

REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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.

PUD: 3615



Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303 882 1186
Phone: 303 882 1166
www.norrisdullea.com

APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS 3rd DAY OF Sept., 2002.

CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS 27th DAY OF October, 2002.

ATTEST: *[Signature]*
CITY CLERK

MAYOR

THIS PUD ZONE DOCUMENT AMENDMENT #1 WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 2:51 O'CLOCK P.M., THIS 17th DAY OF December, 2002.

[Signature] By: *[Signature]* PUD: 3615
COUNTY CLERK AND RECORDER Reception: C1068494

OWNERS CERTIFICATE:

DIBC BUFFALO HILLS RANCH, LLC, a Colorado limited liability company, FFP-DIA, LLC, a Colorado limited liability company, DIBC 96th AND POTOMAC, LLC, a Colorado limited liability company and SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership d/b/a SHEA HOMES, 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 #1 and agree to perform under the terms noted hereon.

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

By: *[Signature]*
L.C. FULWIDER, III, As Attorney-in-Fact

ACKNOWLEDGMENT

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DENVER)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF Dec., 2002, BY L.C. FULWIDER, III, AS ATTORNEY-IN-FACT FOR DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES 09-22-05

ACKNOWLEDGMENT

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DENVER)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF Dec., 2002, BY L.C. FULWIDER, III, AS ATTORNEY-IN-FACT FOR FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-22-05

FFP-DIA, LLC, a Colorado limited liability company

By: *[Signature]*
L.C. Fulwider, III, as Attorney in Fact

DIBC 96TH AND POTOMAC, LLC, a Colorado limited liability company

By: *[Signature]*
L.C. Fulwider, III as Attorney-in-Fact

ACKNOWLEDGMENT

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DENVER)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF Dec., 2002, BY L.C. FULWIDER, III, AS ATTORNEY-IN-FACT FOR DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-22-05

SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership, d/b/a Shea Homes

By: J.F. SHEA LLC, a Delaware limited liability company, its general partner

By: *[Signature]*
J.F. Shea Co., Inc., a Nevada corporation, its manager

By: *[Signature]*
Name: Jeffrey D. Willis

Title: Asst. Secretary

By: *[Signature]*

Name: JEFFREY D. DONELSON

Title: ASSISTANT SECRETARY

Richmond American Homes of Colorado, Inc., a Delaware corporation, being the owner of Lots 1 through 23, inclusive, and 71 through 104, inclusive, Reunion Filing No. 1, and Lots 1 through 36, inclusive, Reunion Filing No. 2, City of Commerce City, County of Adams, State of Colorado, according to the recorded plats thereof ("The Richmond Lots"), do hereby submit this Planned Unit Development Amendment #1 and agree to perform under the terms noted hereon insofar as they pertain to The Richmond Lots.

RICHMOND AMERICAN HOMES OF COLORADO, INC., A Delaware corporation

By: *[Signature]*

Name: TIMOTHY R. GARRETTIS

Title: EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DOUGLAS)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF Dec., 2002, BY JEFFREY D. WILLIS, AS ASSISTANT SECRETARY OF J.F. SHEA CO., INC., A NEVADA CORPORATION, MANAGER OF J.F. SHEA LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, d/b/a SHEA HOMES.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-22-05

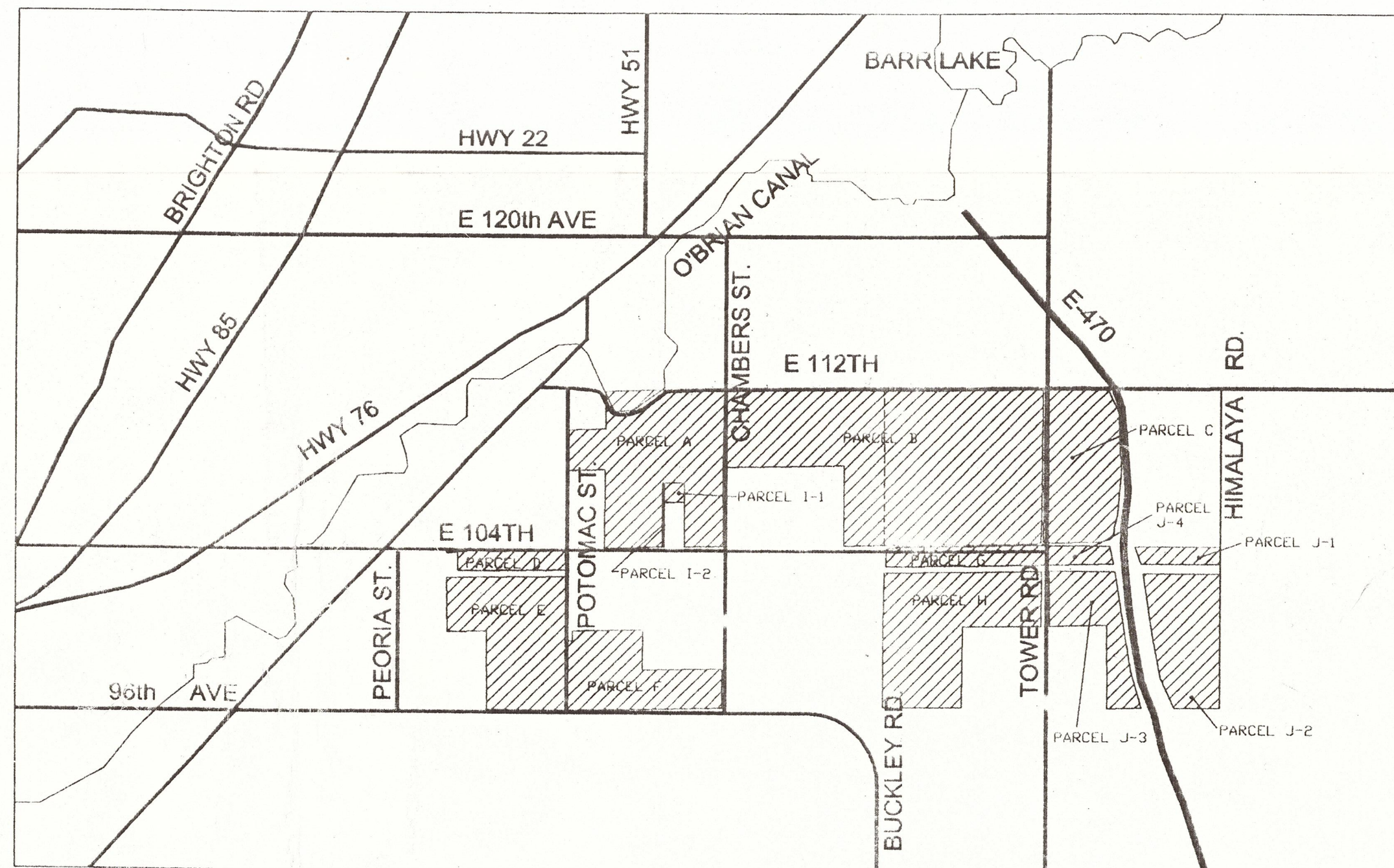
ACKNOWLEDGMENT

STATE OF COLORADO)
CITY AND) SS
COUNTY OF DENVER)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF Dec., 2002, BY TIMOTHY R. GARRETTIS, AS EXECUTIVE VICE PRESIDENT OF RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-13-06



VICINITY MAP
SCALE: 1"=4000'

SHEET INDEX BUFFALO HILLS RANCH PUD

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	COMPOSITE MAP
3	LEGAL DESCRIPTION
4	LEGAL DESCRIPTION
5	DEVELOPMENT PLAN AMENDMENT
6	DEVELOPMENT PLAN AMENDMENT
7	DEVELOPMENT PLAN AMENDMENT
8	DEVELOPMENT PLAN AMENDMENT
9	DEVELOPMENT PLAN AMENDMENT
10	DEVELOPMENT PLAN AMENDMENT
11	DEVELOPMENT PLAN AMENDMENT
12	DEVELOPMENT PLAN AMENDMENT
13	LAND USE SCHEDULE
14	DEVELOPMENT STANDARDS
15	LAND USE SUMMARY / GENERAL PROVISIONS
16	GENERAL PROVISIONS
17	LAND USE DESIGNATION MATRIX

NOTE:
THIS REUNION PUD ZONE DOCUMENT - AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT (A CORRECTION OF PUD #3612) CORRECTS AN ERROR IN THE LEGAL DESCRIPTION INCLUDED IN THE PREVIOUS REUNION PUD ZONE DOCUMENT - AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT (PUD #3612) RECORDED ON DECEMBER 9, 2002 AT RECEPTION NO. C1064716. THIS CORRECTION IS MADE TO CONFORM THE LEGAL DESCRIPTION IN THIS REUNION PUD ZONE DOCUMENT WITH THAT APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL AT THE PUBLIC HEARING ON OCTOBER 7, 2002.

THIS REUNION PUD ZONE DOCUMENT - AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT AMENDS, RESTATES, AND SUPERCEDES THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT (PUD #3262), PREVIOUSLY APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL ON JULY 17, 2000 AND RECORDED ON OCTOBER 27, 2000 AT RECEPTION NO. C0725046, AND IS AN AMENDMENT TO THE SITE SPECIFIC DEVELOPMENT PLAN REFERENCED IN SECTION 5.1 OF THE CONSOLIDATED DEVELOPMENT AGREEMENT FOR BUFFALO HILLS RANCH, DATED DECEMBER 17, 2001, AND RECORDED JANUARY 23, 2002 AT RECEPTION NUMBER C0917475. AND UPON APPROVAL WILL BE COVERED BY VESTED PROPERTY RIGHTS IN SUCH AGREEMENT.

PORTIONS OF THIS PUD AMENDMENT (PARCEL 7-H) SUPERCEDE THE BUFFALO RUN MESA PUD ZONE DOCUMENT PREVIOUSLY APPROVED BY THE CITY OF COMMERCE CITY

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:

Shea Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 80121
(303) 791-8180
FAX (303) 791-8558

Owner:

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

Engineer/Surveyor:

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-9383
FAX (303) 721-9019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title

COVER SHEET

Sheet Number

1 OF 17

FILE #
MAP #
RECEPTION #

PUD: 3645

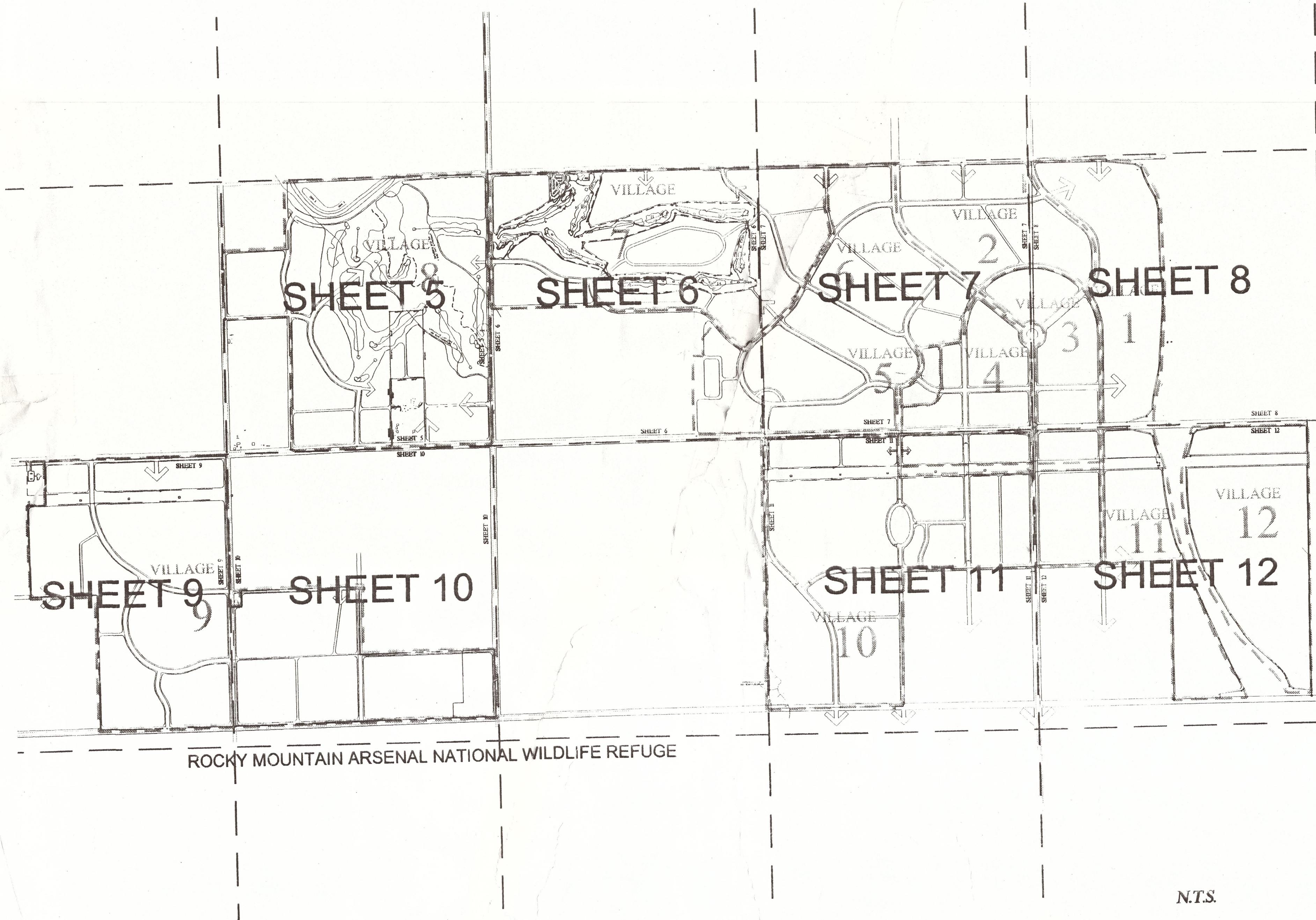


Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.892.1166
Phone: 303.892.1166
www.norrisdullea.com

REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT JT

PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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 AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shoa Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8558

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

Engineer/Surveyor:
JR Engineering, Ltd.
6020 Greenwood Plaza Blvd.
Englewood, CO 80111
(303) 740-9393
FAX (303) 721-9019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title

COMPOSITE
AREA

Sheet Number

2 OF 17

NTS.

FILE # _____
MAP # _____
RECEPTION # _____

PUD: 3615

REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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.

NORRIS DULLEA

Planning
Landscape Architecture

710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.882.1186
Phone: 303.882.1186
www.norradullea.com

PARCEL A -- AS SURVEYED

THAT PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 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 SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, BEING MONUMENTED AT THE NORTH ONE-SIXTEENTH CORNER OF SAID NORTHWEST ONE-QUARTER OF SECTION 7 AND THE NORTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 7 BY A 3-1/4" ALUMINUM CAP - P.L.S. NO. 25369, DETERMINED BY GPS OBSERVATION TO BEAR N88°23'23"E PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

BEGINNING AT THE NORTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 7, THENCE N00°23'22"E, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1292.11 FEET;

THENCE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SECTION 7 THE FOLLOWING TWO (2) COURSES:
1. N88°21'23"E A DISTANCE OF 1319.06 FEET;
2. N88°22'14"E A DISTANCE OF 2600.61 FEET;

THENCE PARALLEL WITH AND 30.00 FEET WESTERLY FROM THE EAST LINE OF SAID SECTION 7 THE FOLLOWING TWO (2) COURSES:
1. S00°45'04"W A DISTANCE OF 2631.52 FEET;
2. S00°10'59"E A DISTANCE OF 2623.58 FEET;

THENCE S89°20'14"W, PARALLEL WITH AND 30.00 FEET NORTHERLY FROM THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1299.57 FEET, TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7;

THENCE N00°21'18"E, ALONG SAID WEST LINE, A DISTANCE OF 2606.92 FEET TO THE CENTER EAST ONE-SIXTEENTH CORNER OF SAID SECTION 7;

THENCE S88°37'20"W, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 656.08 FEET TO THE CENTER WEST EAST ONE-SIXTY-FOURTH CORNER OF SAID SECTION 7;

THENCE S00°24'02"W, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 2599.89 FEET;

THENCE PARALLEL WITH AND 30.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 7 THE FOLLOWING TWO (2) COURSES:
1. S00°20'14"W A DISTANCE OF 665.74 FEET;
2. S88°13'18"W A DISTANCE OF 1297.65 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7;

THENCE N00°22'46"E, ALONG SAID WEST LINE, A DISTANCE OF 2599.40 FEET TO THE CENTER WEST ONE-SIXTEENTH CORNER OF SAID SECTION 7;

THENCE S88°37'57"W, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1250.51 FEET;

THENCE N00°21'34"W, PARALLEL WITH AND 30.00 FEET EASTERLY FROM THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1318.62 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7;

THENCE N88°29'23"E, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1267.86 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 20,385,632 SQUARE FEET OR 467.989 ACRES.

PARCEL B -- AS SURVEYED

THOSE PORTIONS OF SECTIONS 8 AND 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, BEING MONUMENTED AT THE CENTER ONE-QUARTER CORNER BY A 2-1/2" ALUMINUM CAP - P.L.S. NO. 5112 AND AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 8 BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - P.L.S. NO. 8677, DETERMINED BY GPS OBSERVATION TO BEAR S89°13'21"W PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

COMMENCING AT SAID CENTER ONE-QUARTER CORNER OF SECTION 8, THENCE S89°13'21"W, ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 8, A DISTANCE OF 428.74 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8 S89°13'21"W A DISTANCE OF 2207.72 FEET;

THENCE N00°45'04"E, PARALLEL WITH AND 30.00 FEET EASTERLY FROM THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, A DISTANCE OF 2632.54 FEET;

THENCE N89°13'51"E, PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 5249.51 FEET;

THENCE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SECTION 9 THE FOLLOWING TWO (2) COURSES:
1. S89°55'23"E A DISTANCE OF 2646.67 FEET;
2. N89°52'27"E A DISTANCE OF 2617.71 FEET;

THENCE PARALLEL WITH AND 30.00 FEET WESTERLY FROM THE EAST LINE OF SAID SECTION 9 THE FOLLOWING TWO (2) COURSES:

1. S00°17'46"W A DISTANCE OF 2606.32 FEET;
2. S00°21'33"W A DISTANCE OF 1763.96 FEET TO A POINT ON THE ADAMS COUNTY RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4241 AT PAGE 504 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS;

THENCE ALONG THE BOUNDARY OF SAID ADAMS COUNTY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. S02°29'30"W, LEAVING SAID PARALLEL LINE, A DISTANCE OF 806.22 FEET;
2. S44°32'48"W A DISTANCE OF 17.04 FEET;
3. S83°32'16"W A DISTANCE OF 215.13 FEET;

THENCE PARALLEL WITH AND 30.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 9 THE FOLLOWING TWO (2) COURSES:
1. S89°24'05"W, A DISTANCE OF 2339.83 FEET;
2. S89°23'52"W A DISTANCE OF 2624.89 FEET;

THENCE S89°17'33"W, PARALLEL WITH AND 30.00 FEET NORTHERLY FROM THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8, A DISTANCE OF 1332.83 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8, SAID WEST LINE ALSO BEING THE SOUTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF REUNION FILING NO. 2 RECORDED AT RECEPTION NO. C0930831 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS;

THENCE ALONG SAID SOUTHERLY PROLONGATION AND SAID WESTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:

1. N00°02'28"W A DISTANCE OF 752.72 FEET;
2. N89°57'32"E A DISTANCE OF 150.11 FEET;
3. N00°02'28"W A DISTANCE OF 881.40 FEET;
4. N89°57'32"E A DISTANCE OF 8.24 FEET;
5. N00°02'28"W A DISTANCE OF 462.04 FEET;
6. N12°26'27"E A DISTANCE OF 95.97 FEET;
7. N36°28'24"E A DISTANCE OF 168.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HEARTLAND DRIVE AS DEDICATED ON THE DEDICATION PLAT OF REUNION DISTRICT ROADS RECORDED AT RECEPTION NO. C0817092 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BEING THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S36°28'24"W, HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 30°23'05" AND AN ARC LENGTH OF 301.22 FEET TO A POINT ON SAID WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 8;

THENCE N00°02'28"W ALONG SAID WEST LINE A DISTANCE OF 64.33 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID HEARTLAND DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S05°27'57"W, HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 08°14'43" AND AN ARC LENGTH OF 68.89 FEET;
2. S88°13'14"W A DISTANCE OF 1385.01 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 418.00 FEET, A CENTRAL ANGLE OF 48°00'52" AND AN ARC LENGTH OF 335.70 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 44,728,773 SQUARE FEET OR 1026.831 ACRES.

EXCEPTING THEREFROM:

THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4466 AT PAGE 733 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS, BEING A PART OF SAID SECTION 8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 8, THENCE N89°13'21"E, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, A DISTANCE OF 30.01 FEET; THENCE N00°45'04"E, PARALLEL WITH AND 30.00 FEET EASTERLY FROM THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 8, A DISTANCE OF 969.20 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 4466 AT PAGE 733, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 4466 AT PAGE 733 THE FOLLOWING FORTY-FOUR (44) COURSES:

1. N00°45'04"E, CONTINUING PARALLEL WITH AND 30.00 FEET EASTERLY FROM THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, A DISTANCE OF 486.85 FEET;
2. N88°11'36"E A DISTANCE OF 114.89 FEET;
3. N28°07'51"E A DISTANCE OF 140.18 FEET;
4. N03°31'26"E A DISTANCE OF 35.27 FEET;
5. N87°47'22"E A DISTANCE OF 803.42 FEET;
6. N57°21'21"E A DISTANCE OF 313.50 FEET;
7. N00°20'50"W A DISTANCE OF 554.59 FEET;
8. N89°13'51"E, PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, A DISTANCE OF 980.04 FEET;
9. S01°49'17"E, LEAVING SAID PARALLEL LINE, A DISTANCE OF 196.64 FEET;
10. S20°26'48"W A DISTANCE OF 823.97 FEET;
11. S30°47'13"E A DISTANCE OF 144.19 FEET;
12. N75°55'09"E A DISTANCE OF 551.42 FEET;
13. N71°25'57"E A DISTANCE OF 859.14 FEET;
14. N88°57'59"E A DISTANCE OF 248.57 FEET;
15. N67°08'39"E A DISTANCE OF 60.98 FEET;
16. N84°36'45"E A DISTANCE OF 245.38 FEET;
17. S88°10'52"E A DISTANCE OF 652.64 FEET;
18. S89°18'04"E A DISTANCE OF 554.83 FEET;
19. S48°30'14"E A DISTANCE OF 158.77 FEET;
20. S01°46'45"W A DISTANCE OF 138.05 FEET;
21. S52°57'48"W A DISTANCE OF 161.08 FEET;
22. S01°27'18"W A DISTANCE OF 147.90 FEET;
23. S28°01'47"E A DISTANCE OF 51.89 FEET;
24. S01°30'22"W A DISTANCE OF 936.16 FEET;
25. S81°45'40"E A DISTANCE OF 159.19 FEET;
26. S00°15'32"E A DISTANCE OF 112.84 FEET;
27. S72°28'15"W A DISTANCE OF 261.23 FEET;
28. S83°27'10"W A DISTANCE OF 573.72 FEET;
29. N70°10'50"W A DISTANCE OF 316.05 FEET;
30. N87°27'03"W A DISTANCE OF 212.25 FEET;
31. S80°18'57"W A DISTANCE OF 41.07 FEET;
32. S86°15'50"W A DISTANCE OF 254.70 FEET;
33. N89°08'40"W A DISTANCE OF 544.99 FEET;
34. N89°08'40"W A DISTANCE OF 142.28 FEET;
35. N51°30'42"W A DISTANCE OF 156.59 FEET;
36. N00°12'53"W A DISTANCE OF 169.37 FEET;
37. N46°19'45"W A DISTANCE OF 60.11 FEET;
38. N40°13'50"W A DISTANCE OF 183.91 FEET;
39. N71°39'22"W A DISTANCE OF 928.46 FEET;
40. N41°51'23"W A DISTANCE OF 692.39 FEET;
41. N87°53'54"W A DISTANCE OF 131.46 FEET;
42. S55°57'30"W A DISTANCE OF 432.95 FEET;
43. S40°38'43"W A DISTANCE OF 322.32 FEET;
44. S88°40'50"W A DISTANCE OF 247.62 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 7,081,123 SQUARE FEET OR 162.560 ACRES.

EXCEPTION TO EXCEPTION:

THAT PARCEL OF LAND DESCRIBED AS AN EXCEPTION, IN THE DOCUMENT RECORDED IN BOOK 4466 AT PAGE 733 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS, BEING A PART OF SAID SECTION 8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 8, THENCE N55°17'44"E A DISTANCE OF 2238.99 FEET TO THE NORTHWESTERLY CORNER OF SAID EXCEPTION TO THE PARCEL OF LAND DESCRIBED IN BOOK 4466 AT PAGE 733, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. N85°17'29"E A DISTANCE OF 776.77 FEET;
2. N70°21'09"E A DISTANCE OF 1051.88 FEET;
3. N22°23'43"E A DISTANCE OF 143.14 FEET;
4. S77°39'46"E A DISTANCE OF 829.73 FEET;
5. N89°20'17"E A DISTANCE OF 592.61 FEET;
6. S00°59'55"W A DISTANCE OF 145.93 FEET;
7. S64°14'08"W A DISTANCE OF 108.39 FEET;
8. S16°50'49"W A DISTANCE OF 722.67 FEET;
9. S02°11'23"W A DISTANCE OF 182.54 FEET;

10. S51°35'00"W A DISTANCE OF 50.87 FEET;
11. N89°21'26"W A DISTANCE OF 289.69 FEET;
12. N77°40'47"W A DISTANCE OF 312.20 FEET;
13. S56°04'45"W A DISTANCE OF 139.08 FEET;
14. N51°55'39"W A DISTANCE OF 504.01 FEET;
15. S88°33'41"W A DISTANCE OF 830.76 FEET;
16. S88°33'41"W A DISTANCE OF 173.17 FEET;
17. S46°05'53"W A DISTANCE OF 96.39 FEET;
18. N45°58'55"W A DISTANCE OF 67.94 FEET;
19. N40°15'50"W A DISTANCE OF 182.75 FEET;
20. N30°11'56"E A DISTANCE OF 32.94 FEET;
21. N24°36'43"E A DISTANCE OF 31.96 FEET;
22. N28°28'58"E A DISTANCE OF 68.69 FEET;
23. N59°03'18"W A DISTANCE OF 280.21 FEET;
24. N55°55'20"W A DISTANCE OF 322.39 FEET;
25. N04°36'06"E A DISTANCE OF 128.81 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,712,054 SQUARE FEET OR 62.260 ACRES.

CONTAINING A NET CALCULATED AREA OF 40,417,259 SQUARE FEET OR 927.853 ACRES.

PARCEL C -- AS SURVEYED

THAT PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED AT THE NORTHWEST CORNER AND THE WEST ONE-QUARTER CORNER OF SAID SECTION 10 BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - P.L.S. NO. 23519, DETERMINED BY GPS OBSERVATION TO BEAR N89°19'23"E PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S44°57'40"E A DISTANCE OF 42.24 FEET TO THE POINT OF BEGINNING;

THENCE N89°46'05"E, PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10, A DISTANCE OF 1475.81 FEET TO A POINT ON THE COLORADO HIGHWAY E-470 WESTERLY RIGHT-OF-WAY LINE, AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4605 AT PAGE 943 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIXTEEN (16) COURSES:

1. S00°12'59"E A DISTANCE OF 39.89 FEET;
2. S82°28'27"E A DISTANCE OF 559.55 FEET;
3. S57°07'37"E A DISTANCE OF 133.46 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS N73°51'47"E, HAVING A RADIUS OF 1617.89 FEET, A CENTRAL ANGLE OF 12°28'05" AND AN ARC LENGTH OF 352.07 FEET;
5. S28°36'18"E A DISTANCE OF 267.70 FEET;
6. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 516.33 FEET, A CENTRAL ANGLE OF 27°27'29" AND AN ARC LENGTH OF 247.44 FEET;
7. S01°06'49"E A DISTANCE OF 1270.70 FEET;
8. S08°59'22"E A DISTANCE OF 205.25 FEET;
9. S00°00'14"W A DISTANCE OF 410.22 FEET;
10. S04°06'27"W A DISTANCE OF 276.28 FEET;
11. S04°06'06"W A DISTANCE OF 895.55 FEET;
12. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1547.02 FEET, A CENTRAL ANGLE OF 8°44'22" AND AN ARC LENGTH OF 235.97 FEET;
13. S12°50'28"W A DISTANCE OF 416.58 FEET;
14. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1296.23 FEET, A CENTRAL ANGLE OF 11°36'49" AND AN ARC LENGTH OF 262.74 FEET;
15. S41°18'50"W A DISTANCE OF 182.32 FEET;
16. S74°52'06"W A DISTANCE OF 403.07 FEET;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 4605 AT PAGE 943 THE FOLLOWING TWO (2) COURSES:

1. S89°44'55"W, PARALLEL WITH AND 70.00 FEET NORTHERLY FROM THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 10, A DISTANCE OF 1749.21 FEET;
2. N45°14'31"W, LEAVING SAID PARALLEL LINE, A DISTANCE OF 76.82 FEET;

THENCE PARALLEL WITH AND 30.00 FEET EASTERLY FROM THE WEST LINE OF SAID SECTION 10 THE FOLLOWING TWO (2) COURSES:

1. N00°21'33"E, LEAVING SAID PARCEL OF LAND DESCRIBED IN BOOK 4605 AT PAGE 943, A DISTANCE OF 2207.90 FEET;
2. N00°17'46"E A DISTANCE OF 2606.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 12,466,836 SQUARE FEET OR 286.199 ACRES.

PARCEL D -- AS SURVEYED

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. 23516, DETERMINED BY GPS OBSERVATION TO BEAR N89°19'23"E PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 13, THENCE S44°32'19"W A DISTANCE OF 42.59 FEET TO THE POINT OF BEGINNING;

THENCE S00°14'44"E, PARALLEL WITH AND 30.00 FEET WESTERLY FROM THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 631.38 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1034 AT PAGE 317 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. S89°21'17"W A DISTANCE OF 2611.30 FEET;
2. S89°21'17"W A DISTANCE OF 954.27 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 3433 AT PAGE 186 OF SAID OFFICIAL ADAMS COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) COURSES:

1. 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 595.66 FEET;
2. S89°19'43"W, PARALLEL WITH AND 34.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 365.68 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;

THENCE N00°31'31"W, ALONG SAID EAST LINE, A DISTANCE OF 34.00 FEET;

THENCE PARALLEL WITH AND 70.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SECTION 13 THE FOLLOWING TWO (2) COURSES:

1. N89°19'43"E, A DISTANCE OF 1321.78 FEET;
2. N89°19'23"E A DISTANCE OF 2612.55 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,261,501 SQUARE FEET OR 51.917 ACRES.

PARCEL E -- AS SURVEYED

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 WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13, BEING MONUMENTED AT THE CENTER ONE-QUARTER CORNER BY A 3-1/4" ALUMINUM CAP - P.L.S. NO. 25369, AND THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 13 BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - P.L.S. NO. 30822, DETERMINED BY GPS OBSERVATION TO BEAR N00°22'24"W PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

BEGINNING AT SAID CENTER ONE-QUARTER CORNER OF SECTION 13, THENCE S89°26'03"W, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13 A DISTANCE OF 1314.70 FEET TO THE CENTER WEST ONE-SIXTEENTH CORNER OF SAID SECTION 13;

THENCE N00°31'31"W, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 1768.47 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 IN BOOK 1034 AT PAGE 317 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N89°21'17"E A DISTANCE OF 1319.39 FEET;
2. N89°21'03"E A DISTANCE OF 2610.83 FEET;

THENCE PARALLEL WITH AND 30.00 FEET WESTERLY FROM 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 2617.74 FEET;

THENCE S89°30'50"W, PARALLEL WITH AND 30.00 FEET NORTHERLY FROM THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 2601.80 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13;

THENCE N00°22'24"W, ALONG SAID WEST LINE, A DISTANCE OF 2613.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 13,765,967 SQUARE FEET OR 316.023 ACRES.

PARCEL F -- AS SURVEYED

THAT PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 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 SOUTHWEST ONE-QUARTER OF SAID SECTION 18, BEING MONUMENTED AT THE CENTER ONE-QUARTER CORNER BY A 3-1/4" ALUMINUM CAP - P.L.S. NO. 25369, AND AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 18 BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - P.L.S. NO. 20699, DETERMINED BY GPS OBSERVATION TO BEAR N88°56'32"E PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

BEGINNING AT SAID CENTER ONE-QUARTER CORNER OF SECTION 18, THENCE S00°18'51"W, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 1326.86 FEET TO THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 18;

THENCE N88°57'36"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 EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 1297.62 FEET;

THENCE PARALLEL WITH AND 30.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 18 THE FOLLOWING TWO (2) COURSES

REUNION PUD ZONE DOCUMENT
AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT
PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R 67W., OF THE 6TH P.M.
COUNTY C. ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO.

PUD: 3643



Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.682.1186
Phone: 303.682.1166
www.norrisdullea.com

PARCEL G - AS SURVEYED

THAT PORTION OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 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 NORTHWEST ONE-QUARTER OF SAID SECTION 16, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - P.L.S. NO. 23516 AND AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 16 BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - P.L.S. NO. 26606, DETERMINED BY GPS OBSERVATION TO BEAR N89°23'52"E PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

COMMENCING AT SAID NORTHWEST CORNER OF SAID SECTION 16, THENCE S04°58'50"E A DISTANCE OF 666.21 FEET TO THE SOUTHEASTERLY CORNER OF THE ADAMS COUNTY RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4714 AT PAGE 610 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID ADAMS COUNTY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:
1. N00°31'55"E, PARALLEL WITH AND 64.00 EASTERLY FROM THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 16, A DISTANCE OF 600.38 FEET;
2. N89°23'52"E, PARALLEL WITH AND 64.00 SOUTHERLY FROM THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 16, A DISTANCE OF 362.76 FEET;
3. N00°31'57"E A DISTANCE OF 34.01 FEET;

THENCE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SECTION 16 THE FOLLOWING TWO (2) COURSES:
1. N89°23'52"E A DISTANCE OF 2198.68 FEET;
2. N89°24'05"E, A DISTANCE OF 2156.84 FEET TO A POINT ON THE ADAMS COUNTY RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4241 AT PAGE 504 OF SAID OFFICIAL ADAMS COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID ADAMS COUNTY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:
1. S84°44'33"E A DISTANCE OF 395.32 FEET;
2. S02°19'03"E A DISTANCE OF 597.71 FEET A POINT ON THE NORTHERLY LINE OF THE PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1034 AT PAGE 317 OF SAID OFFICIAL ADAMS COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. S89°26'24"W A DISTANCE OF 2578.84 FEET;
2. S89°26'14"W A DISTANCE OF 2563.15 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,240,159 SQUARE FEET OR 74.384 ACRES.

PARCEL H - AS SURVEYED

THAT PORTION OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16, BEING MONUMENTED AT THE SOUTHWEST CORNER BY A 3-1/4" ALUMINUM CAP - P.L.S. NO. 25369 AND AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 16 BY A 3-1/4" ALUMINUM CAP - P.L.S. NO. 26606, DETERMINED BY GPS OBSERVATION TO BEAR N00°10'08"E PER COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83/92.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE N00°10'08"E, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16, A DISTANCE OF 2640.45 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 16;

THENCE N00°31'55"E, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 16, A DISTANCE OF 1783.01 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1034 AT PAGE 317 OF THE OFFICIAL ADAMS COUNTY, COLORADO RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. N89°26'14"E A DISTANCE OF 2627.89 FEET;
2. N89°26'24"E A DISTANCE OF 2588.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADAMS COUNTY RIGHT-OF-WAY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4241 AT PAGE 504 OF SAID OFFICIAL ADAMS COUNTY RECORDS;

THENCE S02°19'03"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 141.68 FEET;

THENCE S00°17'55"W, PARALLEL WITH AND 30.00 FEET WESTERLY FROM THE EAST LINE OF THE NORTHEAST CORNER OF SAID SECTION 16, A DISTANCE OF 1651.95 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 16;

THENCE S89°33'21"W, ALONG SAID SOUTH LINE, A DISTANCE OF 2596.27 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16;

THENCE S00°19'54"W, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16, A DISTANCE OF 2661.20 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 16;

THENCE N89°59'37"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 16, A DISTANCE OF 2626.35 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16,317,317 SQUARE FEET OR 374.594 ACRES.

PARCEL I-1

A PARCEL OF LAND BEING THE EAST HALF OF THE NORTHWEST QUARTER OF 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:

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 7 S88°37'20"W A DISTANCE OF 1,319.16 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7, THE LINE FROM THE WEST QUARTER CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 7 IS THE BASIS OF BEARINGS HEREON, BEING N88°37'20"E, SAID POINT BEING ALSO THE NORTHEAST CORNER OF SAID EAST HALF;

THENCE AROUND THE PERIMETER OF SAID EAST HALF THE FOLLOWING FOUR (4) COURSES:

(1) S00°12'18"W A DISTANCE OF 1,318.46 FEET;
(2) S88°58'56"W A DISTANCE OF 660.47 FEET;
(3) N00°24'02"E A DISTANCE OF 1,314.45 FEET;
(4) N88°37'20"E A DISTANCE OF 658.08 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 866,291 SQUARE FEET OR 19.887 ACRES.

PARCEL I-2

A PARCEL OF LAND BEING A NON-EXCLUSIVE ACCESS EASEMENT OVER THE WEST 20.00 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 25,890 SQUARE FEET OR 0.590 ACRE.

PARCEL J-1

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15;

THENCE ALONG THE EASTERLY LINE OF SAID SECTION 15 S00°13'31"W A DISTANCE OF 654.29 FEET TO THE NORTHERLY LINE OF THAT PARCEL OF LAND TO PUBLIC SERVICE COMPANY, AS DESCRIBED IN BOOK 1047, PAGE 293, ADAMS COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY LINE S89°35'26"W A DISTANCE OF 2,351.04 FEET TO THE EASTERLY RIGHT-OF-WAY OF E-470, AS DESCRIBED IN BOOK 4660, PAGE 488, SAID ADAMS COUNTY RECORDS, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 673.94 FEET, A RADIAL LINE FROM SAID POINT BEARS S76°46'52"E;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. NORTHERLY ALONG SAID CURVE 49.98 FEET THROUGH A CENTRAL ANGLE OF 41°4'50";
2. TANGENT TO SAID CURVE N17°27'58"E A DISTANCE OF 303.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 764.07 FEET;
3. NORTHERLY ALONG SAID CURVE 110.90 FEET THROUGH A CENTRAL ANGLE OF 08°18'57";
4. NON-TANGENT TO SAID CURVE N51°25'16"E A DISTANCE OF 109.88 FEET;
5. N81°32'17"E A DISTANCE OF 39.53 FEET;
6. N00°16'46"W A DISTANCE OF 70.00 FEET TO THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 15;

THENCE ALONG SAID NORTHERLY LINE N89°43'14"E A DISTANCE OF 1,604.59 FEET

TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,414,015 SQUARE FEET OR 32.461 ACRES.

PARCEL J-2

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 15;

THENCE ALONG THE EASTERLY LINE OF SAID EAST HALF OF SECTION 15 S00°12'35"W A DISTANCE OF 2,625.36 FEET TO THE EASTERLY RIGHT-OF-WAY OF E-470, AS DESCRIBED IN BOOK 4660, PAGE 488, ADAMS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THIRTEEN (13) COURSES:

1. N84°00'35"W A DISTANCE OF 347.31 FEET;
2. N59°47'07"W A DISTANCE OF 89.54 FEET;
3. N20°21'43"W A DISTANCE OF 160.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 567.46 FEET;
4. NORTHWESTERLY ALONG SAID CURVE 258.83 FEET THROUGH A CENTRAL ANGLE OF 26°08'01";
5. TANGENT TO SAID CURVE N46°29'44"W A DISTANCE OF 688.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,055.92 FEET;
6. NORTHWESTERLY ALONG SAID CURVE 245.51 FEET THROUGH A CENTRAL ANGLE OF 13°19'18";
7. TANGENT TO SAID CURVE N33°10'26"W A DISTANCE OF 460.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5,799.77 FEET;
8. NORTHWESTERLY ALONG SAID CURVE 800.58 FEET THROUGH A CENTRAL ANGLE OF 07°54'32";
9. NON-TANGENT TO SAID CURVE N32°09'34"W A DISTANCE OF 202.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5,579.58 FEET, A RADIAL LINE FROM SAID POINT BEARS N67°57'29"E;
10. NORTHWESTERLY ALONG SAID CURVE 968.28 FEET THROUGH A CENTRAL ANGLE OF 09°56'35";
11. NON-TANGENT TO SAID CURVE N02°06'53"W A DISTANCE OF 206.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5,351.28 FEET, A RADIAL LINE FROM SAID POINT BEARS N84°10'12"E;
12. NORTHERLY ALONG SAID CURVE 464.82 FEET THROUGH A CENTRAL ANGLE OF 04°58'25";
13. TANGENT TO SAID CURVE N00°51'22"W A DISTANCE OF 405.30 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND TO PUBLIC SERVICE COMPANY, AS DESCRIBED IN BOOK 1047, PAGE 293, SAID ADAMS COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY LINE N89°35'26"E A DISTANCE OF 2,367.31 FEET TO THE SAID EASTERLY LINE OF SECTION 15;

THENCE ALONG SAID EASTERLY LINE S00°13'31"W A DISTANCE OF 1,752.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,515,369 SQUARE FEET OR 172.529 ACRES.

PARCEL J-3

A PARCEL OF LAND BEING A PORTION OF SECTION 15 TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15;

THENCE ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 N00°16'35"E A DISTANCE OF 2,705.59 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 15;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 S89°09'03"W A DISTANCE OF 2,643.33 FEET TO THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N00°17'45"E A DISTANCE OF 1,793.54 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND TO PUBLIC SERVICE COMPANY, AS DESCRIBED IN BOOK 1047, PAGE 293, ADAMS COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY LINE N89°35'26"E A DISTANCE OF 2,489.16 FEET TO THE WESTERLY RIGHT-OF-WAY OF E-470, AS DESCRIBED IN BOOK 4660, PAGE 488, ADAMS COUNTY RECORDS, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 864.93 FEET, A RADIAL LINE FROM SAID POINT BEARS S81°56'22"W;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF E-470 THE FOLLOWING FOURTEEN (14) COURSES:

1. SOUTHERLY ALONG SAID CURVE 39.98 FEET THROUGH A CENTRAL ANGLE OF 02°58'55";
2. TANGENT TO SAID CURVE S05°24'43"E A DISTANCE OF 311.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5,899.61 FEET;
3. SOUTHERLY ALONG SAID CURVE 1,126.70 FEET THROUGH A CENTRAL ANGLE OF 10°56'39";
4. NON-TANGENT TO SAID CURVE S25°12'00"E A DISTANCE OF 205.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5,879.58 FEET, A RADIAL LINE FROM SAID POINT BEARS N72°47°59"E;
5. SOUTHEASTERLY ALONG SAID CURVE 1,038.32 FEET THROUGH A CENTRAL ANGLE OF 10°07'06";
6. NON-TANGENT TO SAID CURVE S23°59'25"E A DISTANCE OF 361.81 FEET;
7. S23°59'10"E A DISTANCE OF 212.58 FEET;
8. S23°58'28"E A DISTANCE OF 219.97 FEET;
9. S24°00'51"E A DISTANCE OF 639.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2,954.79 FEET, A RADIAL LINE FROM SAID POINT BEARS N65°59'45"E;
10. SOUTHEASTERLY ALONG SAID CURVE 173.16 FEET THROUGH A CENTRAL ANGLE OF 03°21'28";
11. TANGENT TO SAID CURVE S27°21'43"E A DISTANCE OF 268.64 FEET;
12. S50°25'53"W A DISTANCE OF 66.27 FEET;
13. S83°27'04"W A DISTANCE OF 426.48 FEET;
14. S80°22'27"E A DISTANCE OF 76.63 FEET TO THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE ALONG SAID SOUTHERLY LINE S89°37'33"W A DISTANCE OF 902.76 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,857,807 SQUARE FEET OR 157.434 ACRES.

PARCEL J-4

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 15;

THENCE S13°02'21"E A DISTANCE OF 130.07 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY OF E-470, AS DESCRIBED IN BOOK 4660, PAGE 488, ADAMS COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY AND WESTERLY RIGHT-OF-WAY OF E-470 THE FOLLOWING SIX (6) COURSES:

1. N44°49'15"E A DISTANCE OF 80.39 FEET;
2. N89°45'15"E A DISTANCE OF 1,749.27 FEET;
3. S75°53'04"E A DISTANCE OF 459.72 FEET;
4. S50°13'41"E A DISTANCE OF 86.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 662.96 FEET, A RADIAL LINE FROM SAID POINT BEARS N85°26'48"E;
5. SOUTHERLY ALONG SAID CURVE 146.36 FEET THROUGH A CENTRAL ANGLE OF 12°38'53";
6. TANGENT TO SAID CURVE S17°12'05"E A DISTANCE OF 290.08 FEET TO THE NORTHERLY LINE OF THAT PARCEL OF LAND TO PUBLIC SERVICE COMPANY, AS DESCRIBED IN BOOK 1047, PAGE 293, SAID ADAMS COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY LINE S89°35'26"W A DISTANCE OF 2,434.68 FEET TO THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N00°17'45"E A DISTANCE OF 541.05 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,363,863 SQUARE FEET OR 31.310 ACRES.

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:

Shae Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 80121
(303) 791-8180
FAX (303) 791-8568

Owner:

L.C. Fulmer, Inc.
1125 Seventeenth Street
Durham, CO 80202
(303) 791-8180
FAX (303) 791-8568

Engineer/Surveyor:

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-9393
FAX (303) 721-9019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title

LEGAL
DESCRIPTION

Sheet Number

4 OF 17

FILE # _____
MAP # _____
RECEPTION # _____

REUNION PUD ZONE DOCUMENT

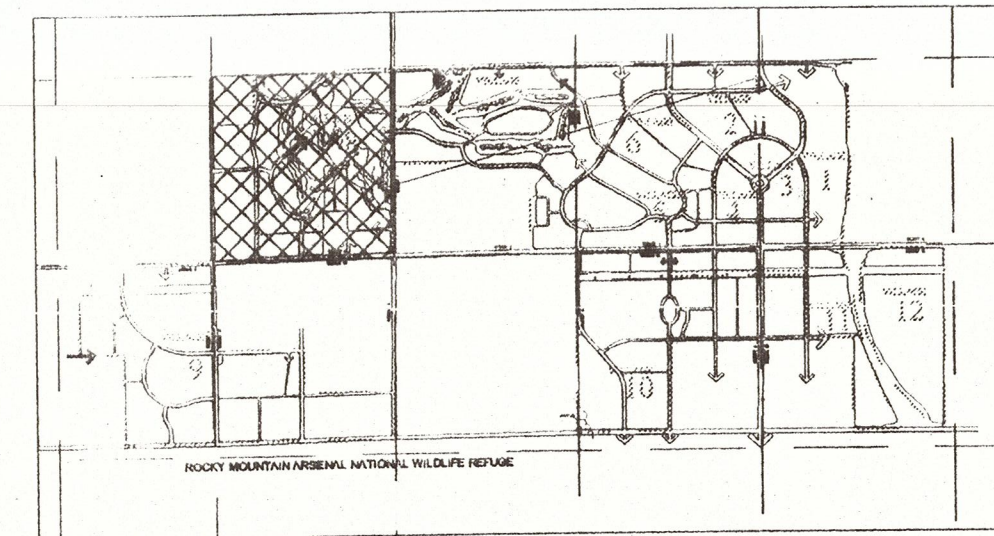
AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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.

PUD: 3615

NORRIS DULLEA
Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.892.1188
Phone: 303.892.1166
www.norrisdullea.com

KEY MAP



LEGEND:

- VILLAGE BOUNDARY
- PARCEL BOUNDARY
- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAYS ARE SIXTY FEET (60' EX ROW) UNLESS SHOWN OTHERWISE.
- P.O.B. = POINT OF BEGINNING

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shea Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8558

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

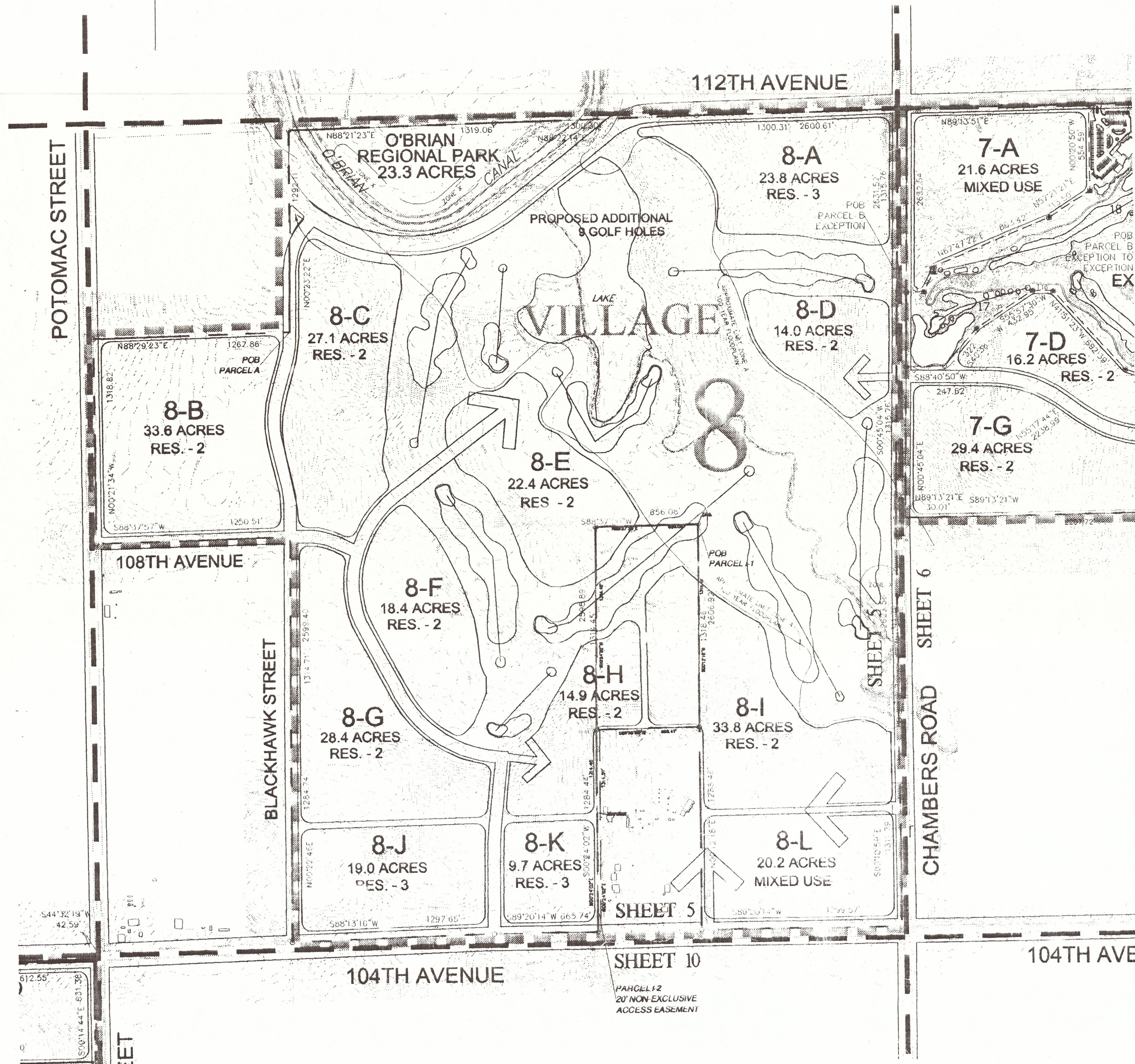
Engineer/Surveyor:
JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-8383
FAX (303) 721-9019

Issue Date
APRIL 3, 2002

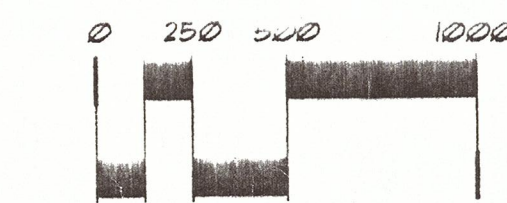
Revision Date
APRIL 22, 2002
MAY 20, 2002
AUGUST 1, 2002
DECEMBER 12, 2002

Sheet Title
DEVELOPMENT
PLAN
AMENDMENT

Sheet Number
5 OF 17



NORTH



SCALE: 1"=500'

FILE # _____
MAP # _____
RECEPTION # _____

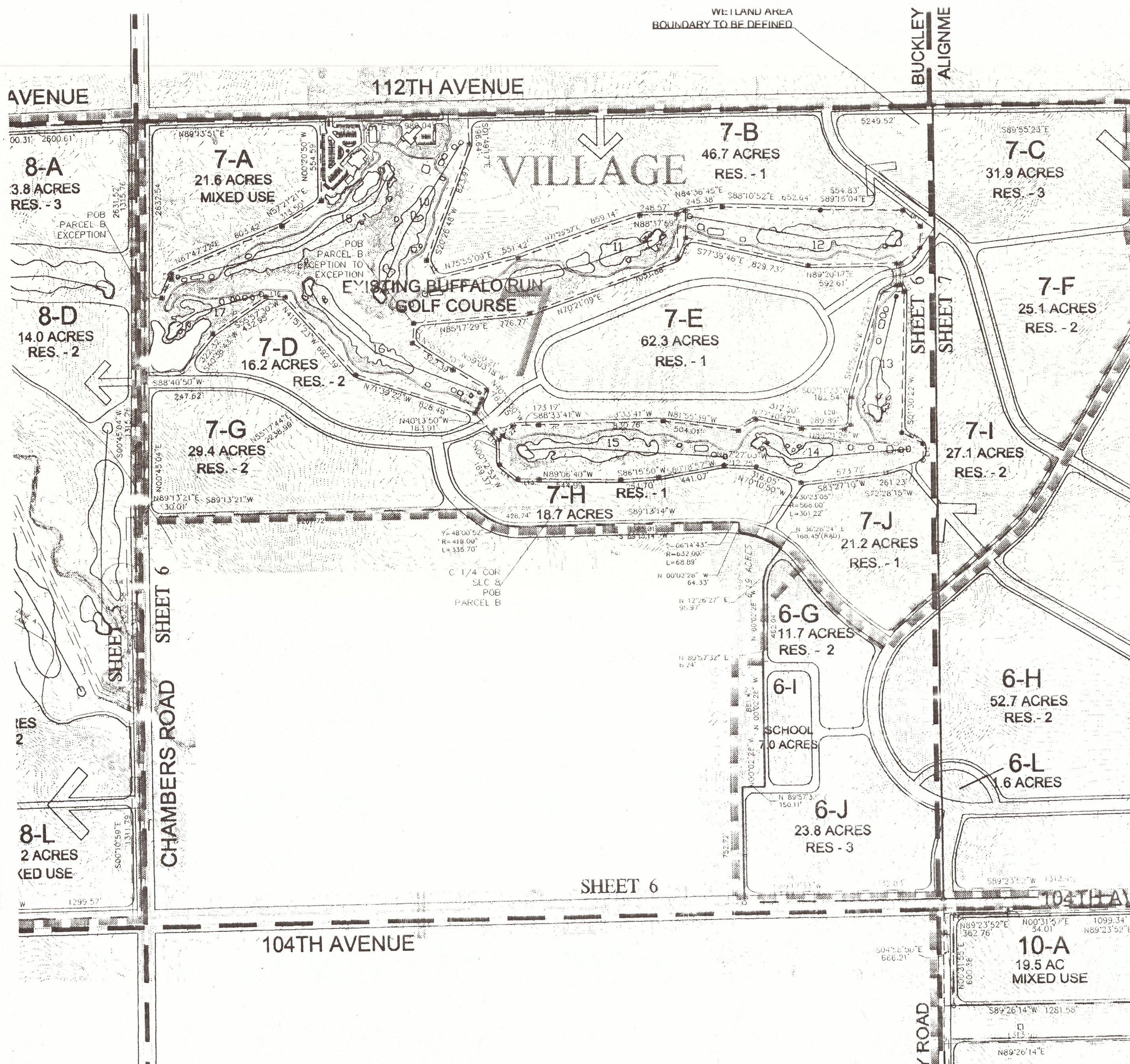
REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

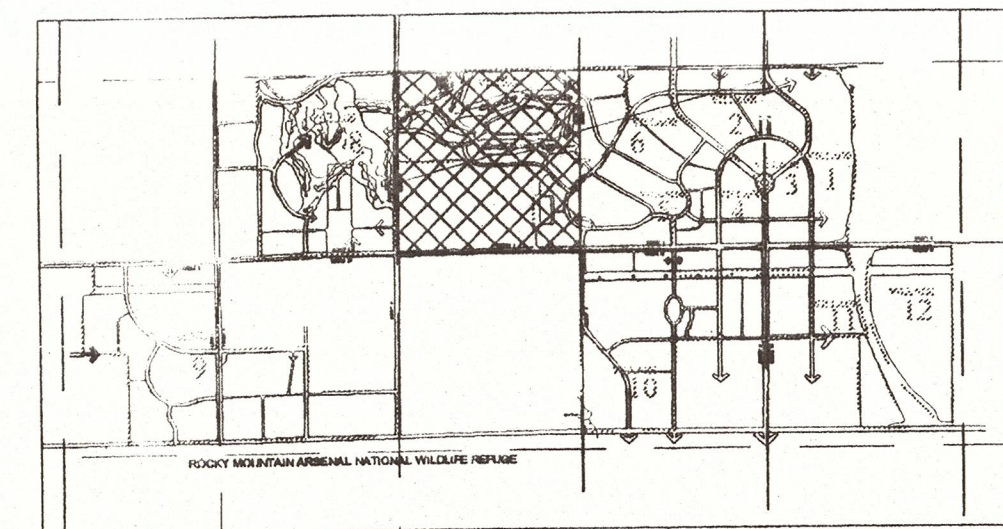
PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R 67W., OF THE 6TH P.M.
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO.

PUD: 3615

NORRIS DULLEA
Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.882.1186
Phone: 303.882.1166
www.norrisdullea.com



KEY MAP



LEGEND:

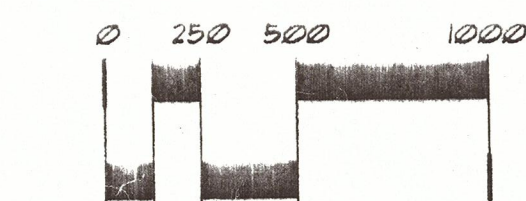
- VILLAGE BOUNDARY
- PARCEL BOUNDARY
- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAYS ARE SIXTY FEET (60' EX. ROW) UNLESS SHOWN OTHERWISE.
- P.O.B. = POINT OF BEGINNING

CURVE AND LINE TABLE:

L-1	N88°11'36"E A DISTANCE OF 114.89 FEET;
L-2	N26°07'51"E A DISTANCE OF 140.18 FEET;
L-3	N03°31'26"E A DISTANCE OF 35.27 FEET;
L-4	S30°47'13"E A DISTANCE OF 144.19 FEET;
L-5	N67°08'39"E A DISTANCE OF 60.98 FEET;
L-6	S46°30'14"E A DISTANCE OF 158.77 FEET;
L-7	S01°46'45"W A DISTANCE OF 138.05 FEET;
L-8	S62°57'48"W A DISTANCE OF 161.08 FEET;
L-9	S01°27'18"W A DISTANCE OF 147.99 FEET;
L-10	S28°01'47"E A DISTANCE OF 51.69 FEET;
L-11	S61°45'40"E A DISTANCE OF 158.19 FEET;
L-12	S00°15'32"E A DISTANCE OF 112.84 FEET;
L-13	N89°06'40"W A DISTANCE OF 142.28 FEET;
L-14	N51°30'42"W A DISTANCE OF 156.59 FEET;
L-15	N46°19'45"W A DISTANCE OF 60.11 FEET;
L-16	N87°53'54"W A DISTANCE OF 131.48 FEET;
L-17	N22°23'43"E A DISTANCE OF 143.14 FEET;
L-18	S00°59'55"W A DISTANCE OF 145.93 FEET;
L-19	S64°14'08"W A DISTANCE OF 108.39 FEET;
L-20	S51°35'00"W A DISTANCE OF 50.87 FEET;
L-21	S58°04'45"W A DISTANCE OF 139.08 FEET;
L-22	S48°05'53"W A DISTANCE OF 96.39 FEET;
L-23	N45°58'35"W A DISTANCE OF 67.94 FEET;
L-24	N30°11'56"E A DISTANCE OF 32.94 FEET;
L-25	N24°36'43"E A DISTANCE OF 31.96 FEET;
L-26	N28°28'58"E A DISTANCE OF 69.69 FEET;
L-27	N04°36'06"E A DISTANCE OF 128.81 FEET TO THE POINT OF BEGINNING.



NORTH



SCALE: 1"=500'

FILE #
MAP #
RECEPTION #

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shea Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
FAX (303) 791-8568

Owner:
L.C. Fulenwider, Inc.
1125 Seventeenth Street
Denver, CO 80202
(303) 791-8180
FAX (303) 791-8568

Engineer/Surveyor:
JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-8868
FAX (303) 721-8019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title
DEVELOPMENT
PLAN
AMENDMENT

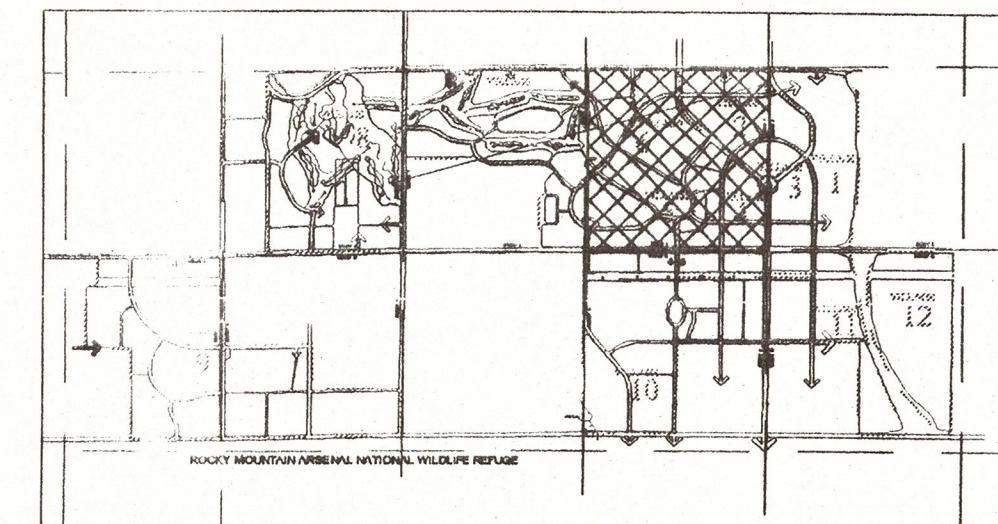
Sheet Number

6 OF 17

PWD: 3615

**Planning
Landscape Architecture**

**710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.892.1186
Phone: 303.892.1166
www.normjsdullea.com**



VILLAGE BOUNDARY ■ ■ ■ ■ ■ ■ ■ ■ ■ ■

PARCEL BOUNDARY _____

PROPERTY BOUNDARY - - - - -

EXISTING RIGHT-OF-WAYS ARE SIXTY FEET
(60'EX ROW) UNLESS SHOWN OTHERWISE.

P.O.B = POINT OF BEGINNING

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shea Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8568

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

Engineer/Surveyor:
JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-9393
FAX (303) 721-8019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20 2002

AUGUST 1, 2003

DECEMBER 10, 2002

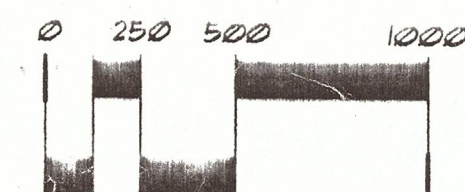
Sheet Title
DEVELOPMENT
PLAN
AMENDMENT

Sheet Number

7 OF 17



NORTH



SCALE: 1"=500'

FILE # _____
MAP # _____
RECEPTION # _____

REUNION PUD ZONE DOCUMENT

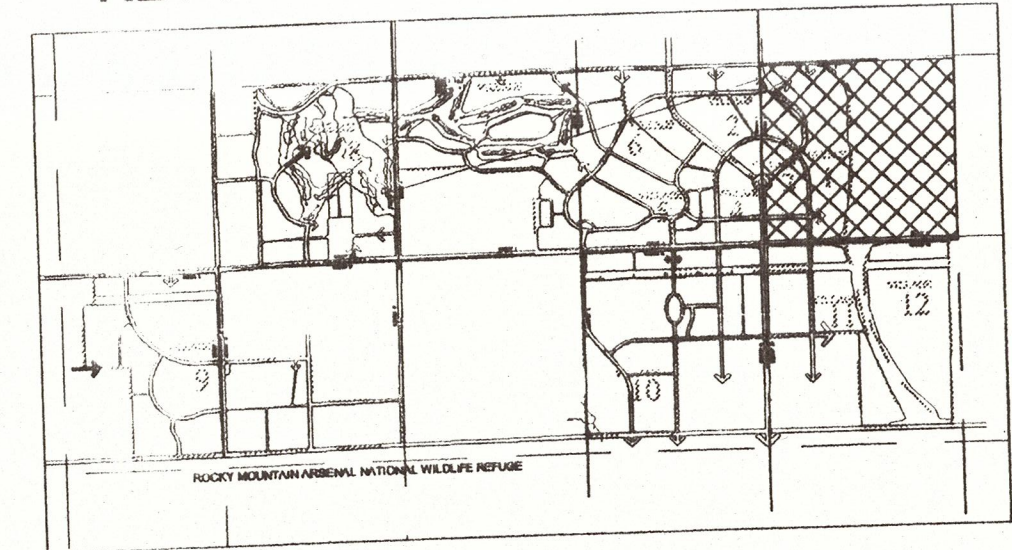
AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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.

PUD: 3615

NORRIS DULLEA
Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.892.1186
Phone: 303.892.1166
www.norrisdullea.com

KEY MAP

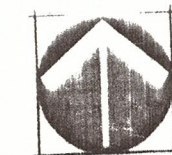


LEGEND:

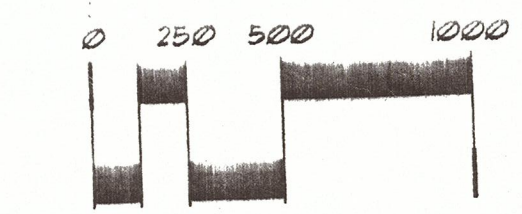
- VILLAGE BOUNDARY
- PARCEL BOUNDARY
- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAYS ARE SIXTY FEET (60' EX ROW) UNLESS SHOWN OTHERWISE.
- P.O.B. = POINT OF BEGINNING

CURVE AND LINE TABLE:

- L-28 S007°29'58"E A DISTANCE OF 39.89 FEET;
- L-29 S57°07'37"E A DISTANCE OF 133.46 FEET;
- C-1 ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINTS EARS N73°51'47"E, HAVING A RADIUS OF 1617.89 FEET, A CENTRAL ANGLE OF 12°28'05" AND AN ARC LENGTH OF 352.07 FEET;
- C-2 ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 516.33 FEET, A CENTRAL ANGLE OF 27°27'29" AND AN ARC LENGTH OF 247.44 FEET;
- C-3 ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1547.02 FEET, A CENTRAL ANGLE OF 8°44'22" AND AN ARC LENGTH OF 235.97 FEET;
- C-4 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1296.23 FEET, A CENTRAL ANGLE OF 11°36'49" AND AN ARC LENGTH OF 262.74 FEET;
- L-30 N45°14'31"W LEAVING SAID PARALLEL LINE, A DISTANCE OF 76.82 FEET;



NORTH



SCALE: 1"=500'

FILE # _____
MAP # _____
RECEPTION # _____

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shea Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8568

Owner:
L. C. Fleenor, Inc.
1125 Seventeenth Street
Denver, CO 80202
(303) 791-8180
FAX (303) 791-8568

Engineer/Surveyor:
JK Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-9383
FAX (303) 721-9019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title

DEVELOPMENT

PLAN

AMENDMENT

Sheet Number

8 OF 17



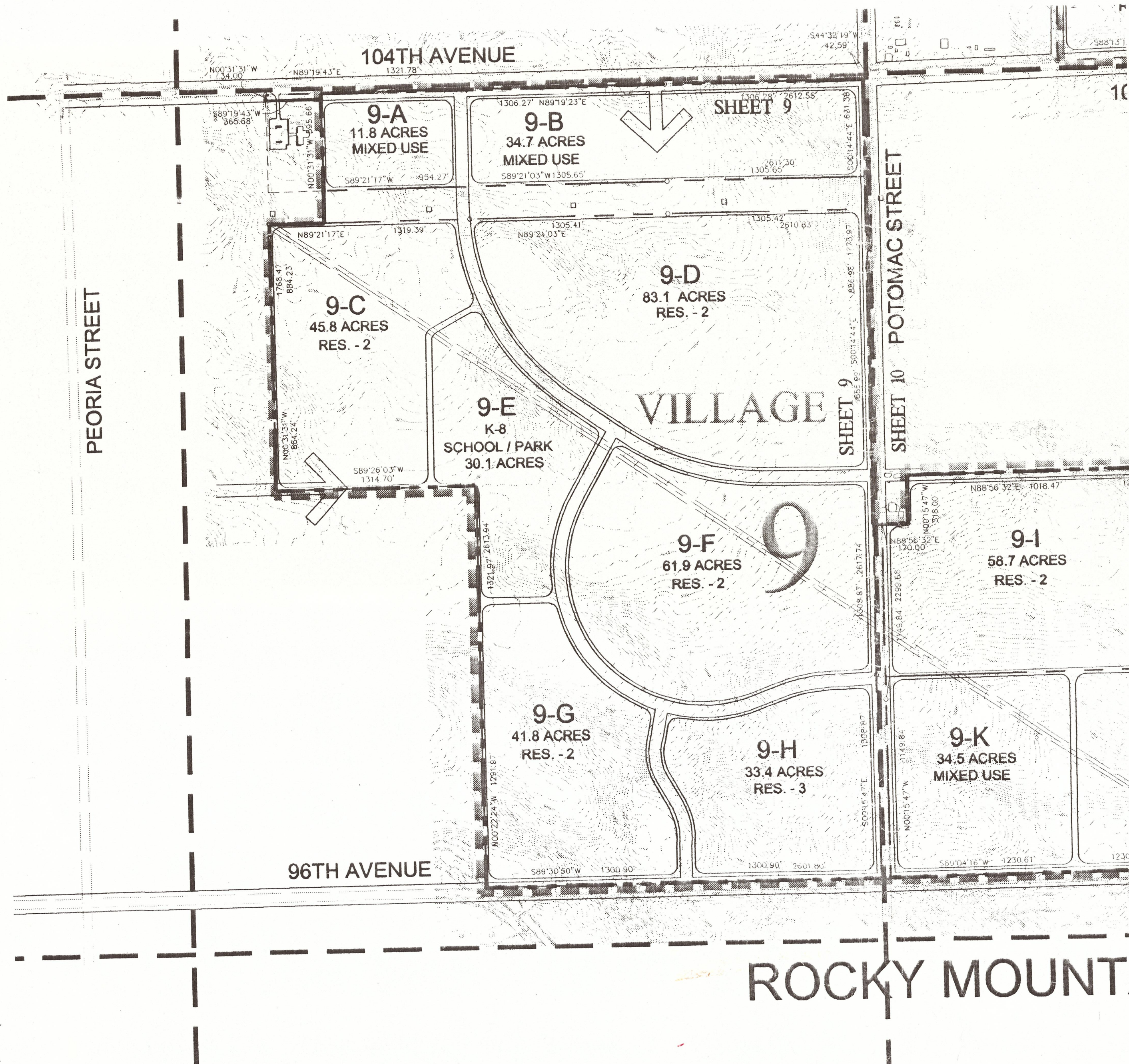
REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

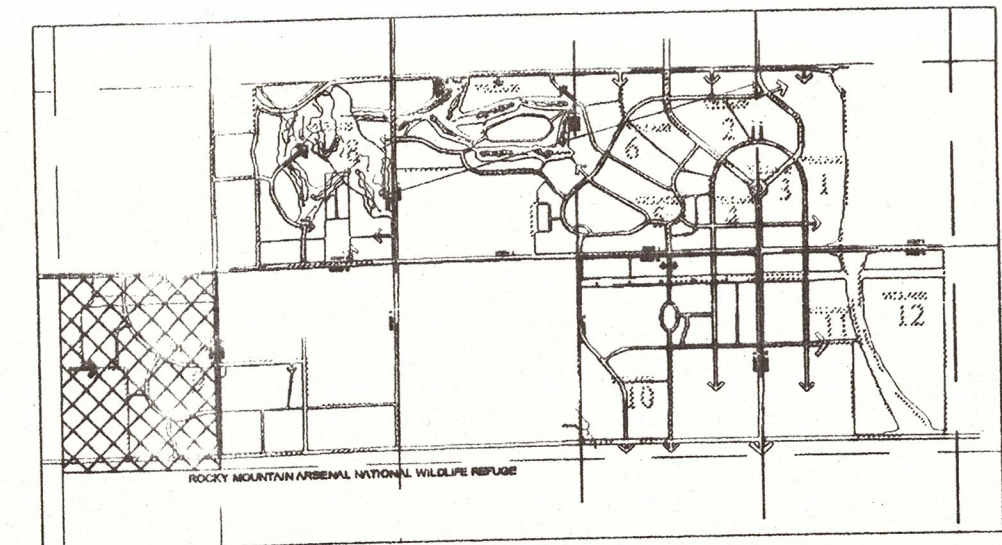
PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R 67W., OF THE 6TH P.M.
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO.

PUD: 3615

NORRIS DULLEA
Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.882.1186
Phone: 303.882.1166
www.norriedulea.com



KEY MAP



LEGEND:

- VILLAGE BOUNDARY
- PARCEL BOUNDARY
- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAYS ARE SIXTY FEET (60' EX ROW) UNLESS SHOWN OTHERWISE.
- P.O.B. = POINT OF BEGINNING

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shaw Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8558

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

Engineer/Surveyor:
JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-9393
FAX (303) 721-8019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

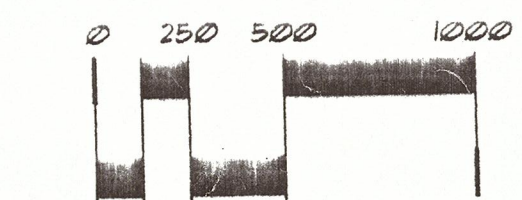
AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title
DEVELOPMENT
PLAN
AMENDMENT

Sheet Number

9 OF 17



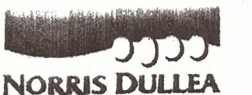
SCALE: 1"=500'

FILE # _____
MAP # _____
RECEPTION # _____

REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT
PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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.

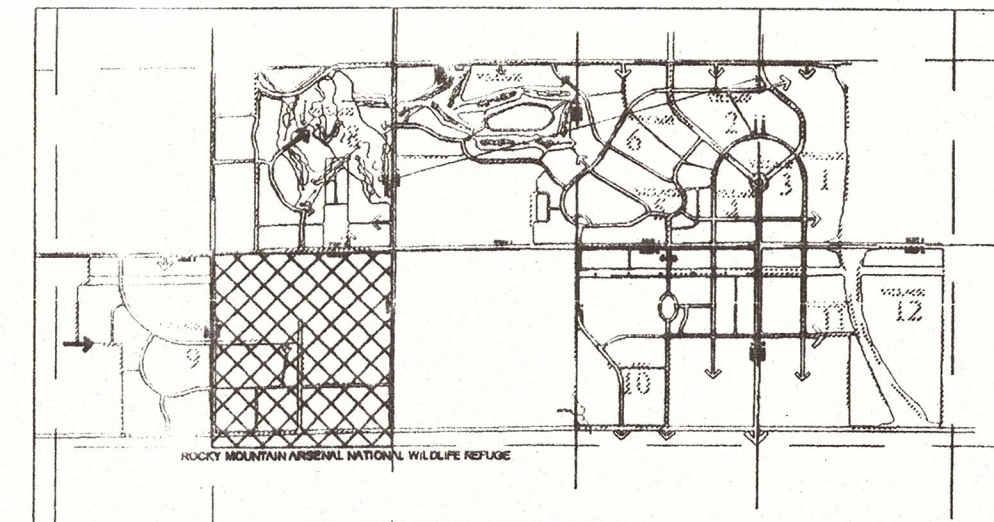
PUD: 3615



Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.892.1166
Phone: 303.892.1166
www.norrisdullea.com



KEY MAP



LEGEND:

- VILLAGE BOUNDARY
- PARCEL BOUNDARY
- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAYS ARE SIXTY FEET (60' EX ROW) UNLESS SHOWN OTHERWISE.
- P.O.B. = POINT OF BEGINNING

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shea Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8558

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

Engineer/Surveyor:
J.R. Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-9363
FAX (303) 721-9019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

AUGUST 1, 2002

DECEMBER 12, 2002

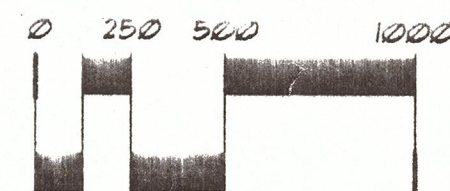
Sheet Title
DEVELOPMENT
PLAN
AMENDMENT

Sheet Number

10 OF 17



NORTH



SCALE: 1"=500'

FILE #
MAP #
RECEPTION #

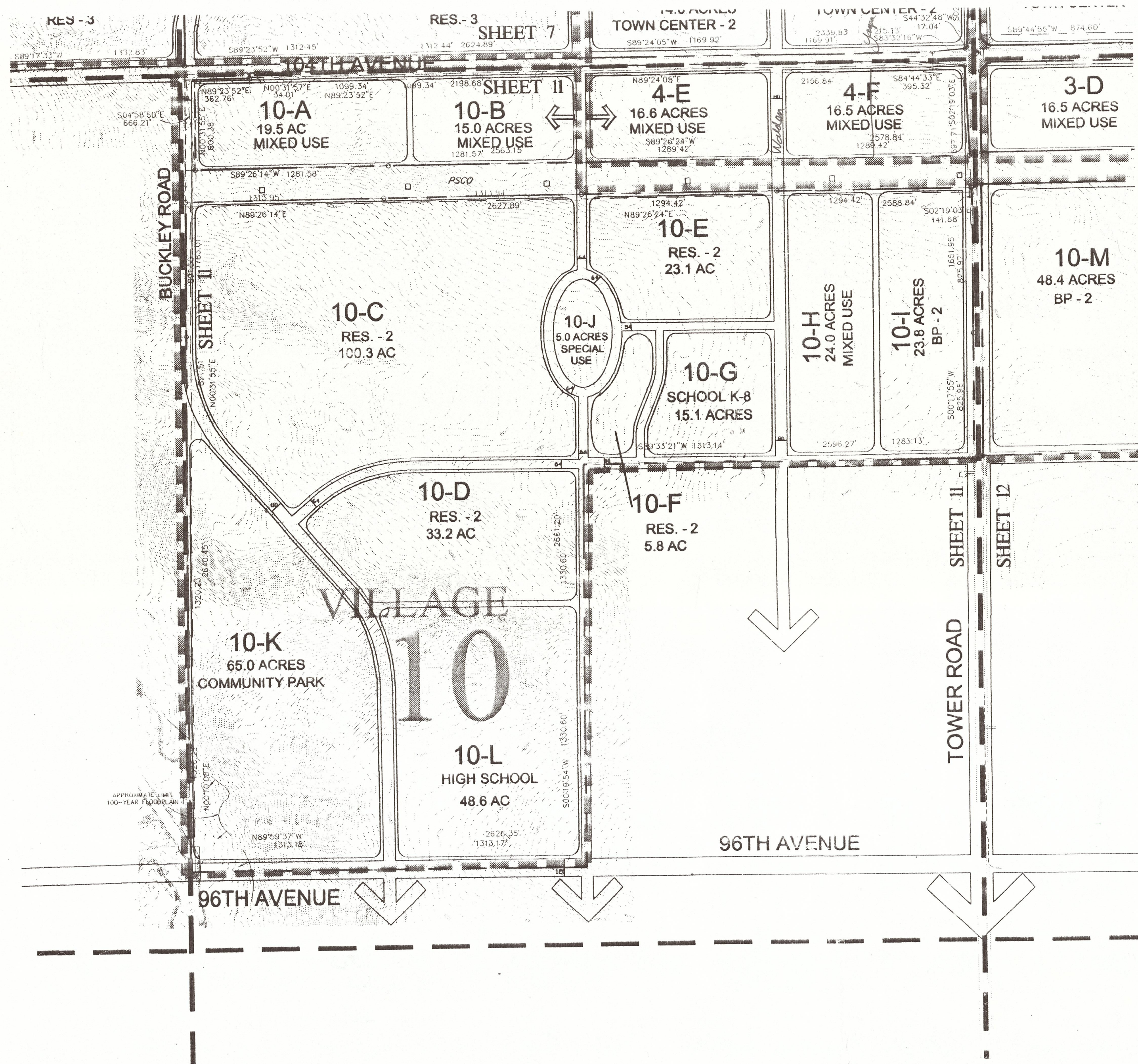
PUD: 3615

NORRIS DULLEA
Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.882.1186
Phone: 303.882.1166
www.norrisdullea.com

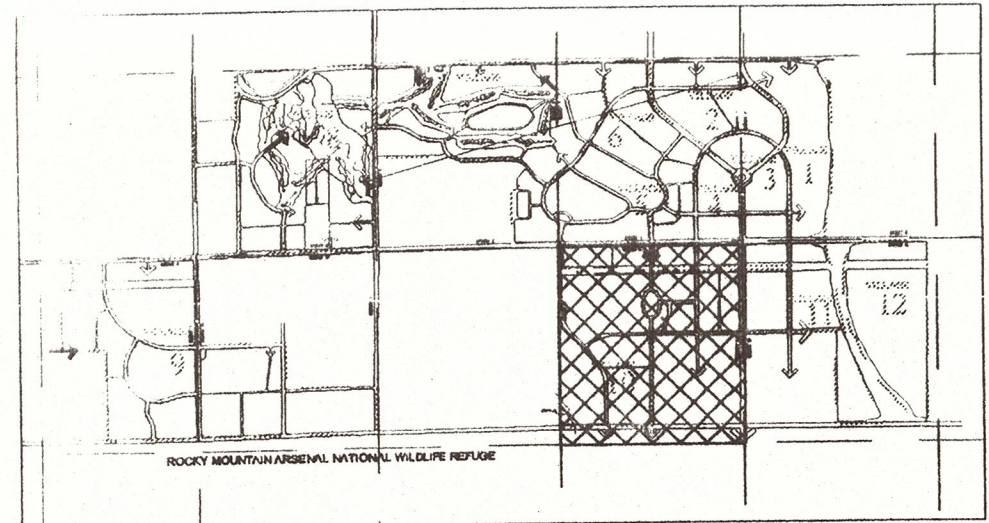
REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

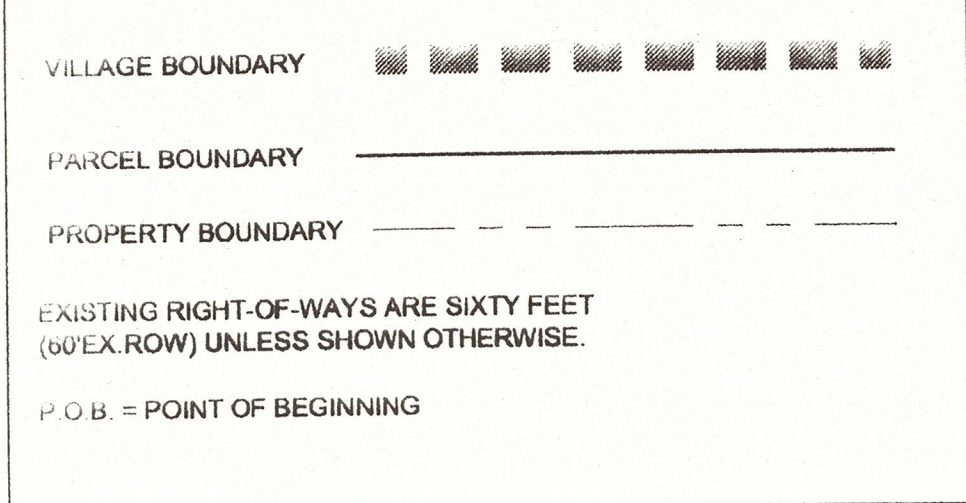
PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W OF THE 6TH P.M.,
AND A PORTION OF SECTION 13, T.2S., R 67W., OF THE 6TH P.M.
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO.



KEY MAP



LEGEND:



REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shoe Homes
9135 S. Redgline Blvd.
Suite 100
Highlands Ranch, CO 80121
(303) 791-8180
FAX (303) 791-8558

Owner:
L.C. Fulmer, Inc.
1125 Seventeenth Street
Denver, CO 80202
(303) 791-8160
FAX (303) 791-8558

Engineer/Surveyor:
JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-9303
FAX (303) 721-8019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

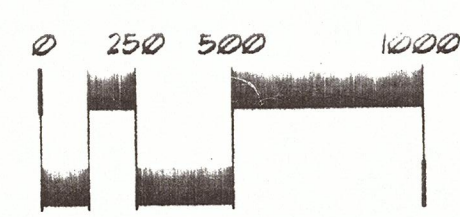
AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title
DEVELOPMENT
PLAN
AMENDMENT

Sheet Number

11 OF 17



SCALE: 1"=500'

FILE #
MAP #
RECEPTION #

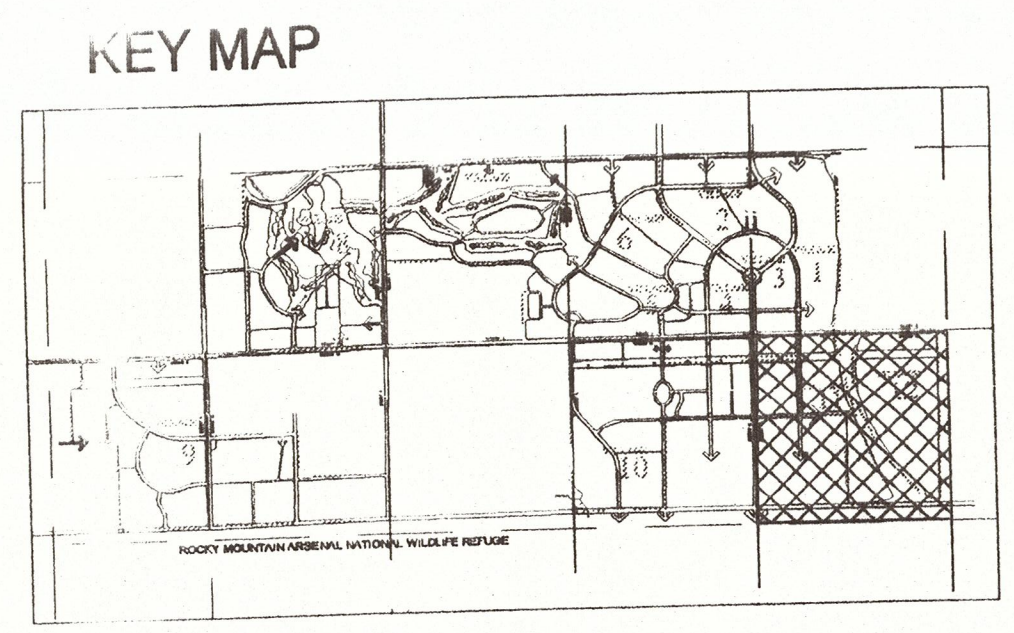
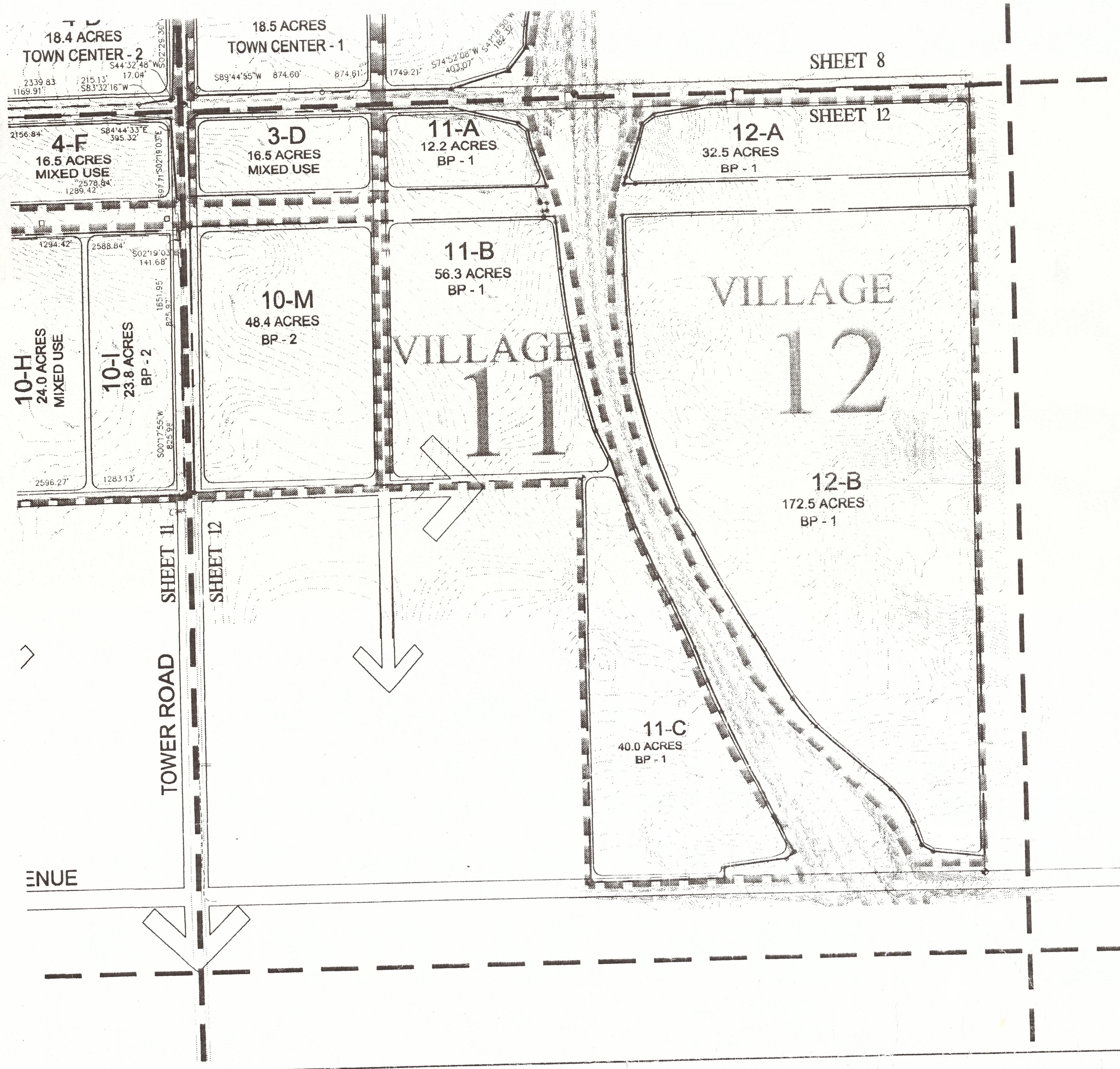
PUD: 3645

NORRIS DULLEA
Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.882.1188
Phone: 303.882.1166
www.norrisdullea.com

REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 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.



LEGEND:

VILLAGE BOUNDARY [dashed line with cross-ticks]

PARCEL BOUNDARY [solid line]

PROPERTY BOUNDARY [dashed line]

EXISTING RIGHT-OF-WAYS ARE SIXTY FEET (60' EX. ROW) UNLESS SHOWN OTHERWISE.

P.O.B. = POINT OF BEGINNING

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shea Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8558

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

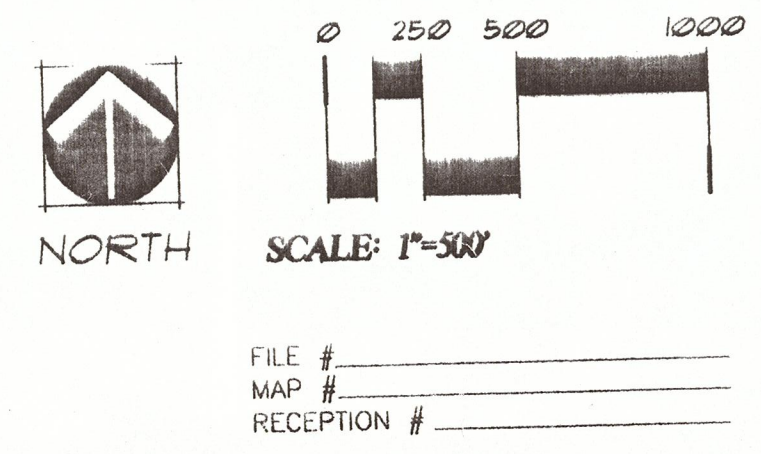
Engineer/Surveyor:
JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-9393
FAX (303) 721-0019

Issue Date
APRIL 3, 2002

Revision Date
APRIL 22, 2002
MAY 20, 2002
AUGUST 1, 2002
DECEMBER 12, 2002

Sheet Title
DEVELOPMENT
PLAN
AMENDMENT

Sheet Number
12 OF 17



REUNION PUD ZONE DOCUMENT
AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT
PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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.

P40:365



Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.892.1186
Phone: 303.892.1186
www.norriedullea.com

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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)
1-A	BP-1	158.7	12 - 40	<12	>40		6,912,972	<2	0.2	1.0	>1.0
TOTAL		158.7					6,912,972				

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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)
2-A	BP-2	19.9	8 - 24	<8	>24		866,844	<2	0.2	1.0	>1.0
2-B	BP-2	21.7	8 - 24	<8	>24		945,252	<2	0.2	1.0	>1.0
2-C	BP-2	52.2	5 - 24	<5	>24		2,273,832	<2	0.2	1.0	>1.0
2-D	BP-2	48.4	5 - 24	<5	>24		2,108,304	<2	0.2	1.0	>1.0
TOTAL		142.7					6,194,232				

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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)
3-A	TC-1	30.8	12 - 40	<12	>40		1,341,848	<2	0.2	1.0	>1.0
3-B	TC-1	38.2	12 - 40	<12	>40		1,663,982	<2	0.2	1.0	>1.0
3-C	TC-1	18.5	12 - 40	<12	>40		805,860	<2	0.2	1.0	>1.0
3-D	MU	16.5	12 - 40	<12	>40		718,740	<2	0.2	1.0	>1.0
TOTAL		104.0					4,530,240				

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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)
4-A	TC-2	8.5	5 - 40	<5	>40		370,260	<2	0.2	1.0	>1.0
4-B	TC-2	38.2	5 - 40	<5	>40		1,663,982	<2	0.2	1.0	>1.0
4-C	TC-2	14.6	5 - 40	<5	>40		636,976	<2	0.2	1.0	>1.0
4-D	TC-2	18.4	5 - 40	<5	>40		801,504	<2	0.2	1.0	>1.0
4-E	MU	16.6	5 - 40	<5	>40		723,068	<2	0.2	1.0	>1.0
4-F	MU	16.5	5 - 40	<5	>40		718,740	<2	0.2	1.0	>1.0
TOTAL		112.8					4,913,568				

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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)
5-A	TC-2	6.6	5 - 40	<5	>40		287,496	<2	0.2	1.0	>1.0
5-B	TC-2	5.7	5 - 40	<5	>40		248,252	<2	0.2	1.0	>1.0
TOTAL		12.3					535,788				

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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)
6-A	MU	24.8	6 - 24	<6	>24		324,086	<15	0.15	0.3	>3
6-B	MU	41.0	5 - 14	<5	>14		535,788	<15	0.15	0.3	>3
6-C	R-2	41.9	3 - 14	<3	>14		160,736	<15	0.15	0.3	>3
6-D	MU	12.3	8 - 24	<8	>24						
6-E	PARK	52.5	N/A	N/A	N/A						
6-F	SCHOOL	15.0	N/A	N/A	N/A						
6-G	R-2	11.7	3 - 14	<3	>14						
6-H	R-2	12.7	3 - 14	<3	>14						
6-I	SCHOOL	7.0	N/A	N/A	N/A						
6-J	R-3	23.8	4 - 24	<4	>24		311,018	<15	0.15	0.3	>3
6-K	R-3	34.4	4 - 24	<4	>24		449,539	<15	0.15	0.3	>3
6-L	PVT OS	1.6	N/A	N/A	N/A						
TOTAL		318.7					1,781,167				

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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)
7-A	MU	21.6	8 - 24	<8	>24		282,269	<15	0.15	0.3	>3
7-B	R-1	46.7	2 - 4	<2	>4						
7-C	R-3	31.9	3 - 24	<3	>24		416,869	<15	0.15	0.3	>3
7-D	R-2	16.2	3 - 14	<3	>14						
7-E	R-1	62.3	2 - 4	<2	>4						
7-F	R-2	25.1	5 - 14	<5	>14						
7-G	R-2	29.4	5 - 14	<5	>14						
7-H	R-1	18.7	2 - 5	<2	>5						
7-I	R-2	27.1	5 - 14	<5	>14						
7-J	R-1	21.2	2 - 5	<2	>5						
TOTAL		300.2					698,138				

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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	33.8	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	MU	20.2	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					950,044				

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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)
9-A	MU	11.8	8 - 24	<8	>24		154,202	<15	0.15	0.3	>3
9-B	MU	34.7	8 - 24	<8	>24		453,460	<15	0.15	0.3	>3
9-C	R-2	45.8	5 - 14	<5	>14						
9-D	R-2	83.1	4 - 14	<4	>14						
9-E	PARK/SCHOOL	30.1	N/A	N/A	N/A						
9-F	R-2	61.9	4 - 14	<4	>14						
9-G	R-2	41.8	5 - 24	<5	>24		436,471	<15	0.15	0.3	>3
9-H	R-3	33.4	6 - 24	<6	>24						
9-I	R-2	58.7	4 - 14	<4	>14						
9-J	PARK/SCHOOL	11.2	N/A	N/A	N/A						
9-K	MU	34.5	8 - 24	<8	>24		450,846	<15	0.15	0.3	>3
9-L	R-3	35.0	6 - 24	<6	>24		457,380	<15	0.15	0.3	>3
9-M	R-3	72.6	6 - 24	<6	>24		946,737	<15	0.15	0.3	>3
TOTAL		554.6					2,901,096				

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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)
10-A	MU	19.5	8 - 24	<8	>24		254,826	<15	0.15	0.3	>3
10-B	MU	15.0	8 - 24	<8	>24		196,020	<15	0.15	0.3	>3
10-C	R-2	100.3	4 - 14	<4	>14						
10-D	R-3	33.3	4 - 24	<4	>24						
10-E	R-2	23.1	4 - 14	<4	>14						
10-F	R-2	5.8	4 - 14	<4	>14						
10-G	SCHOOL	15.1	N/A	N/A	N/A						
10-H	MU	24.0	6 - 24	<6	>24		313,632	<15	0.15	0.3	>3
10-I	BP-2	23.8	8 - 24	<8	>24		311,018	<15	0.15	0.3	>3
10-J	SPECIAL USE	5.0	N/A	N/A	N/A						
10-K	COMM. PARK	65.0	N/A	N/A	N/A						
10-L	HIGH SCHOOL	48.6	N/A	N/A	N/A						
10-M	BP-2	48.4	8 - 24	<8	>24		632,491	<15	0.15	0.3	>3
TOTAL		426.8					1,075,496				

RESIDENTIAL							NON-RESIDENTIAL				
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN. (2) ENTITLED MINIMUM	ADMIN. (2) APPROVED MAXIMUM	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)
11-A	BP-1	12.2	12 - 40	<12	>40		531,432	<2	0.2	1.0	>1.0
11-B	BP-1	56.3	12 - 40	<12	>40		2,452,428	<2	0.2	1.0	>1.0
11-C	BP-1	40.0	12 - 40	<12	>40		1,742,400	<2	0.2	1.0	>1.0
TOTAL		108.5					4,726,260				

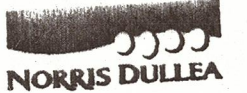
VILLAGE 12			RESIDENTIAL					NON-RESIDENTIAL					
PARCEL	USE	GROSS ACRES	ENTITLED RANGE (1) (DU/AC)	ADMIN (2) ENTITLED MINIMUM	ADMIN (2) APPROVED MAXIMUM	MINIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS	MAXIMUM ENTITLED UNITS (+20%)	MAX. AREA SQ FT	ADMIN (2) APPROVAL MIN. F.A.R (3)	MINIMUM ENTITLED F.A.R (3)	MAXIMUM ENTITLED F.A.R (3)	ADMIN (2) APPROVAL MAX. F.A.R (3)
12-A	BP-1	32.5	12 - 40	<12	>40				1,416,700	< 2	0.2	1.0	>1.0
12-B	BP-1	172.5	12 - 40	<12	>40				7,514,100	< 2	0.2	1.0	>1.0
TOTAL		205.0				0	600	720	8,928,800				

REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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.

PUD: 3615



Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.882.1186
Phone: 303.882.1166
www.norrisdullea.com

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

STANDARDS	R-1	R-2, R-3, MU, BP-2, TC-2	R-2, R-3, MU, TC-2, BP-2	R-3, MU BP-2, TC-2	R-2, R-3, MU, TC-1 TC-2, BP-1, BP-2
	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	CLUSTER HOMES	SINGLE FAMILY ATTACHED	MULTI-FAMILY
MIN. LOT SIZE	7,000 SF	4,000 SF	2,500 SF	N/A	N/A
MIN. DETACHED DWELLING SIZE	2,200 SF	1,100 SF	1,100 SF	N/A	N/A
LOT FRONTAGE	N/A	N/A	N/A	N/A	N/A
PARKING REQ.	2 SP. / UNIT (11)	2 SP. / UNIT (11)	2 SP. / UNIT (11)	2 SP. / UNIT (11)	(8) (11)
MAX. HEIGHT	35'	35'	35'	35'	(10)
FLOOR AREA MINIMUM	N/A	N/A	N/A	N/A	500 (5)
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) (8) 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)	100% (3) (4) 1 TREE/600 SF 1 SHRUB/300 SF N/A
PRIMARY USE					
FRONT SETBACK (2) (13)	10' (12)	10' (12)	10' (12)	10' (12)	10' (12)
SIDE SETBACK	5'	5'	5'	5'	5'
BUILDING SEPARATION	N/A	N/A	N/A	N/A	N/A
REAR SETBACK (14)	20'	20'	20'	20'	20'
SIDE ON STREET SETBACK	15'	15'	15'	15'	15'
EXCEPTION: (FROM ARTERIAL)					
FRONT SETBACK	50' (1)	50' (1)	50' (1)	50' (1)	30'
MAX. LIVING SPACE SETBACK	30'	30'	30'	30'	N/A
SIDE SETBACK	25'	25'	25'	25'	25'
REAR SETBACK (14)	25'	25'	25'	25'	25'
SIDE ON PUBLIC STREET SETBACK	25'	25'	25'	25'	25'
ACCESSORY USE					
MAX. HEIGHT	15'	15'	15'	15'	15'
FRONT SETBACK (13)	20'	20'	20'	20'	20'
FRONT SETBACK OF A SIDE LOADED GARAGE	10'	10'	10'	10'	N/A
SIDE SETBACK	5'	5'	5'	5'	5'
REAR SETBACK (NON-GARAGE)	5'	5'	5'	5'	5'
REAR SETBACK (GARAGE) (14)	3'	3'	3'	3'	3'
SIDE ON STREET SETBACK	10'	10'	10'	10'	N/A
EXCEPTION: (FROM ARTERIAL)					
FRONT SETBACK (2)	20'	20'	20'	20'	15'
SIDE SETBACK	15'	15'	15'	15'	15'
REAR SETBACK (14)	15'	15'	15'	15'	15'
SIDE ON STREET SETBACK	20'	20'	20'	20'	20'

NOTES:

- ALLEY LOADED SINGLE FAMILY RESIDENTIAL MAY FRONT AN ARTERIAL STREET WITH APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- FRONT SETBACK INCLUDES PORCHES & ARCHITECTURAL FEATURES.
- LANDSCAPING IS IN ADDITION TO RIGHT-OF-WAY STREET TREE PLANTING @ 1 TREE / 40'.
- 100% OF LANDSCAPE REQUIRED. REFER TO Sec. 21-43(b)(8c) Multi-family landscape requirements.
- 500 SQUARE FEET PER UNIT WITH A MAXIMUM OF 10% OF THE TOTAL NUMBER OF MULTI-FAMILY UNITS PERMITTED AT THIS MINIMUM SQUARE FOOT LEVEL WITHIN EACH DEVELOPMENT PARCEL. THE FLOOR AREA FOR THE REMAINING 90% OF THE MULTI-FAMILY UNITS WILL BE APPROVED AT THE PUD PERMIT STAGE.
- FRONT YARD IS DEFINED AS: MEASURED FROM RIGHT-OF-WAY TO THE BUILDING FACADE.
- 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.
- LANDSCAPE REQUIREMENTS ARE EXCLUDED FROM INDIVIDUAL PRIVATE YARD AREAS IF IT IS NOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

- PARKING SPACES FOR MULTI-FAMILY UNITS:
2 SPACES FOR EACH UNIT OR CURRENT MULTI-FAMILY PARKING REQUIREMENTS, AS STATED IN THE COMMERCE CITY DEVELOPMENT STANDARDS, WHICHEVER IS LESS. WITH THE APPROVAL OF THE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES, THE DEVELOPER MAY REQUEST A REDUCTION IN THE PARKING REQUIREMENT.
- REFER TO USES BY RIGHT AND USES BY PERMIT FOR MULTI-FAMILY BUILDING HEIGHTS WITHIN EACH ZONING DISTRICT.
- OFF-STREET PARKING SPACES SHALL BE ACCOMMODATED BY GARAGE AND/OR DRIVEWAY. SAID DRIVEWAY MUST BE IN CONJUNCTION WITH SAID GARAGE.
- IF ON-STREET PARKING IS PERMITTED THE FRONT SETBACK IS 10'. IF ON-STREET PARKING IS NOT PERMITTED, THE FRONT SETBACK WILL BE INCREASED TO 20'.
- ACCESSORY STRUCTURES ARE NOT PERMITTED WITHIN THE FRONT SETBACK.
- REAR SETBACKS FOR ALLEY PRODUCT CAN BE REDUCED TO 4' FOR ALL STRUCTURES IF THE PRIMARY LIVING SPACE IS ATTACHED OR THERE IS OCCUPIED SPACE ABOVE THE GARAGE, ATTACHED OR UNATTACHED.

NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

ZONING CATEGORIES	R-3, MU TC-1, TC-2 BP-1, BP-2	R-3, MU TC-1, TC-2 BP-1, BP-2	MU, BP-1, BP-2	BP-1, BP-2	BP-1, BP-2
	LOCAL RETAIL	GENERAL RETAIL	OFFICE WAREHOUSE	INDUSTRIAL PARK	LIGHT INDUSTRIAL
PRINCIPAL BUILDING:					
MIN. LOT SIZE (2)	25,000	25,000	25,000	25,000	25,000
LOT WIDTH (2)	100'	100'	100'	100'	100'
MIN. FLOOR AREA (F.A.R.) (2)	0.15	0.15	0.15	0.2	0.2
HEIGHT (2)	50'	90'	125'	90'	90'
SETBACKS: FRONT SIDE / SIDE CORNER REAR	10' 5' / 10' 10'	10' 5' / 10' 10'	30' 10' NONE	30' 10' NONE	30' 10' 10'
LANDSCAPE REQ.	CODE	CODE	15% OF GROSS CODE	CODE	CODE
PARKING	CODE	CODE	CODE	CODE	CODE
CORNER LOT:					
MIN. LOT SIZE	8,000	N/A	N/A	N/A	N/A
SETBACKS: FROM ARTERIAL FROM ADJOINING STREET	30' 30'	30' 30'	50' 50'	30' 30'	SAME SAME
ACCESSORY BUILDING:					
HEIGHT	15'	CODE	CODE	CODE	CODE
MAX. FLOOR AREA	CODE	CODE	CODE	CODE	CODE

NOTE:

- REFER TO LAND USE SCHEDULE REGARDING NON-RESIDENTIAL DEVELOPMENT FOR MIN. / MAX. F.A.R. ON SHEET 13 OF THIS PUD DOCUMENT.
- IF THE COMMERCE CITY NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS ARE REVISED THE LESS RESTRICTIVE STANDARDS WILL PREVAIL.

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shea Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8558

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

Engineer/Surveyor:
JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-9383
FAX (303) 721-9019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title

DEVELOPMENT
STANDARDS

Sheet Number

14 OF 17

FILE #
MAP #
RECEPTION #

PUD: 3645

REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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.

LAND USE SUMMARY

LAND USE	ACRES
RESIDENTIAL - 1	148.9
RESIDENTIAL - 2	850.5
RESIDENTIAL - 3	283.6
RESIDENTIAL TOTAL	1,283.0
MIXED USE	309.0
MIXED USE TOTAL	309.0
BUSINESS PARK - 1	472.2
BUSINESS PARK - 2	214.4
BUSINESS PARK TOTAL	686.6
TOWN CENTER - 1	87.5
TOWN CENTER - 2	92.0
TOWN CENTER TOTAL	179.5
SCHOOL / PARK	41.3
SCHOOL	37.1
HIGH SCHOOL	48.6
PARK / SCHOOL TOTAL	127.0
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

1.1 Introduction

The purpose of this section is to establish general provisions and clarify standards and requirements for development within the Buffalo Hills Ranch PUD. Due to the size of land area contained within this PUD—over 3,100 acres—and the corresponding long term build out that is anticipated, a rather broad range of densities have been proposed for each land use parcel. These ranges will allow a variety of housing products, in keeping with the City's desire to have mixed densities and housing types within each parcel. In addition to promoting land use and density flexibility, ranges will accommodate housing product, land planning, market and technological changes well into the future. Refer to the Development Plan and the Residential and Non-residential Density Matrix for specific parcel densities.

1.2 Plan Density

On the Development Plan, each parcel is designated with a Zone District label. This Zone District label has been selected to accommodate the land use and/or housing product type most likely to occur within an individual parcel over the life of the project. Refer to the Residential and Non-residential Density Matrix for the permitted residential density ranges and maximum non-residential uses FAR's within each development parcel.

1.3 Density Ranges

Residential density ranges are specified within each Zone District as labeled on the Development Plan (refer to the Residential and Non-residential Density Matrix within this document for density ranges). The final average density of a development parcel must be within the specified density range indicated for that development parcel. The final average density of a development parcel shall be based on all residential units approved through the PUD Permit process within the development parcel, whether approved as a single plat or as multiple plats. A Village does not constitute a development parcel -- multiple development parcels are grouped to comprise each Village (refer to the Development Plan for distinctions between "Villages" and "development parcels").

1.4 Overall PUD Residential Unit Cap

The overall PUD is comprised of 12 Villages. Each Village has a permitted maximum number of residential dwelling units. Transfer(s) of residential units from Village to Village (maximum transfer of units is 20% beyond the recipient Village cap) is permitted by the developer with approval by the Director of Community Development. Unit transfers shall be tracked by the developer and provided to the Director of Community Development with each such transfer at the PUD Permit stage of the subdivision process. However, at no time shall the overall PUD residential unit cap exceed 15,316 units without a rezoning per Section 21 of the City of Commerce City Municipal Code.

1.5 Individual Village Residential Unit Cap

Each of the 12 Villages has a permitted maximum and minimum number of residential dwelling units. These units may be platted within the development parcels of each village and final unit counts shall be determined during the PUD Permit process(es). Final platted densities are determined based on the Zone District designation within each of the development parcels. Transfer(s) of units between Villages within the PUD are permitted with a maximum 20 % increase beyond the Village cap for the recipient Village. Refer to the Residential and Non-residential Density Matrix for the maximum and minimum number of residential dwelling units permitted per village.

1.6 Residential Units Transfers

Transfer(s) of residential units from Village to Village (maximum transfer of units is 20 % beyond the recipient Village cap) is permitted by the developer without requiring additional City approvals. Unit transfers shall be tracked by the developer and provided to the Director of Community Development with each such transfer at the PUD Permit stage of the subdivision process. Development parcel density ranges (or unit caps), as indicated on the Development Plan and as described in the Residential and Non-residential Density Matrix within this document, shall not be exceeded without a rezoning.

Once a Village has been fully platted through the PUD Permit process, any remaining/unplatted residential units designated on the PUD Zone Document within said Village shall remain available for transfer to other remaining recipient Villages.

At no time shall this overall PUD Zone Document residential unit cap exceed 15,316 units without a rezoning per Section 21 of the City of Commerce City Municipal Code.

1.7 Overall PUD Density Increase

Any request for density over and above the permitted density range shown on the Development Plan will be considered a major amendment to this PUD and must follow the procedures outlined in Section 21 of the City of Commerce City Municipal Code.

1.8 Parcel Boundaries

Parcel acreages and boundaries are preliminary and subject to change with detailed planning; parcel acreages may change up to 15 % without a major amendment to this PUD Zone Document. Such changes will result in corresponding changes to the parcel yields shown in the land use schedule.

If parcel changes are made, all right-of-way dimensions and classifications are subject to change.

1.9 Development Phasing

Phasing will occur in a logical and cost effective manner based on infrastructure extension, availability of utility service and market conditions. The project will be built in several phases, as conditions dictate. It is anticipated that development will begin north of 104th Avenue, in the vicinity of the centrally located park and southeast of the existing Buffalo Run Golf Course.

1.10 Compliance

A. All residential lots shall comply with the requirements specified in Article III R Residential Districts Section 21-52, "Exclusions" of the City of Commerce City Zoning Ordinance.

B. All commercial lots shall comply with the requirements specified in Article X C Commercial Districts Section 21-202, "Exclusions" of the City of Commerce City Zoning Ordinance.

1.11 General Notes

A. Commercial, office or multi-family developments can occupy the same lot, mixed horizontally or vertically.

B. Mobile homes and manufactured homes (fully assembled off-site for the purposes of re-assembling on-site) are prohibited within this PUD.

C. All unplatted property (per the PUD Permit subdivision process) within this PUD Zone Document shall remain in agricultural use until final plat approval.

D. Landscaping, signage, architecture, non-residential parking, fencing and lighting for development within this PUD Zone Document shall either follow those applicable standards in the City of Commerce City Municipal Code or the Developer may formulate design standards regulating the design, character, location and other details of these elements prior to their implementation. The Developer-formulated design standards must receive approval by the Director of Community Development for implementation.

E. Those portions of this PUD Zone Document that conform to the landscaping standards in Section 21-32 and Section 21-43 of the Commerce City Zoning Ordinance (rather than those formulated by the Developer and approved by the Director of Community Development) shall also include shrub species that grow low to the ground as sufficient "groundcover". Such species may include, but are not limited to, junipers, boxwood, euonymus, mahonia, coralberry, potentilla, sage, spirea, and cotoneaster. Ground area under such species of shrubs will be excluded from the "remainder of the required landscaped area that is not required to be covered by turf".

F. A parcel of useable land, outside of the floodplain, consisting of 48.6 acres will be dedicated for the construction of a high school.

G. Parcel 10-L (48.6 acres) is zoned for a future high school site with this PUD Zone Document with the following condition: the zoning for Parcel 10-K shall revert to Mixed Use the school site is either purchased by the School District or the parcel is dedicated to the School District by the Developer by build-out of 70 % of the residential acreage within the PUD.

H. If at 70% build-out of this PUD the high school site is deemed unacceptable by the School District, the developer will (1) provide an acceptable site; or (2) pay a cash-in-lieu amount for the remainder of the required land dedication per Commerce City Subdivision Ordinance.

I. Following the intent of the PRAIRIEWAYS Action Plan (Buckley Parkway Trail) a trail, will be constructed connecting a future trail from the north side of East 112th Avenue to the 50-acre park in Village 6, continuing south to the Buckley Community Park in Village 10. The exact location and physical parameters of this trail will be agreed upon between the City and the developer at the time of subdivision during the PUD permit process.

J-1 As identified in the PRAIRIEWAYS Action Plan, a trail connection shall be made from the North Range Village Development at approximately 105th Place then continue south through Village 8 to join with the regional trail planned for in the Foxton Development. The crossing at East 104th Avenue will be grade separated (See note J-2). The exact location and physical parameters of the trail will be agreed upon between the City and the developer at the time of subdivision during the PUD permit process.

J-2 Grade separated crossings are considered a regional improvement and will be the responsibility of the City to be paid for by park fee-in-lieu collections and/or a combination of park fee-in-lieu and impact fees collected from all developers within the region.

NORRIS DULLEA
Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.892.1186
Phone: 303.892.1166
www.norrisdullea.com

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:
Shree Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8888

Owner:
L.C. Fulenwider, Inc.
1125 Seventeenth Street
Denver, CO 80202
(303) 791-8180
FAX (303) 791-8888

Engineer/Surveyor:
JR Engineering, Ltd.
8020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-8393
FAX (303) 721-9019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title

LAND USE SUMMARY
GENERAL PROVISIONS

Sheet Number

15 OF 17

FILE # _____
MAP # _____
RECEPTION # _____

PUD 3125

REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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.



Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.892.1186
Phone: 303.892.1186
www.norrisdullea.com

K. As identified in the Prairieways Action Plan, a trail connection shall be made from the trail proposed on the north side of the arterial cross-section for East 96th Avenue (east of Potomac Street) north to parcel 9-J (shared park/school site). The exact location and physical parameters of the trail will be agreed upon between the City and the developer at the time of subdivision during the PUD permit process.

L-1. Locations, trail widths, tract widths and materials of the tertiary trails (similar to the nondescript, unlabeled east/west line in Plate #50 in the Prairieways Action Plan) that are described as possibly necessary to make additional community links to larger trails shall be determined by the City and Developer at the time of final subdivision during PUD Permit process.

L-2. As identified in the Prairieways Action Plan, a trail connection shall be made from the shared park/school site, parcel 9-I west to the neighborhood park/school site shown in Parcel 9-E. If a trail is provided along the Peoria Street re-alignment south of East 104th Avenue (within the Burlington Northern / Catellus PUD) this trail will connect to the trail along Peoria Street. The exact location and physical parameters of the trail will be agreed upon between the City and the developer at the time of subdivision during the PUD permit process.

M. Concerning any instances where standards in this PUD Zone Document differ from those existing City of Commerce City codes and ordinances, this PUD Zone Document shall prevail, including land uses.

N. In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (e) (2) b. 1. (i-ii), this PUD Zone Document accepts that the City-approved street cross-sections, as currently designed, meet the required minimum unobstructed widths for fire access roads.

O. This PUD Zone Document is in substantial compliance with Ordinance No. 1297 Sec. 21-43. (as amended) with the following deviations:

(1) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (b) (2), "Development proposals" shall be defined as the PUD Zone Document for purposes of this PUD Zone Document.

(2) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (b) (3) a. 1. i., the terms "disturbed" and "degraded" shall not refer to agricultural cultivation of land within this PUD Zone Document as being disturbed or degraded areas in need of restoration within natural buffers.

(3) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (b) (3) b., any necessary restoration/mitigation within this PUD Zone Document shall be permitted in locations within the PUD area other than those where the immediate impacts occur with the approval of the Director of Community Development.

(4) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (d) (3) a. 3., "screening" shall generally be defined as buffering views (using the specified materials) between a parking lot and the public right-of-way and shall not be defined as fully obscuring views between the parking lot and the public right-of-way.

(5) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (d) (3) a. 5., when two or more adjoining non-residential lots (as covered by this ordinance) share parking through means of a cross-access/parking easement/agreement, the 5-foot area of landscaping required between the property line and back of curb may be waived by the Director of Community Development.

(6) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (d) (8) a. 2., when rock mulch is used a minimum of 3 inches shall be installed when the rock size is 1.5 inches or smaller in diameter. Rock mulch sizes greater than 1.5 inches in diameter shall be installed adequately to cover the weed control fabric or ground plane.

(7) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (d) (8) a. 3., in cases where fulfillment of this requirement could cause foundation problems due to irrigation and soil conditions, this requirement may be waived by the Director of Community Development.

(8) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (d) (15) b., permanent certificates of occupancy shall be issued by the City prior to installation or completion of landscaping when weather conditions or other circumstances place an unreasonable burden or hardship on the developer. At the discretion of the developer, and with approval of the Director of Community Development, the developer shall either escrow sufficient funds or acquire bonding to ensure all landscaping requirements are met.

(9) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (e) (2), the placement of traffic calming devices shall be within the available right-of-way shown on the final plat(s). Traffic calming devices shall be constructed and placed in a manner that is accepted practice of traffic engineers and approved by the City Engineer.

The type and placement of such devices shall be determined in the PUD Permit and/or the final platting of the project. The cost of such items shall be considered a part of the required public improvements.

(10) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (e) (2) h. 3. iv., location of parking lot from back of required sidewalk or bike path along an interior lot line shall be 5 feet.

(11) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (e) (2) h. 3. v. (c), parking that is located between the building and the street shall be adequately screened within the landscape setback.

(12) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (f) (2) a. 1. i., "development" shall be defined as development parcel identified within this PUD Zone Document, "model" shall be defined as a floor plan and "series" shall be defined as a group of floor plans based on similar architectural style, amenity package and square footage range.

(13) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (f) (2) a. 1. iii., a single "plane" shall be defined as one flat wall (surface) having no breaks in that surface. Examples of architectural features that are considered to break the plane shall include, but not be limited to, bay windows, cantilevers, jogs in walls, articulated entries and other architectural features which shall be determined at PUD Permit Stage. Architectural planes addressed in this Section and requiring these features must be located, at a minimum, in all locations adjacent to and visible from all public rights-of-way. Architectural features shall be determined at PUD Permit Stage.

(14) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (f) (2) b. 2., side-load garages shall have a minimum front setback of 10' with a minimum driveway length of 20'.

(15) In reference to Ordinance No. 1297 Sec. 21-43. Development Standards. (f) (2) c. 1. i. (a), (b) and (c) & (f) (2) c. 4. i., "facade" shall mean the exterior wall of the forward portion of the living space nearest the street.

P. The developer may request changes to the locations, sizes, and designs of road right-of-way, development parcels, golf corridors, parks, schools, open space, and other elements depicted on this PUD Zone Document with the approval of the City at the PUD Permit process.

Q. Private open space, as required per Section 17-105. (Public Uses.) of the City of Commerce City Municipal Code, may be cumulatively gathered into larger parcels (for the purposes of developing somewhat larger and more functional open space uses) at the discretion of the Developer and with the approval of the Director of Community Development. The location(s) of the cumulatively gathered private open space shall be designated at the time of each PUD Permit that is contributing to that open space area.

R. Any private open space exhibited on the PUD Zone Document shall be applied toward future private open space requirements (per Section 17-105. Public Uses. of the City of Commerce City Municipal Code) during the PUD Permit process.

S. This PUD application is a valid development application for a proposed development submitted in accordance with the applicable rules of the City of Commerce City, the local government which regulates the use of land covered in this application. This proposal is for residential, commercial and industrial construction which would change the basic character or use of the land in question.

Furthermore, this development application, if approved, would result in the provision of potable water and disposal of sewage by means of water supply pipes leading from water treatment plant or community well and sanitary pipes leading to an effluent treatment plant that is not a freestanding package plant. All development and subdivision of land shall be completed in a manner which is consistent with this application.

T. Parks, as shown on this PUD Zone Document, have met all land dedication requirements for public parks (excluding trails, greenways, and open space as specified in the Prairieways Action Plan) as required by Section 17-105 (b) of the Commerce City Subdivision Ordinance. No additional park land extraction will be required from the developer. Credit for the cost of developing thirty-five (35) acres of the park shown in parcel 6-E will be granted to the developer by Commerce City against any cash-in-lieu or park development fees. The developer will design and develop the 50-acre park located in Village 6, parcel 6-E to allow for joint programming with the Commerce City Parks Department. The park program shall permit the following: large open areas, informal (yet fully dimensioned) ball fields, limited structures, and a variety of active and passive uses. The park program will not allow: lighted ball fields, permanent backstops, large sections of fencing, permanent goals, skinned in-fields, and bleacher seating or similar obstructions. This list of permitted and non-permitted uses is partial, a complete list along with a joint programming agreement will be completed between the developer and the Commerce City Parks Department.

U. For the purposes of this PUD Zone Document, a porch is defined as a covered structure attached to the house.

V. All drainage elements are conceptual in nature and final determinations of the drainage system, to include the placement of detention/retention ponds, channels, and storm sewer, will be made during the preliminary and final drainage reports and during the PUD Permit process as a part of the final subdivision platting.

W. Additional traffic impact reports will be needed for the traffic analysis to determine roadway access and signalization requirements for the project. Additional in-depth traffic impact studies will be required prior to the development in the following three sections of the project: between East 104th Avenue and East 112th Avenue, from Chambers Road to E-470; between Chambers Road and Peoria Street, from East 96th Avenue to East 112th Avenue; and the area between East 96th Avenue and East 104th Avenue east of the Buckley Road alignment. These reports will need to be submitted at the time of PUD Permit for any portion of the section covered.

X. The transportation system located between the Buckley alignment and E-470 and between East 104th Avenue and East 112th Avenue is conceptual in nature and will be subject to revisions at the time of PUD Permit. The traffic circle connection of the Tower and Buckley roadway is not approved with this PUD and will require additional study and information prior to approval of the roadway system in this area.

Y. This PUD will abide by the street cross sections as shown in the New Lands Transportation Plan adopted by the City of Commerce City Council May, 2000. The Developer shall have the right to increase cross section right-of-way and median width with the approval of the Public Works Department and the Department of Community Development.

Z. Any requirements not addressed in this PUD Zone Document shall meet the requirements of the Commerce City Zoning Ordinance, as amended.

AA. In the case of both parties inability to reach agreement and at the discretion of either the Director of Community Development or the Developer, any PUD Permit application may be forwarded to the Planning Commission for review and comment and to the City Council for review and approval, conditional approval, or denial.

REUNION
PUD ZONE DOCUMENT AMENDMENT #1
COMMERCE CITY, COLORADO

Owner / Developer:

Shae Homes
9135 S. Ridgeline Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8556

Owner:

L.C. Fulenwider, Inc.
1125 Seventeenth Street
Denver, CO 80202
(303) 791-8180
FAX (303) 791-8556

Engineer/Surveyor:

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 740-9393
FAX (303) 721-9019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title

GENERAL
PROVISIONS

Sheet Number

16 OF 17

FILE # _____
MAP # _____
RECEPTION # _____

PUD-366

REUNION PUD ZONE DOCUMENT

AMENDMENT #1 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT

PORTIONS OF SECTIONS 7, 8, 9, 10, 15, 16 AND 18 OF T.2S., R66W 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.

Legend	
R	Use by Right
P	Use by Permit
C	Conditional Use
T	Temporary Use
A	Accessory Use
X	Excluded Use

LAND USE DESIGNATION MATRIX

USE BY RIGHT

The following list of uses are by way of example and not by way of limitation

	R-1	R-2	R-3	MU	BP-1	BP-2	TC-1	TC-2	6-E
Single-family detached dwelling	R	R	R	R	X	R	X	R	X
Single family detached dwellings, provided such dwellings are in conjunction with supplementary to the principal use, such as caretaker's home, night watchman's home or key maintenance operator	X	X	X	X	P	P	X	X	X
Single-family attached dwelling	X	R	R	R	R	R	R	R	X
Multi-family dwelling	X	P	P	P	R	R	R	R	X
Apartment buildings exceeding fifty (50') feet in height	X	X	X	X	P	P	P	P	X
Apartment buildings exceeding seventy-five (75') feet in height	X	X	X	X	P	P	P	P	X
Community sales center / welcome center incidental and necessary for the sale of new construction (permanent)	X	X	X	X	X	X	X	X	R
Public parks and public recreation centers / facilities	R	R	R	R	R	R	R	R	R
Private parks and private open space	R	R	R	R	R	R	R	R	R
Public and private commercial and non-commercial outdoor recreation	X	X	X	X	X	X	X	X	R
Public and private schools	P	P	R	R	R	R	R	R	X
Public and private colleges, universities, vocational and trade schools	X	X	X	X	X	X	R	R	X
Urban school	P	P	R	R	R	R	R	R	R
Churches and religious institutions	R	R	R	R	R	R	R	R	X
Libraries	X	X	X	R	R	R	R	R	X
Museums	P	P	R	R	R	R	R	R	X
Private lodges and clubs	R	R	R	R	R	R	R	R	X
Public and private golf courses and related uses	R	R	R	R	R	R	R	R	X
Gardening and cultivation of land, supplementary to the primary residential use	R	R	R	R	R	R	R	R	X
Public gardening and similar cultivation of land	X	P	P	R	R	R	R	R	X
Home occupations (in compliance with the Commerce City zoning ordinance)	R	R	R	R	R	R	R	R	X
Child care center	P	P	R	R	R	R	R	R	X
Care home	X	X	P	R	R	X	X	X	X
Group home	X	X	P	R	R	R	R	R	X
Non-profit membership clubs	X	P	R	R	R	R	R	R	X
Bed & breakfast	X	X	R	R	R	R	R	R	X
Office / General office	X	P	R	R	R	R	R	R	X
Medical and dental offices / clinic	X	X	R	R	R	R	R	R	X
Art or craft studio	X	X	R	R	R	R	R	R	X
Stores less than 40,000 square feet	X	X	R	R	R	R	R	R	X
Stores greater than 40,000 but less than 80,000 square feet	X	X	X	X	R	R	X	X	X
Stores 80,000 square feet or greater	X	X	R	R	R	R	R	R	R
Commercial use (maximum 2,000 s.f.)	X	X	R	R	R	R	R	R	X
Restaurants	X	X	R	R	R	R	R	R	X
Eating and drinking establishments, excluding drive-in type	X	P	R	R	R	R	R	R	X
Eating and drinking establishments, including drive-in type	X	X	P	R	R	R	R	R	X
Liquor stores	X	X	P	R	R	R	R	R	X
Banks and financial institutions (including ATMs)	X	X	X	X	R	R	R	R	X
Data processing facilities	X	X	X	X	R	R	R	R	X
Call center	X	X	X	X	R	R	R	R	X
Computer design and development facilities	X	X	R	R	R	R	R	R	X
Print shops and duplicating services	X	X	X	X	R	R	R	R	X
Publishers	X	X	X	P	R	R	R	R	X
Small theatre for live performances (300 seats maximum)	X	X	X	R	R	R	R	R	X
Theatres, limited to two (2) screens, not including 'drive-in' (300 seats maximum)	X	X	X	X	R	R	R	R	X
Theatres, not including 'drive-in' (cinema-type)	X	X	X	R	R	R	R	R	X
Hotels and motels	X	X	X	P	R	R	R	R	X
Radio and television broadcasting stations	X	X	X	P	R	R	R	R	X
Public of governmental communication centers, radio or television broadcasting stations, and private land mobile radio service, special emergency radio services (etc.)	X	X	X	X	P	P	X	X	X
Broadcasting & recording facilities	X	X	X	R	R	R	R	R	X
Fire stations and ambulance services	X	X	P	R	R	R	R	R	X
Animal hospitals (excluding outdoor kenneling)	X	X	X	P	P	P	X	X	X
Kennels or batteries	X	X	P	P	P	P	P	P	X
Recyclable materials collection facilities	X	X	X	R	R	R	R	R	X
Public utility installations, excluding substations	R	R	R	R	R	R	R	R	R
Hospitals or other public health facilities	X	X	X	X	C	C	C	C	X
Public transportation terminals	X	X	X	P	P	P	P	P	X
Car pool lots / park and ride	X	X	X	X	R	R	R	R	R
Public parking lots	X	X	X	X	R	R	R	R	R
Public parking lots (limited to a maximum of 50 spaces per lot)	X	X	X	X	R	R	R	R	X
Parking structures	X	X	X	X	R	R	R	R	X
Public administrative offices and service buildings	X	X	X	X	R	R	R	R	X
Amusement establishments, indoor only (i.e. bowling alley, arcades, etc.)	X	X	X	P	R	R	R	R	X
Public stadiums, arenas, and auditoriums	X	X	X	X	C	C	C	C	X
Public welfare institutions and social services	X	X	X	X	R	R	R	R	X
Public utility offices	X	X	X	C	C	C	C	C	X
Public utility substations	X	C	C	C	C	C	C	C	X
Oil & gas wells	X	C	C	C	C	C	C	C	X

	R-1	R-2	R-3	MU	BP-1	BP-2	TC-1	TC-2	6-E
Laboratory research excluding H-1 and H-2 uses and occupancies as defined by the currently adopted ICBO Uniform Building Code	X	X	X	X	R	R	X	X	X
Manufacturing, assembly and/or production of small components and parts such as: computers, electronics, instruments, optics or watches	X	X	X	X	R	R	X	X	X
I-O uses as listed in Commerce City Municipal Code	X	X	X	X	C	C	X	X	X
Machinery sales, excluding truck trailers and heavy equipment	X	X	X	X	R	R	X	X	X
Testing laboratories excepted as limited in the Exclusions	X	X	X	X	R	R	X	X	X
Greenhouses and nurseries (with limited storage of animal by-products, fertilizer, fungicides, herbicides and insecticides as necessary for retail and wholesale purposes and for arboriculture uses on premises)	X	X	X	X	R	R	X	X	X
The repair, rental and service of any commodity, except heavy equipment, trucks or trailers	X	X	X	X	R	R	X	X	X
Flea markets, indoor and outdoor	X	X	T	T	T	T	T	T	T
Farmers' markets	X	X	X	T	T	T	T	T	T
Sales from a moveable structure, vacant lot or parking lot	X	X	X	X	R	R	X	X	X
Lumber and building supply yards	X	X	X	X	C	C	X	X	X
Contractor shops	X	X	X	X	C	C	X	X	X
Conditional uses as set forth in Section 21-306 in the Commerce City Municipal Code	X	X	X	X	C	C	X	X	X
Temporary office	T	T	T	T	T	T	T	T	T
Temporary signage	T	T	T	T	T	T	T	T	T
Temporary construction trailer(s) incidental and necessary for the sale and/or construction of new construction by the permittee (Each permit shall be valid for a period of not more than six (6) calendar months and may be renewed for six (6) consecutive six (6) month periods at the same location.	T	T	T	T	T	T	T	T	T
Christmas tree lots, permits not to exceed thirty (30) days	X	X	X	T	T	T	T	T	X
Tree, plant and garden supply sales, permits not to exceed six (6) months	X	X	X	T	T	T	T	T	X
Sidewalk sale, carnival or bazaar, permits not to exceed thirty (30) days	X	X	X	T	T	T	T	T	X
Accessory uses as set forth in Section 21-56 of the Commerce City Municipal Code	A	A	A	A	A	A	A	A	X
Non-residential Accessory uses as set forth in Section 21-336 of the Commerce City Municipal Code	X	X	X	A	A	A	A	A	X
Exception to Accessory uses: Containers for trash shall be screened and/or out of sight from the public right-of-way.	A	A	A	A	A	A	A	A	A
Uses listed in Section 21-303 of the Commerce City Municipal Code	X	X	X	X	X	X	X	X	X
Parking requirements for attached residential projects that exceed twenty-four (24) dwelling units per acre shall be addressed at the PUD Permit / Final Plat stage to the subdivision / approval process. Lesser parking amounts may be established to the living arrangements and corresponding lifestyles of higher density housing and vehicular storage requirements.	X	R	R	R	R	R	R	R	X
If at any time a school is located in TC-2 or TC-3, modified, urban school standards shall be formulated as necessary to blend with the surrounding village density. Urban school standards may permit multi-storied school buildings, shared (reduced) parking, less overall site acreage and other variations from the typical school site located elsewhere within this PUD Zone Document.	X	X	X	X	X	X	X	X	X
Governmentally-owned or operated buildings or uses	X	X	X	C	R	R	C	C	X
Car washes	X	C	C	C	C	C	C	C	X
Rental of motor vehicles, campers, boats, motorized equipment and accessories for such vehicles	X	X	X	C	R	R	X	X	X
Gasoline service stations, including car wash and small convenience store except in Mixed Use parcels. The gasoline pumps shall be set back a minimum of forty (40) feet from property lines and need not be enclosed in a structure.	X	X	X	H	R	R	X	X	X
Automotive sales, new and used in operating condition, limited to vehicles up to 15,000 GVW, not including	X	X	X	C	C	C	X	X	X
Automotive repair garage limited to per vehicle 15,000 GVW	X	X	X	P	R	R	X	X	X
Automotive sales and service	X	X	X	X	C	C	X	X	X
Storage of waste material	X	X	X	X	R	R	X	X	X
Warehousing and wholesaling establishments excluding explosives and live animals	X	X	X	X	R	R	X	X	X
Temporary outside storage yards for contractors, provided that no permit shall be granted for such use unless adequate provisions are made for concealing such storage by concealing-type fences or walls from adjacent properties in such a manner as to assure the protection of the general health, safety and welfare of the public.	T	T	T	T	T	T	T	T	T

REUNION PUD ZONE DOCUMENT AMENDMENT #1

COMMERCE CITY, COLORADO

Owner / Developer:

Shea Homes
9135 S. Redgate Blvd.
Suite 100
Highlands Ranch, CO 8012
(303) 791-8180
FAX (303) 791-8568

Owner:

L.C. Fulenwider, Inc.
1125 Seventeenth Street
Denver, CO 80202
(303) 791-8180
FAX (303) 791-8568

Engineer/Surveyor:

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, CO 80111
(303) 746-9363
FAX (303) 721-9019

Issue Date

APRIL 3, 2002

Revision Date

APRIL 22, 2002

MAY 20, 2002

AUGUST 1, 2002

DECEMBER 12, 2002

Sheet Title

LAND USE
DESIGNATION
MATRIX

Sheet Number

17 OF 17

FILE # _____
MAP # _____
RECEPTION # _____