

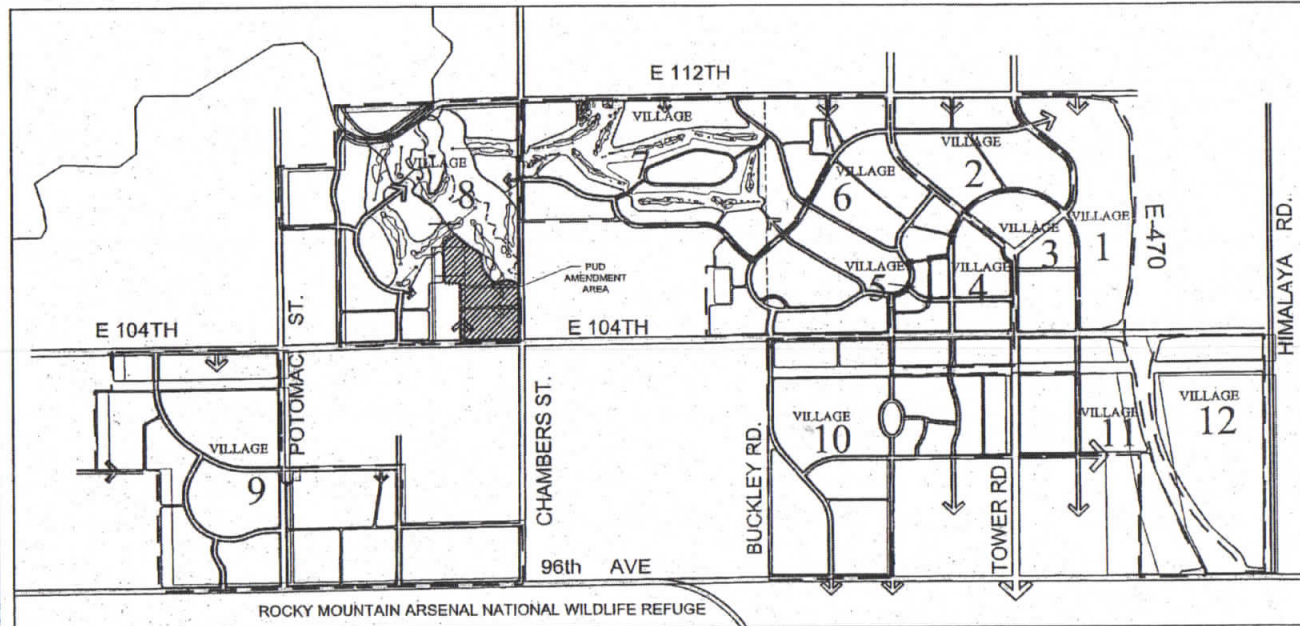
# REUNION PUD ZONE DOCUMENT

## 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.



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
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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

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.

### OWNERS CERTIFICATE:

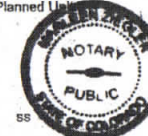
DIBC BUFFALO HILLS RANCH, LLC, a Colorado limited liability company, FFP-DIA, LLC, a Colorado limited liability company, and SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership, being the owner(s) of portions of the property located in the COUNTY OF ADAMS, STATE OF COLORADO, do hereby submit 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: [Signature]  
L.C. Fulerwider, III, As Attorney in Fact

#### ACKNOWLEDGEMENT:

STATE OF Colorado )  
COUNTY OF Denver ) SS



THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF Feb, 2011, BY LC FULERWIDER III, AS ATTORNEY IN FACT FOR DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

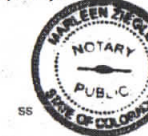
NOTARY PUBLIC [Signature]  
MY COMMISSION EXPIRES 5/23/14

FFP-DIA, LLC, a Colorado limited liability company

By: [Signature]  
L.C. Fulerwider, III, As Attorney in Fact

#### ACKNOWLEDGEMENT:

STATE OF Colorado )  
COUNTY OF Denver ) SS



THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF Feb, 2011, BY LC FULERWIDER III, AS ATTORNEY IN FACT FOR FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC [Signature]  
MY COMMISSION EXPIRES 5/23/14

SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership

By: [Signature]  
Name: Christina T. Latchman  
AUTHORIZED AGENT

#### ACKNOWLEDGEMENT:

STATE OF Colorado )  
COUNTY OF Douglas ) SS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF March, 2011, BY Christina T. Latchman, AUTHORIZED AGENT FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

NOTARY PUBLIC [Signature]  
MY COMMISSION EXPIRES 6-18-2011

By: [Signature]  
Name: Scott Carter  
AUTHORIZED AGENT

#### ACKNOWLEDGEMENT:

STATE OF Colorado )  
COUNTY OF Douglas ) SS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF March, 2011, BY Scott Carter, AUTHORIZED AGENT FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

NOTARY PUBLIC [Signature]  
MY COMMISSION EXPIRES 6-18-2011

REUNION  
PUD ZONE DOCUMENT AMENDMENT #4  
COMMERCE CITY, COLORADO

Owner / Developer:

Shea Homes  
125 Ridge Line Blvd.  
Suite 200  
Highlands Ranch, CO  
80129  
(303) 791-8180  
(303) 791-8558

Owner

L.C. Fulerwider, Inc.  
1125 Seventeenth Street  
Denver, CO 80202  
(303) 791-8180  
FAX (303) 791-8558

Engineer/Surveyor

Dale C. Rush, P.L.S.  
Rush Consultants, Inc.  
1000 E. Mineral Ave., Suite 1  
Littleton, CO 80122-2655  
(303) 791-1898 (main)  
(303) 791-1897 (fax)

Issue Date

October 26, 2010

Revision Date

December 1, 2010

March 1, 2011

Sheet Title  
COVER  
SHEET

Sheet Number

1 OF 2

### APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

ATTEST:

CITY CLERK

MAYOR

THIS PUD ZONE DOCUMENT AMENDMENT #4 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 \_\_\_\_\_, 2011

COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

INSTRUMENT # \_\_\_\_\_



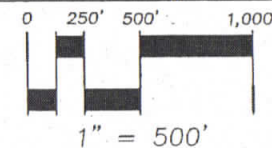
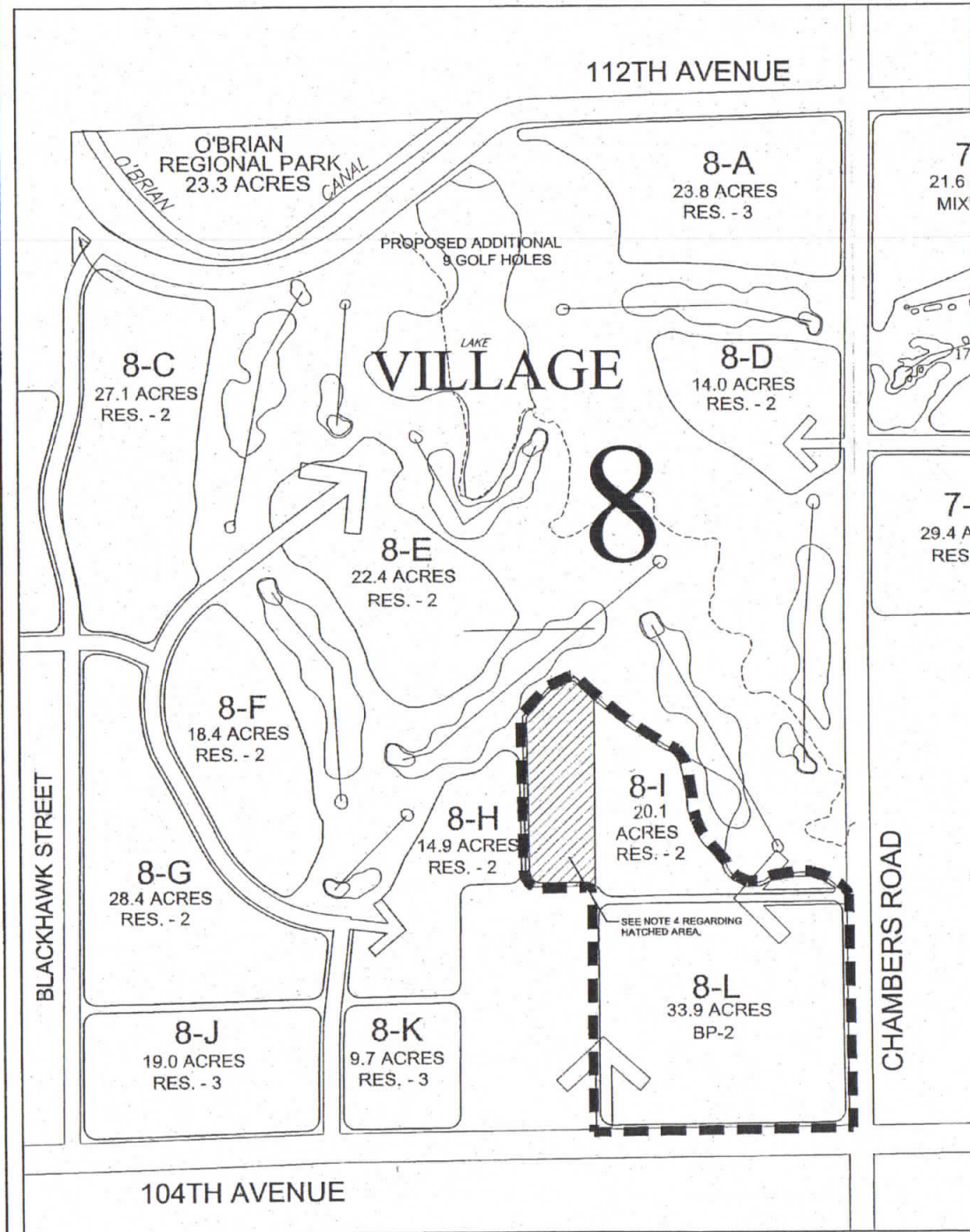
# REUNION PUD ZONE DOCUMENT

## 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.



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| VILLAGE 8 |           |             |                           |                             |                             |                        |                        |                               |                   | RESIDENTIAL                         |                             |                             |                                     |  |  | NON-RESIDENTIAL |  |  |  |  |  |
|-----------|-----------|-------------|---------------------------|-----------------------------|-----------------------------|------------------------|------------------------|-------------------------------|-------------------|-------------------------------------|-----------------------------|-----------------------------|-------------------------------------|--|--|-----------------|--|--|--|--|--|
| PARCEL    | USE       | GROSS ACRES | ENTITLED RANGE (1) (DUAG) | ADMIN. (2) ENTITLED MINIMUM | ADMIN. (2) APPROVED MAXIMUM | MINIMUM ENTITLED UNITS | MAXIMUM ENTITLED UNITS | MAXIMUM ENTITLED UNITS (+20%) | MAX. AREA SQ. FT. | ADMIN. (2) APPROVAL MIN. F.A.R. (3) | MINIMUM ENTITLED F.A.R. (3) | MAXIMUM ENTITLED F.A.R. (3) | ADMIN. (2) APPROVAL MAX. F.A.R. (3) |  |  |                 |  |  |  |  |  |
| 8-A       | R-3       | 23.8        | 5 - 24                    | <5                          | >24                         |                        |                        |                               | 311,018           | <.15                                | 0.15                        | 0.3                         | >.3                                 |  |  |                 |  |  |  |  |  |
| 8-B       | R-2       | 33.6        | 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                         |                        |                        |                               | 248,292           | <.15                                | 0.15                        | 0.3                         | >.3                                 |  |  |                 |  |  |  |  |  |
| 8-K       | R-3       | 9.7         | 6 - 24                    | <6                          | >24                         |                        |                        |                               | 126,760           | <.15                                | 0.15                        | 0.3                         | >.3                                 |  |  |                 |  |  |  |  |  |
| 8-L       | BP-2      | 33.9        | 8 - 24                    | <8                          | >24                         |                        |                        |                               | 263,974           | <.15                                | 0.15                        | 0.3                         | >.3                                 |  |  |                 |  |  |  |  |  |
| 8         | REG. PARK | 23.3        | N/A                       | N/A                         | N/A                         |                        |                        |                               |                   |                                     |                             |                             |                                     |  |  |                 |  |  |  |  |  |
| TOTAL     |           | 288.6       |                           |                             |                             | 800                    | 1,524                  | 1,828                         | 950,044           |                                     |                             |                             |                                     |  |  |                 |  |  |  |  |  |

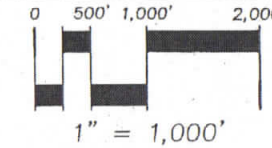
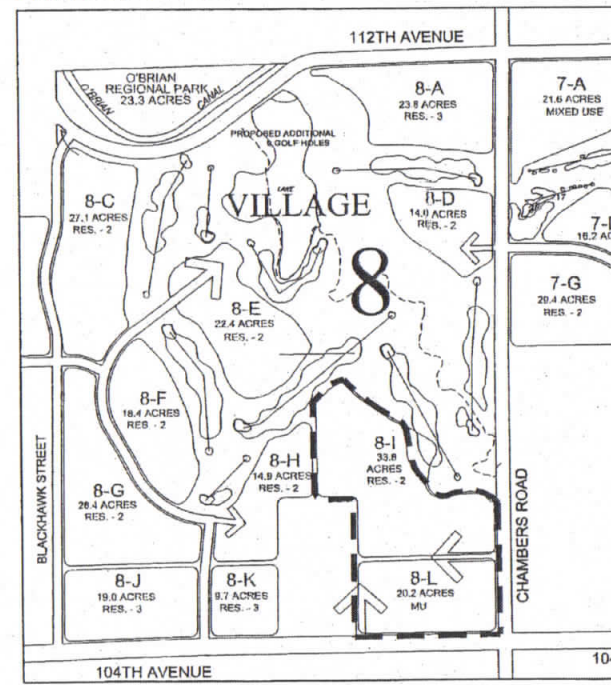
### NOTES:

- ALL DEVELOPMENT STANDARDS AND LAND USES FOR THIS AMENDMENT SHALL BE THE SAME AS THOSE RECORDED ON SHEETS 14, 15, 16 & 17 OF THE REUNION PUD ZONE DOCUMENT AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT #8615 THAT WAS APPROVED BY THE COMMERCE CITY, CITY COUNCIL ON OCTOBER 7, 2002 AND RECORDED DECEMBER 17, 2002 AT RECEPTION NO. C106844.
- THIS REUNION PUD ZONE DOCUMENT - AMENDMENT #4 OF THE REUNION PUD ZONE DOCUMENT (PUD #8615), IS AN AMENDMENT OF THE REUNION PUD ZONE DOCUMENT #8615 THAT WAS APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL ON OCTOBER 7, 2002 AND RECORDED DECEMBER 17, 2002 AT RECEPTION NO. C106844.
- THIS REUNION PUD ZONE DOCUMENT - AMENDMENT #4 OF THE REUNION PUD ZONE DOCUMENT (PUD #8615), 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 C0817475, 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'.

### PREVIOUS ZONING



### 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 - 2     | 92.0       |
| TOWN CENTER 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               | 3,138.6 AC |

REUNION  
PUD ZONE DOCUMENT AMENDMENT #4  
COMMERCE CITY, COLORADO

### Owner / Developer:

Shea Homes  
9135 Ridgeline Blvd.  
Suite 200  
Highlands Ranch, CO  
80129  
(303) 791-8180  
FAX (303) 791-8558

### Owner:

L.C. Fulerwider, Inc.  
1125 Seventeenth Street  
Denver, CO 80202  
(303) 791-8180  
FAX (303) 791-8558

### Engineer/Surveyor

Dale C. Rush, P.L.S.  
AzTec Consultants, Inc.  
300 E. Mineral Ave., Suite 1  
Littleton, CO 80122-2655  
303-713-1898 (main)  
303-713-1897 (fax)

### Issue Date

October 26, 2010

### Revision Date

December 1, 2010  
March 1, 2011

Sheet Title  
PUD AMENDMENT  
LAND USE SUMMARY

Sheet Number  
2 OF 2