Request for Comments

Case Name: The Adam Wagner Subdivision, Alley ROW Vacation

Case Number: VAC2022-00009

September 22, 2022

The Adams County Board of County Commissioners is requesting comments on the following application: **Roadway Vacation of a 15' wide alley located within The Adam Wagner Subdivision.** This request is located at 56471 E Colfax Ave. The Assessor's Parcel Numbers are 0181333411001, 0181333411002, 0181333411009.

Applicant Information: Brent Savolt, Strasburg Denver
88 Inverness Circle Ste. B 101
Englewood, CO 80112

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **Wednesday, October 19, 2022 by COB** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to EGleason@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Ella Gleason
Planner I
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
To Lia Campbell,
Planner 1, Community and Economic Development Dept.

On behalf of Strasburg-Denver Company, LLC (Developer), our team has prepared the following documents in accordance with the Right – of – Way Vacation application.

The purpose of this application is to vacate the 15’ Alley Way Right – Of – Way and add additional Right – Of – Way to enclose the property into one parcel. The 15’ Alley Way runs east and west through the two parcels.

The reasoning behind the Right – Of – Way Vacation is to allow the proposed development of two Core and Shell building to have eliminate additional setback requirements set by Adams County Zoning Code that would be set off the 15’ Alley Way.

I trust that the attached information is sufficient to initiate County and Referral Agency reviews. Should you require additional information or have questions as you begin processing this application, please don’t hesitate to contact me directly at (970) 580-0501 or via email at bsavolt@ssdeng.com.

Thank you, our team looks forward to working with County Staff to make this project a benefit for the Owner, the development, and the Town.

Sincerely,
Strategic Site Designs, LLC
THE ADAM WAGNER SUBDIVISION
VACATION OF RIGHT-OF-WAY
PART OF THE SOUTHEAST ¼ OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH P.M., TOWN OF STRASBURG,
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION: RIGHT-OF-WAY VACATION
A RIGHT OF WAY VACATION WITHIN BLOCK 4 OF THE ADAM WAGNER SUBDIVISION,
RECEPTION NO. 20220030000306, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE
62 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, MORE PARTICULARLY
DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 4, LOT 4 AND BEARING NORTH
ALONG THE BURTON STREET RIGHT OF WAY NORTH 2° 17' 17" WEST A DISTANCE OF
144.91' TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 1° 55' 53" WEST A DISTANCE OF 15.28',
THENCE NORTH 1° 55' 53" WEST A DISTANCE OF 15.28',

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
PROPERTY CONTAINS 4,540.52 SQUARE FEET OR 0.104 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:
I, ANTHONY L. KNIEVEL, PLS 38157
FOR AND ON BEHALF OF CAMPOS EPC
303.623.3345
ENGLEWOOD, CO 80112

APPROVAL:
BOARD OF COUNTY COMMISSIONERS APPROVAL:
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS
THIS ___ DAY OF __________, 20___.

CHAIR

SURVEY NOTES
1. BASIS OF BEARING: ALL BEARINGS SHOWN HEREON ARE BASED UPON THE COLORADO STATE
PLANE COORDINATE SYSTEM, NORTH ZONE (0501) WITH THE NORTH LINE OF BLOCK 4, OF THE
ADAM WAGNER SUBDIVISION, AS MONUMENTED AND DO HERBY GRANT TO THE COUNTY OF ADAMS,
COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE EASEMENTS AND OTHER PUBLIC
UTILITY, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS
DETERMINED BY THE COUNTY OF ADAMS.

MAURICIO WAINTRUB
ACKNOWLEDGEMENT
COLORADO )
ADAMS COUNTY )

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
__ DAY OF __________, 20__, BY

MAURICIO WAINTRUB

NOTARY PUBLIC

IN PROOF WHEREOF I HAVE HEREUPON SIGNED MY NAME AND SEAL.

MAURICIO WAINTRUB

PROJECT TEAM
OWNER: STRASBURG DENVER COMPANY, LLC
7800 LANDMARK WAY #529
GREENWOOD VILLAGE, CO 80121
ATTENTION: MAURICIO WAINTRUB
303.838.2396

CIVIL ENGINEER: STRATEGIC SITE DESIGNS
88 INNERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
ATTENTION: CHRISTOPHER PERDUE
720.206.9031

SURVEYOR: CAMPOS EPC
1421 BLAKE STREET
DENVER, CO 80202
ATTENTION: TONY KNEEVEL
303.623.3345

INDEX OF PLAN SHEETS
1. COVER SHEET
2. RIGHT-OF-WAY VACATION PLAT

SIZE DATA CHART

<table>
<thead>
<tr>
<th>TOTAL ACRES</th>
<th>0.104 ACRES</th>
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<tbody>
<tr>
<td>NUMBER OF LOTS</td>
<td>6</td>
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</tbody>
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PROPOSED USE: COMMERCIAL DISTRICT (C-3)
OWNER: STRASBURG DENVER COMPANY, LLC