



Request for Comments

Case Name: Plant and Hall Roadway Vacation
Case Number: VAC2020-00003

December 9, 2020

The Adams County Board of County Commissioners is requesting comments on the following application: **Vacate portions of the West 150th Avenue, Shoshone Street, and Tejon Street public right-of-way that are located adjacent to 1990 West 150th Avenue and 1981 West 149th Avenue.** This request is located at 1990 W 150TH AVE. The Assessor's Parcel Number is 0157316206009, 0157316206011.

Applicant Information:

ROBERT AND DEBR PLANT
1990 W 150TH AVE
BROOMFIELD, CO 800238718

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 12/23/2020 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.

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 II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

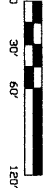
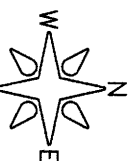
EXPLANATION OF THE PROJECT

We would like to have the following portions of the undeveloped Right-of-Ways vacated that are adjacent to the subject parcel. Please see notes below.

- 1) West half of Shoshone St.
- 2) East half of Tejon St.
- 3) West 150th Ave.

Notes

- 1) Re: West half of Shoshone St. The east half has already been vacated.
- 2) Re: East half of Tejon St. The west half has been maintained as a private roadway per the zoning hearing agreement (Case 59-91-ZC-AP) recorded on July 8, 1991. This is maintained by the property owners using Tejon St, Robert and Debra Plant and Gordon Gerbrandt, in a manner sufficient to meet the needs of all service vehicles and utilities. Removal of the dedicated ROW on the east half will not change the current easements or access to properties.
- 3) Re: West 150th Ave. This portion provides access to 1990 W 150th and has been maintained as a private driveway by the property owners, Robert and Debra Plant per the agreement above. There are no known plans to develop W. 150th Ave. Adjacent property owners to the east also intend to submit a vacation application seeking the removal of the W 150th Ave ROW from their property.



SCALE: 1"=60'

LOT 1, VILLAGE ACRES TWO
RECEPTION NO. C0453463, ADAMS COUNTY RECORDS

VACATION PLAT - A PORTION OF TEJON, SHOSHONE STREET AND A PORTION OF WEST 150TH AVENUE

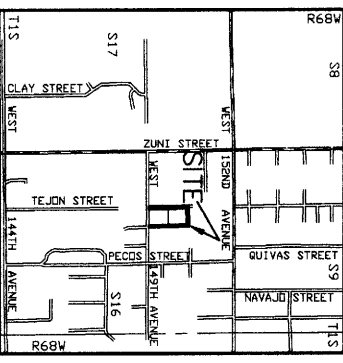
A PORTION OF TEJON STREET, SHOSHONE STREET AND WEST 150 AVENUE ADJACENT TO LOT 1, WRIGHT ACRES AND A PORTION OF TEJON STREET AND SHOSHONE STREET ADJACENT TO LOT 1, WADDLE SUBDIVISION, BLOCK 5 AMENDED PLAT, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

CASE NO.:

SHEET 1 OF 1

VICINITY MAP

SCALE: 1"=2000'



LEGAL DESCRIPTION: RIGHT-OF-WAY TO BE VACATED BY THIS PLAT

A PORTION OF TEJON STREET, SHOSHONE STREET AND WEST 150TH AVENUE ADJACENT TO LOT 1, WRIGHT ACRES AND A PORTION OF TEJON STREET AND SHOSHONE STREET ADJACENT TO LOT 1, WADDLE SUBDIVISION, BLOCK 5 AMENDED PLAT, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, WRIGHT ACRES AS RECORDED IN RECEPTION NO. B1015060, ADAMS COUNTY RECORDS, THENCE SOUTH 89°18'45" WEST 634.72 FEET TO THE WEST CORNER OF LOT 1, WRIGHT ACRES, THENCE SOUTH 89°18'45" WEST 634.72 FEET TO THE WEST CORNER OF LOT 1, WADDLE SUBDIVISION, BLOCK 5 AMENDED PLAT AS RECORDED IN RECEPTION NO. 2019000037684, ADAMS COUNTY RECORDS; THENCE NORTH 89°18'45" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF TEJON STREET; THENCE NORTH 00°01'45" EAST ALONG SAID CENTERLINE, A DISTANCE OF 634.72 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 150TH AVENUE; THENCE SOUTH 89°20'30" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 326.00 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF WADDLE SUBDIVISION, BLOCK 6 AMENDED PLAT AS RECORDED IN RECEPTION NO. 2004082000796610, ADAMS COUNTY RECORDS; THENCE SOUTH 00°01'45" WEST ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE, A DISTANCE OF 634.89 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, WADDLE SUBDIVISION, BLOCK 6 AMENDED PLAT; THENCE NORTH 89°18'45" WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 271.00 FEET TO THE WEST CORNER OF LOT 1, WADDLE SUBDIVISION, BLOCK 6 AMENDED PLAT; THENCE SOUTH 89°18'45" WEST ALONG SAID WEST LINE OF WEST 150TH AVENUE, THENCE NORTH 89°20'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST 150TH AVENUE, THENCE NORTH 89°20'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 271.00 FEET TO THE POINT OF BEGINNING. CONTAINS 43,044 SQUARE FEET OR 0.988 ACRES MORE OR LESS.

BASIS FOR BEARINGS:

THE NORTH LINE OF LOT 1, WRIGHT ACRES AS RECORDED IN RECEPTION NO. B1015060, ADAMS COUNTY RECORDS, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS SOUTH 89°20'30" EAST, FROM SAID PLAT.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO MONUMENTS, PIPELINES, IRRIGATION DITCHES OR OTHER ENCUMBRANCES IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I, THE SURVEYOR, HAVE BEEN PERMITTED BY THE ADJUDICATING OFFICER OF THE STATE OF COLORADO TO CONDUCT THIS SURVEY AND CERTIFY TO REPRESENT HIS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,
REG P.L.S. NO. 6973

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20____.

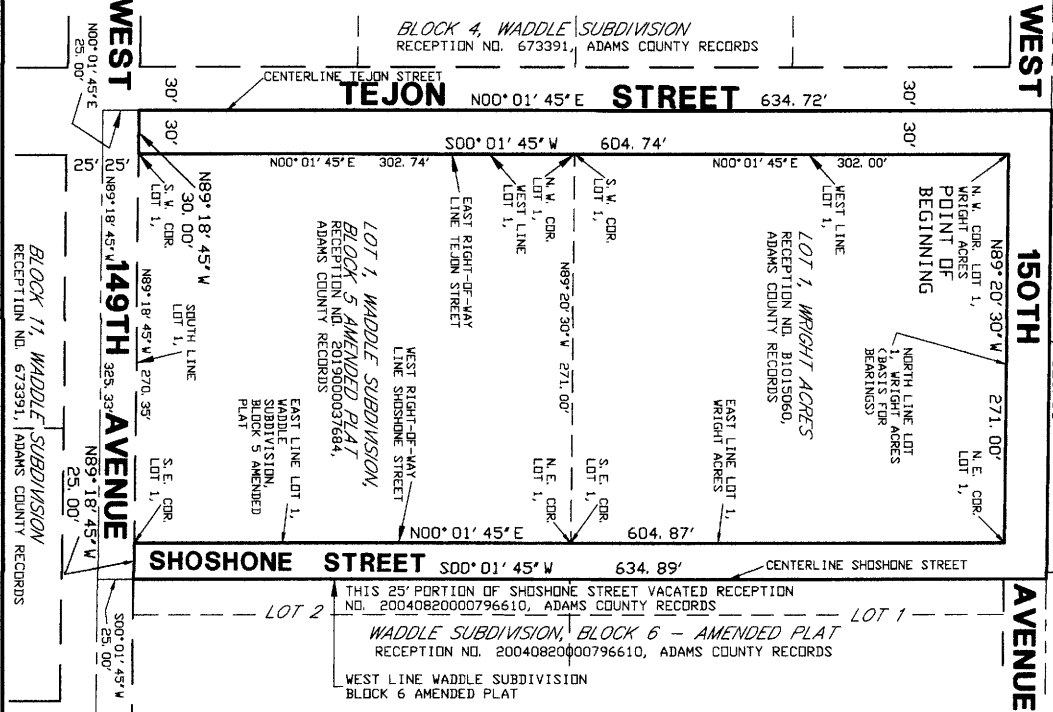
CHAIR

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____, A.D., 20____, ON _____, M., ON _____ DAY OF _____.

BY: _____ COUNTY CLERK AND RECORDER

RECEPTION NO.:



NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
THE LINEAL UNITS USED AND SHOWN HEREON IS U S SURVEY FOOT.
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R. W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RECORDS-OF-WAY, ENCUMBRANCES OR EASEMENTS OF RECORD AFFECTING THIS TRACT OF LAND.
Prepared By:
R. W. BAYER & ASSOCIATES, INC.
1670 TEJON STREET, SUITE 200
WESTMINSTER, COLORADO 80234
(303) 452-4433 Fax: (303) 452-4433
CAD FILE: S0169/50169.dwg
Date Prepared: OCTOBER 20, 2020
10-30-2020 ADDED TEJON STREET

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Legend

- Highways**
 - Interstate
 - Highway
 - Tollway
- Streets**
 - Streets
 - Ramp
- County Parks and Open Space**
- Small Lakes**
- Major Lakes**
- Rivers**
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels**
- County Boundary**



1:2,327



0.1 0 0.04 0.1 Miles

Notes