

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.

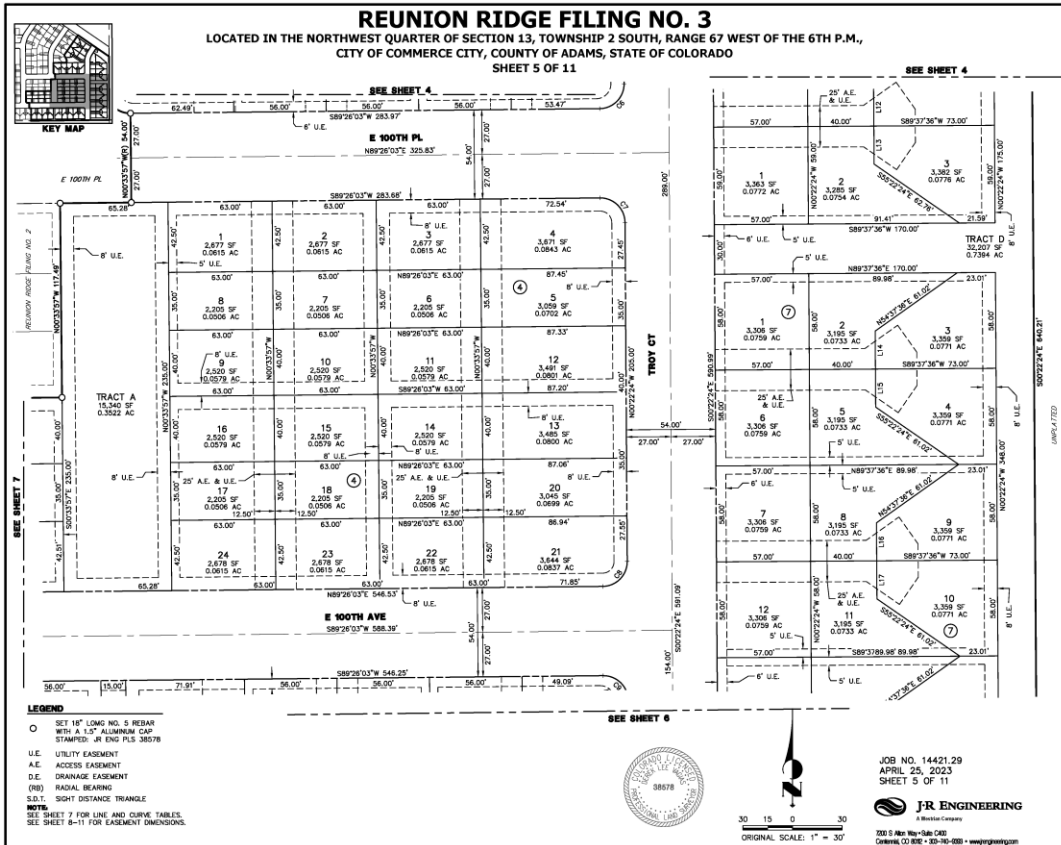
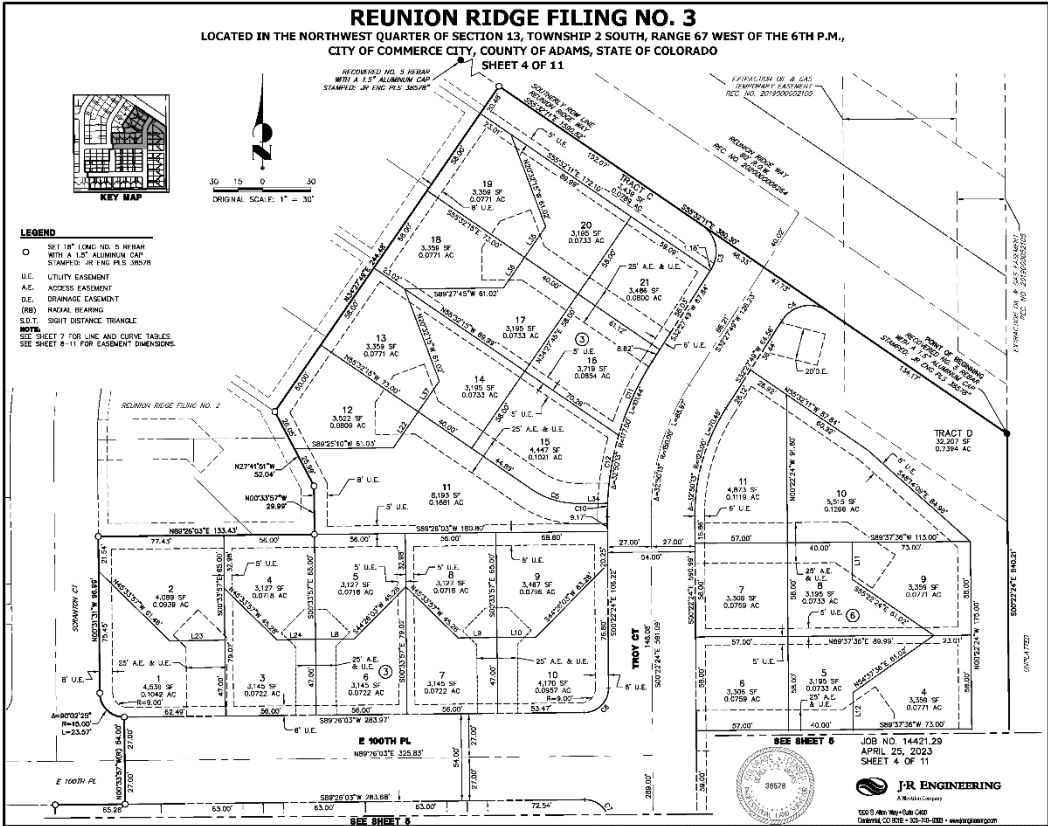
RESOLVED AND PASSED THIS 7TH DAY OF AUGUST 2023.

CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk

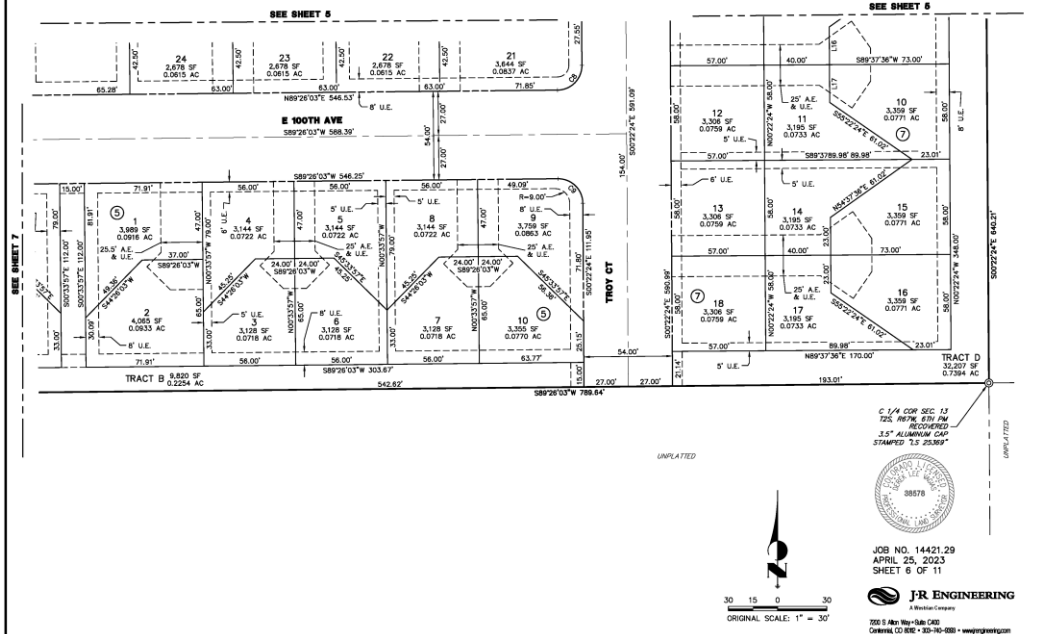


REUNION RIDGE FILING NO. 3

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 6 OF 11



- LEGEND**
- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578
 - U.E. UTILITY EASEMENT
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - (RB) RADIAL BEARING
 - S.D.T. SIGHT DISTANCE TRIANGLE
- NOTE:**
SEE SHEET 7 FOR LINE AND CURVE TABLES.
SEE SHEET 8-11 FOR EASEMENT DIMENSIONS.



JR ENGINEERING
A Mott MacDonald Company
326 S. Main Way - Suite 200
Commerce, CO 80022 • 303-762-8888 • www.jrengineering.com

JOB NO. 14421.29
APRIL 25, 2023
SHEET 6 OF 11

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LINE TABLE

LINE	BEARING	DISTANCE
L8	S89°29'03"W	23.98'
L9	S89°29'03"W	23.98'
L10	S89°29'03"W	23.98'
L11	N02°22'24"W	23.00'
L12	N02°22'24"W	23.00'
L13	N02°22'24"W	23.00'
L14	N02°22'24"W	23.00'
L15	N02°22'24"W	23.00'
L16	N02°22'24"W	23.00'
L17	N02°22'24"W	23.00'
L22	N34°27'45"E	27.12'
L23	N89°29'03"E	33.98'
L24	S89°29'03"W	23.98'
L34	S89°27'36"W	18.26'
L35	S34°27'45"W	23.00'
L36	S34°27'45"W	23.00'
L37	N34°27'45"E	23.00'

LINE TABLE

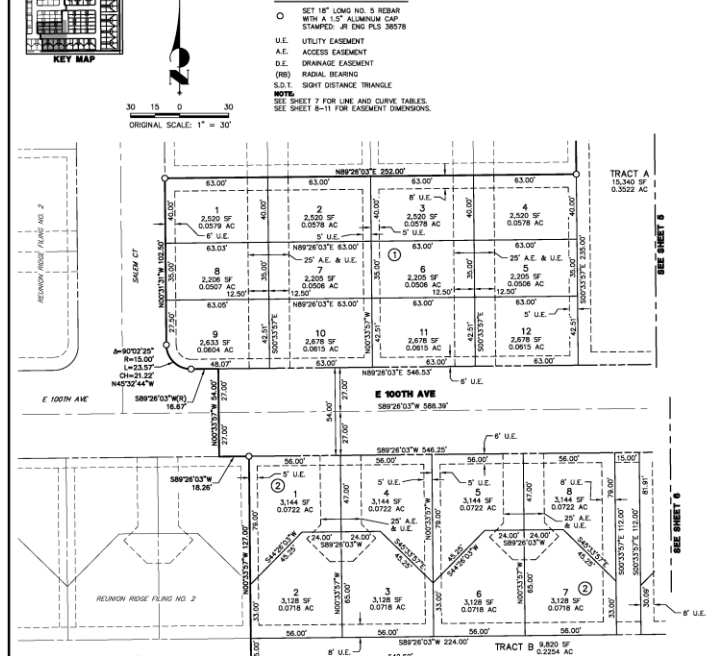
LINE	BEARING	DISTANCE
L38	S89°27'36"W	18.07'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C3	89°00'00"	20.00'	30.72'	911°32'11" 27.79'
C4	92°00'00"	20.00'	32.11'	N78°27'48"E 28.77'
C5	34°00'10"	50.00'	30.40'	S72°57'19"E 28.83'
C6	89°48'28"	15.00'	23.51'	N44°31'48"E 21.18'
C7	90°11'32"	15.00'	23.61'	N40°28'11"W 21.20'
C8	89°49'28"	15.00'	23.51'	S44°31'48"E 21.18'
C9	90°11'32"	15.00'	23.61'	N40°28'11"W 21.20'
C10	2°41'43"	177.00'	8.33'	S00°08'37"W 8.33'
C11	16°17'39"	177.00'	50.34'	S24°18'56"W 50.17'
C12	13°50'51"	177.00'	42.78'	S08°14'44"W 42.87'

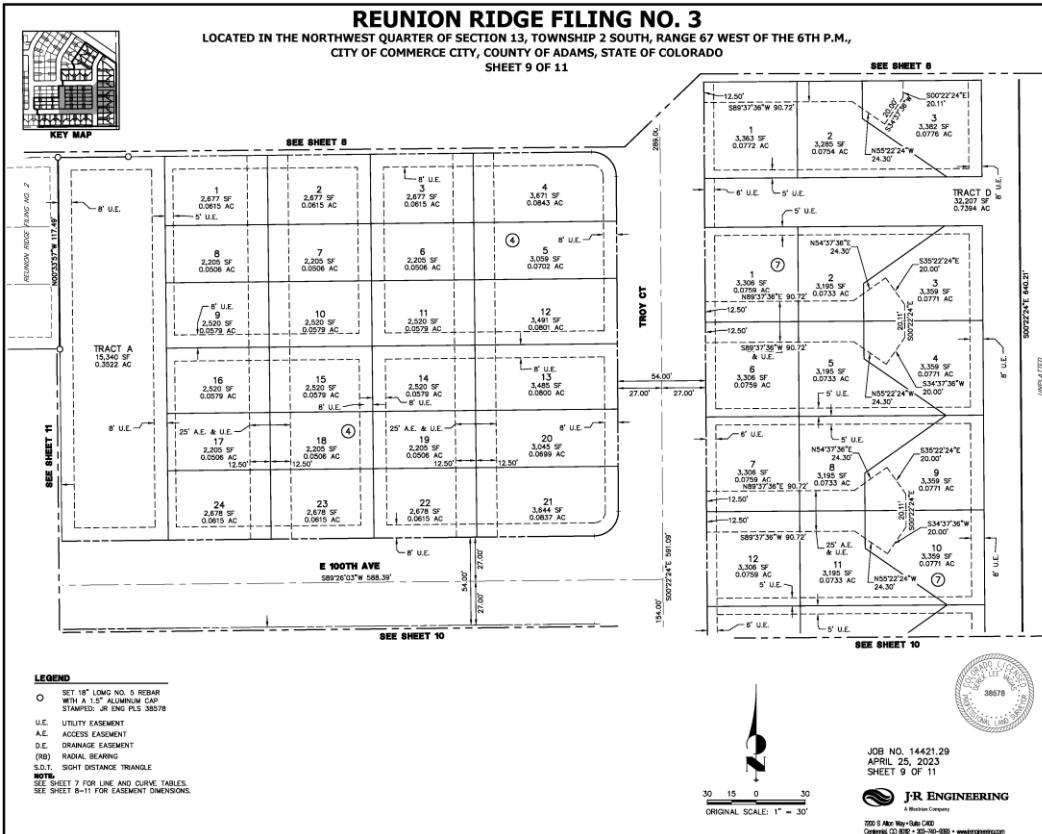
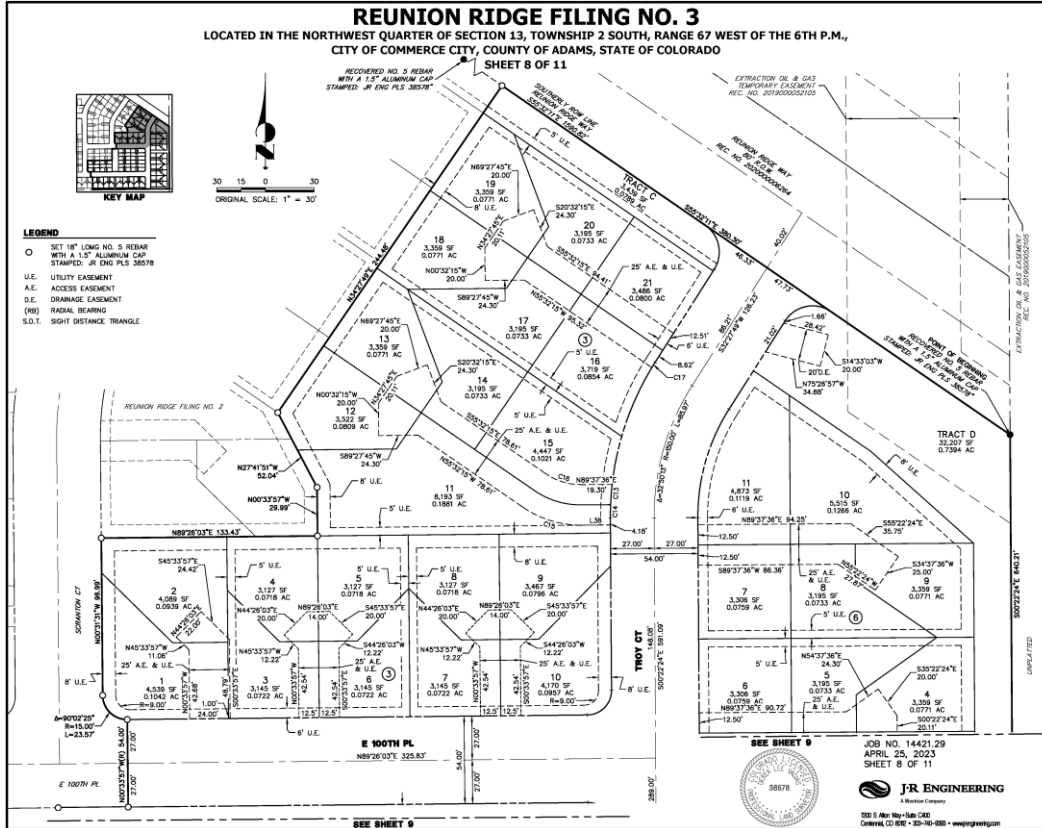
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CURVE	DELTA	RADIUS	LENGTH	CHORD
C13	4°02'36"	177.00'	12.85'	S52°21'02"W 12.84'
C14	2°41'43"	177.00'	8.33'	S00°08'37"W 8.33'
C15	34°50'10"	62.50'	38.00'	N72°57'19"W 37.42'
C16	34°50'10"	37.50'	22.80'	S72°57'19"W 22.40'
C17	11°52'29"	177.00'	3.89'	S31°50'54"W 3.89'



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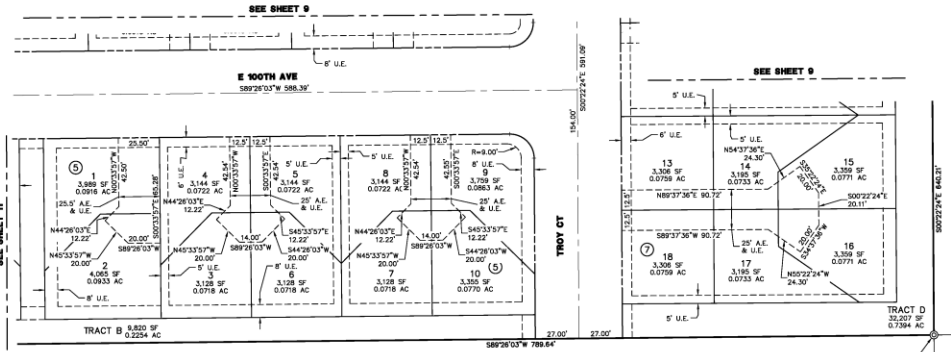


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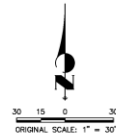
C.1/4 COR. SEC. 13
225' 10" RW 67W PM
RECORDED
3.5" ALUMINUM CAP
STAMPED "LS 25369"



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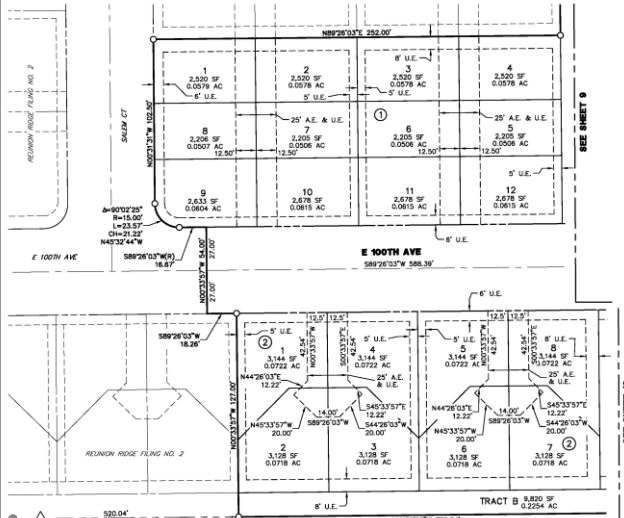


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