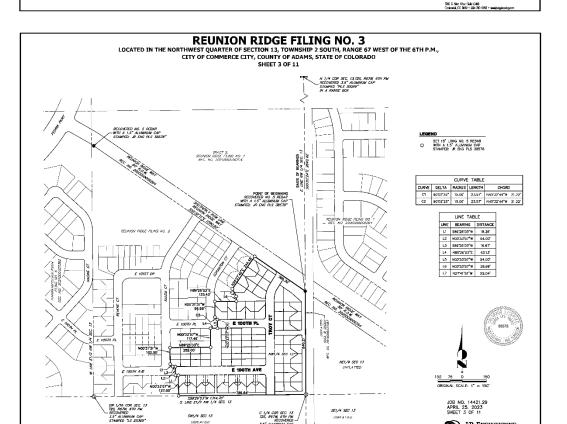


J-R ENGINEERING

LAND SUMMARY CHART

IRACI	IMACI AFRISH AGAIAC		GPEN SPACE (RE)	425	OW WEE	MAINTAINEDBY
	15.340	0.3522	0.3522	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
ь	9.830	0.2254	0.2254	OPEN SPACE, UTLITES, DRAINAGE	REUNION, VISTRO DISTRICT	PROPERTY OWNER
6	3,43%	0.0233	0.0739	COPEN STACE, UTI ITIES, DRAINAGE	REUNION VIFTRO DISTRICT	PROPERTY OWNER
D	32,207	0.7394	0.7394	OPEN SPACE, UTILITIES, DRAINAGE	REUNION VICTRO DISTRICT	PROPERTY OWNER
I CHALCOMA SPACE			1,3999			
TOTAL TRACT A 1EA	FF.806	2.3050				

107AL001 4N:A 333.960 7.9955 TOTAL ROWAREA 88.083 2.0210 TOTAL STEARCA 473.685 11.0124



C 1/4 COP SEC. 13 125, REPAY, 6TH PR RECOVERED 3.5" ALUMINUM CAP STAMPED '25 25369"

