

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: Colorado Rifle Club Roadway Vacation
Case Number: VAC2019-00004

December 5, 2019

The Adams County Board of County Commissioners is requesting comments on the following application: **Vacate a portion of East 112th Avenue right-of-way between Rector Leader Road and Bijou Creek.** This request is located at 76099 E 96TH AVE. The Assessor's Parcel Number is 0173500000007, 0173500000008, 0173500000009, 0173500000011, 0173500000012, 0173500000017, 0173500000019, 0173500000066, 0173500000067, 0173500000084, 0173500000089.

Applicant Information:

WAYNE HARRIS
7602 YULE CT
ARVADA, CO 80007

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 **12/30/2019** 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.

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.

Holden Pederson
Planner I

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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DISTRICT 2

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DISTRICT 3

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DISTRICT 4

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DISTRICT 5

Colorado Rifle Club
Right of Way Vacation Request
Written Explanation
10-30-2019

The Colorado Rifle Club Inc. (CRC) is requesting the vacation of the existing Right-of-Way (ROW) of West 112th Avenue between Rector Leader Road and Bijou Creek. This ROW is adjacent to sections 3, 4, 9, and 10, Township 2 South, Range 60 West of the 6th Principal Meridian, County of Adams, State of Colorado. The CRC owns property on both sides of the roadway for two miles. No bridge exists at Bijou Creek as it was washed out/destroyed sometime near World War I about a century ago.

The CRC is a private shooting club and the aforementioned section of 112th ROW is down range from our firing lines and backstops located on the southern portion of said sections 9 and 10. The existing unmaintained portion of 112th Avenue will be left in its current condition and remain a utility easement. The existing fences adjacent to the roadway will remain, and a gate will be placed at Rector Leader Road to deter traffic from going downrange from our shooting facility. The roadway is currently marked as a dead-end road.

This ROW vacation will be submitted concurrently with the Public Meetings for our proposed Conditional Use Permit and the Dedication of ROW (60') for Rector Leader Road.

EXHIBIT "C"

CRC

SEC. 4, T2S,
R60W, 6TH P.M.

W1/2, SEC. 3,
T2S, R60W, 6TH P.M.
REC. #2014000041136
PARCEL #0173500000009

SE1/4, SEC. 3,
T2S, R60W, 6TH P.M.
REC. #20170001055378
PARCEL #0173500000008

SEC. 2, T2S,
R60W, 6TH P.M.

VACATION
EXHIBIT "F"

VACATION
EXHIBIT "E"

EAST 112TH AVENUE

VACATION
EXHIBIT "B"

A PRESCRIPTIVE R.O.W. ASSUMED TO
BE 30' ON EACH SIDE THE THE SECTION LINE
PER "HIGHWAY NOTICE"
DATED APRIL 08, 1917
BK. 5, PG. 318
REC. #598

60' R.O.W.
DEDICATION TO
ADAMS CO.
EXHIBIT "A"

SEC. 10, T2S, R60W, 6TH P.M.
REC. #20040823000803230
PARCEL #0173500000019

RECTOR LEADER ROAD

SEC. 11, T2S,
R60W, 6TH P.M.

SEC. 9, T2S,
R60W, 6TH P.M.

SEC. 16

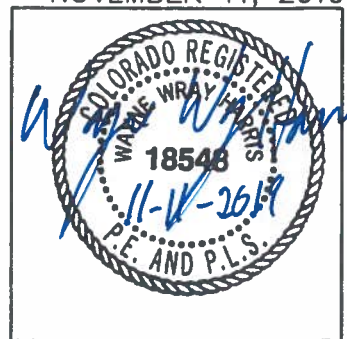
SEC. 15

SEC. 14



SCALE: 1"=100'
ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET

NOVEMBER 11, 2019



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

EXHIBIT "D"

CRC

SEC. 5, T2S,
R60W, 6TH P.M.

PARCEL II
W1/2, SW1/4 &
NE1/4, SW1/4,
SEC. 4, T2S, R60W, 6TH P.M.
REC. #857147
BK. 3521, PG. 67
PARCEL #017350000012

PARCEL A
E1/2 AND SE1/4, SW1/4,
SEC. 4, T2S, R60W, 6TH P.M.
REC. #856189
BK. 3519, PG. 282
PARCEL #017350000084

SEC. 3, T2S,
R60W, 6TH P.M.

EXHIBIT "G"

EXHIBIT "H"

EAST 112TH AVENUE

EXHIBIT "I"

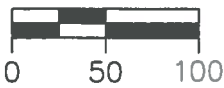
A PRESCRIPTIVE R.O.W. ASSUMED TO
BE 30' ON EACH SIDE THE THE SECTION LINE
PER "HIGHWAY NOTICE"
DATED APRIL 08, 1917
BK. 5, PG. 318
REC. #598

SEC. 8, T2S,
R60W, 6TH P.M.

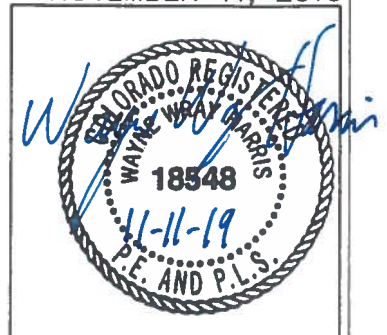
PARCEL "C"
ALL OF SEC. 9, T2S, R60W, 6TH P.M.
EXCEPT NW1/4, SW1/4 OF SAID SECTION
REC. #856189
BK. 3519, PG. 282
PARCEL #017350000066

SEC. 10, T2S,
R60W, 6TH P.M.

NOVEMBER 11, 2019

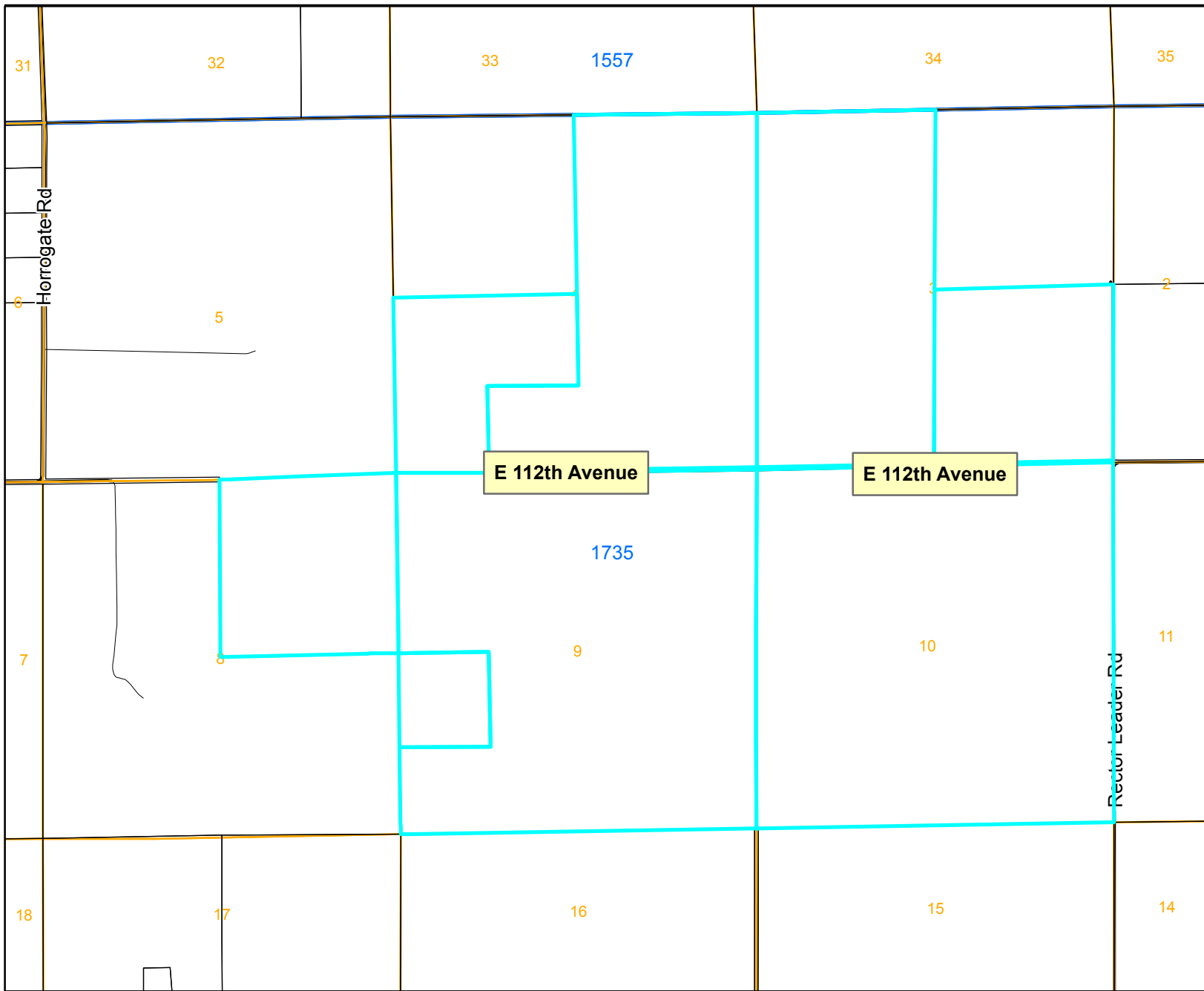


SCALE: 1"=100'
ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET



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MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

DRAWING LOCATION: G:\SURVEY\CRC\Topo10-19\Exhibits\Exhibits.dwg



Legend

- +— Railroad
 - Major Water
 - Zoning Line
 - Sections
- Zoning Districts**
- A-1
 - A-2
 - A-3
 - R-E
 - R-1-A
 - R-1-C
 - R-2
 - R-3
 - R-4
 - M-H
 - C-0
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - I-1
 - I-2
 - I-3
 - CO
 - PL
 - AV
 - DIA
 - P-U-D
 - P-U-D(P)

Case Name: Colorado Rifle Club Roadway Vacation

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For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy