

Community & Economic  
Development Department  
Development Services Division  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800  
FAX 720.523.6967

## Request for Comments

Case Name: Reinstein Gutierrez Subdivision Exemption  
Case Number: PLT2020-00039

November 25, 2020

The Adams County Planning Commission is requesting comments on the following application: **Exemption from Subdivision to adjust property boundaries in order to resolve an encroachment issue caused by improvements that have been constructed on the shared property line.** This request is located at 28600 E 168TH AVE. The Assessor's Parcel Number is 0156700000235, 0156700000245.

Applicant Information: ADAMS COUNTY  
HOWARD REINSTEIN  
28600 E 168TH AVE  
BRIGHTON, CO 80603

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 **12/11/2020** 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 [HPederson@adcogov.org](mailto:HPederson@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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Holden Pederson  
Planner II

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5

## **Subdivision Exemption Application**

### **Explanation of Project**

Howard Reinstein, owner, 28600 E. 168<sup>th</sup> Ave, Brighton, CO 80603 and Ignacio Gutierrez, owner, 28580 E. 168<sup>th</sup> Ave, Brighton, CO 80603 would be exchanging lots from the existing contiguous properties. The lots are approximately 1.7 acres each. The exchange is necessary to implement a Boundary Line change necessary by an encroachment of Gutierrez and previous owner, Mandock, improvements on Reinstein property.

No new lots are being created. No new development or construction of any type is taking place. It is a land exchange solely to facilitate the changing of Boundary Lines and to equitably resolve the property line issue. No money would be paid from one to the other.

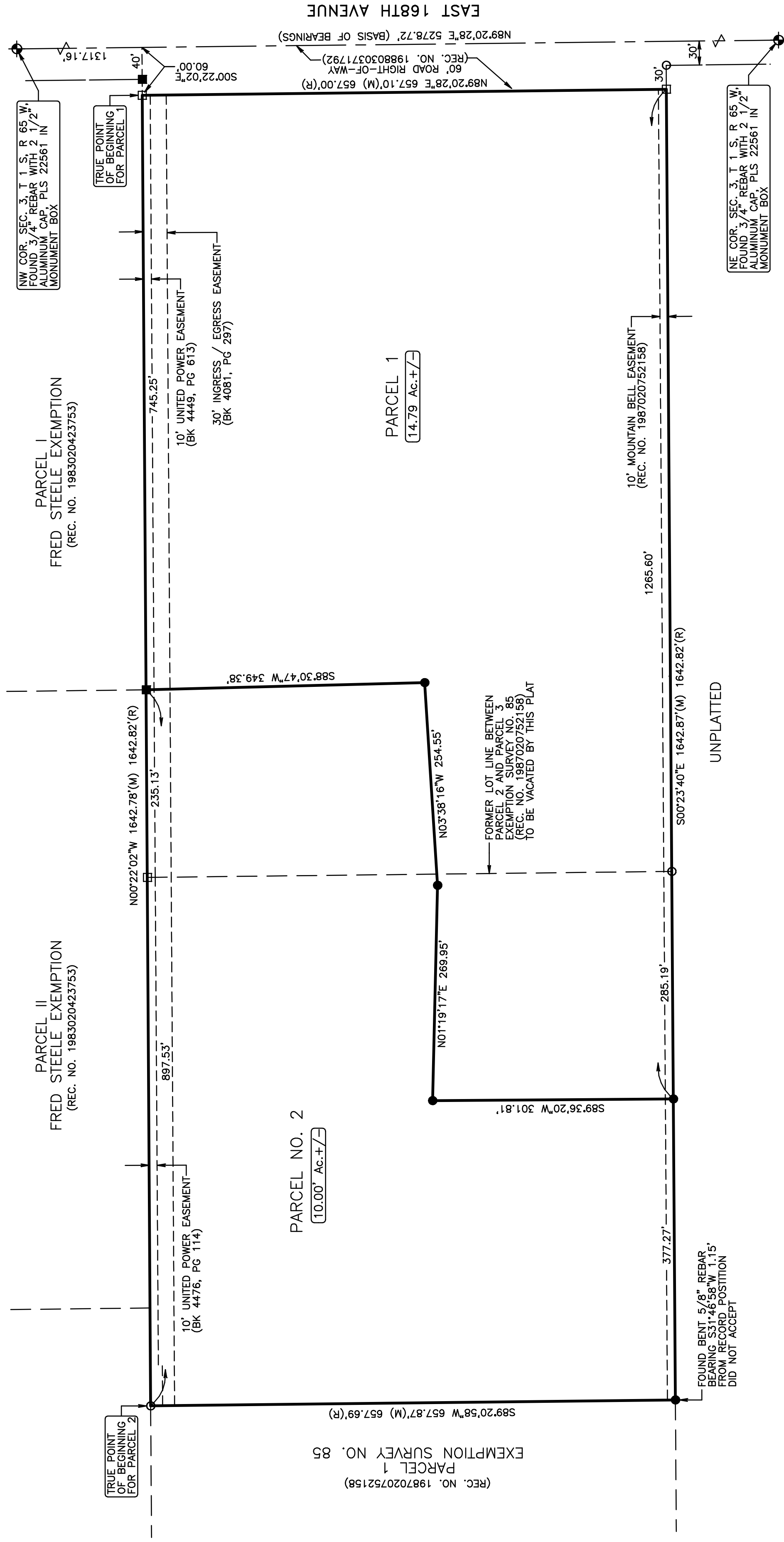
See Site Plan for the specific lots and proposed changes in Boundary Lines.

# REINSTEIN - GUTIERREZ EXEMPTION FROM SUBDIVISION

Part of the Northwest 1/4 of Section 3,  
Township 1 South, Range 65 West of the 6th P.M.,  
County of Adams, State of Colorado.

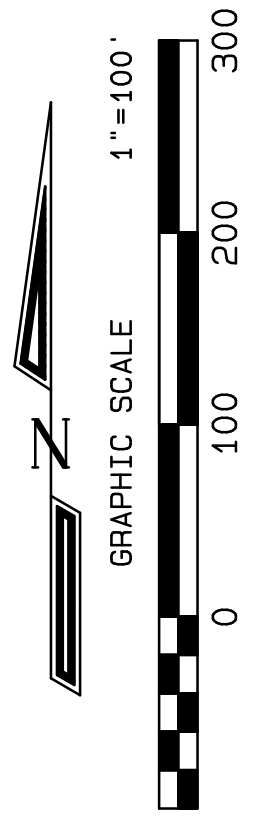
DRAFT COPY - FOR REVIEW

Sheet 2 of 2



**LEGEND:**

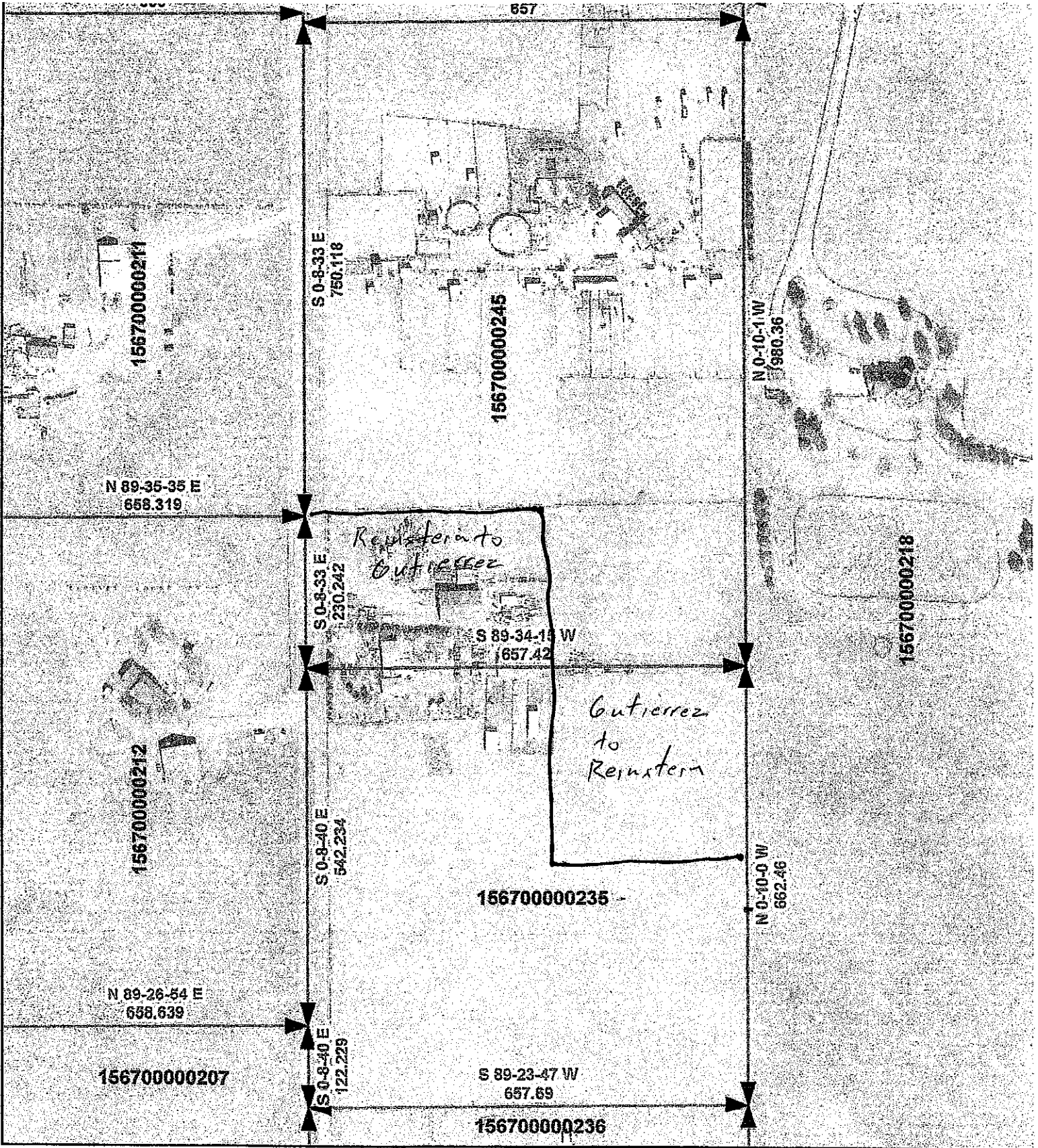
- ◆ = ALIQUOT MONUMENT, AS NOTED.
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971.
- = FOUND 1/2" REBAR WITH PARSHAL PLASTIC CAP, ILLEGIBLE.
- = FOUND 1/2" REBAR WITH RED PLASTIC CAP, PLS 23027.
- = FOUND 1/2" REBAR.
- (M) = AS MEASURED BY THIS SURVEY.
- (R) = MEASUREMENT AS SHOWN ON EXEMPTION SURVEY NO. 85 RECORDED JULY 1, 1987 AS RECEPTION NO. 1987020752158.



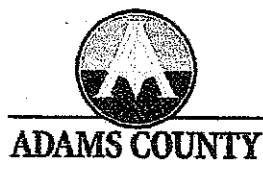
**American West**  
**Land Surveying Co.**  
A Colorado Corporation

PO Box 129, Brighton, CO 80601 \* P:303-659-1532 F:303-655-0575 \* amwestis.com

REVISION	DATE	SCALE 1" = 100'
	DATE: OCT. 26, 2020	
	DRAWN BY: CDH	
	CHECKED BY: MJH	
	CLIENT: REINSTEIN	
	JOB NO: 20-	
	FILE: Z:\T_S\T1S_R65W\S3\28600 E 168TH SUB EX.Plot	



All setbacks remain as previously recorded



ASSESSOR'S OFFICE  
 ADAMS COUNTY, COLORADO

4430 S. Adams County Pkwy - 2nd Floor  
 Brighton, CO 80601  
 Phone: 720-523-6038; Fax: 720-523-60  
 Voice Response System 720-523-6380