



Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☐ Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Engineering; Planner; Right-of-Way; Addressing; Building Safety;~~

~~Neighborhood Services; Environmental; Parks; Attorney; Finance;~~ Plan Coordination



Development Review Team Comments

Date: 12/5/2023

Project Number: VAC2023-00006

Project Name: Barr City 2nd Filing, East 136th Avenue Vacation

Commenting Division: Planner Review

Name of Reviewer: Lia Campbell

Date: 12/05/2023

Email:

Resubmittal Required

Change made

The vacation plat should be named "Barr City 2nd Filing, East 136th Avenue Vacation"
By referencing the original subdivision in the title, it will make any future C&R records searches easier.

Commenting Division: Development Engineering Review

Name of Reviewer: Hugo Labouriau-Lacerda

Date: 12/04/2023

Email:

Complete

ENG1: No engineering concerns pertaining to this roadway vacation.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 11/30/2023

Email: gmoon@adcogov.org

Complete

There are NO open violations at this property at this time. NO comment.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 11/28/2023

Comment Noted

Email:

Complete

ENV1. The parcel is located within the Natural Resource Conservation Overlay (NRCO), which aims to protect important wildlife areas, designated floodplains, riparian corridors, and cultural resources. With the proximity of Barr Lake, the parcel is also transected by the 100-year floodplain. Refer to Sections 3-43 and 4-14-02 of the Adams County Development Standards and Regulations for more details.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 11/27/2023

Email:

Complete

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

From: [Hoopes, Varina](#)
To: [Lia Campbell](#)
Cc: [Marissa Hillje](#); [Ian Cortez](#)
Subject: Re: P858630 - Denial Letter - 18121 E 136TH AVE - BRIGHTON, CO - BARR CITY 2ND FILING - CASE: VAC2023-00006
Date: Wednesday, January 10, 2024 6:42:26 PM
Attachments: [image003.png](#)
[image005.png](#)
[Outlook-cid:image00.png](#)

Some people who received this message don't often get email from varina.hoopes@lumen.com. [Learn why this is important](#)

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Dear Lia et al.,

Happy New Year to you as well! Hope yours is off to a good start!

Thank you for the added clarification re: the concern of the denoted area on the plat that grants the necessary easement for the subject parcel. The stipulation has been satisfied as per the snippet you provided from the plat.

Please let me know if you have any further concerns and reach out anytime.

Rina Hoopes | Contractor - Right of Way Agent II

Work | 681.221.4770

Varina.Hoopes@Lumen.com

LUMEN

From: Lia Campbell <LCampbell@adcogov.org>
Sent: Wednesday, January 10, 2024 11:15 AM
To: Hoopes, Varina <Varina.Hoopes@lumen.com>
Cc: Marissa Hillje <MHillje@adcogov.org>; Ian Cortez <ICortez@adcogov.org>
Subject: RE: P858630 - Denial Letter - 18121 E 136TH AVE - BRIGHTON, CO - BARR CITY 2ND FILING - CASE: VAC2023-00006

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Good morning, Varina, and happy new year!

Thank you for your response and I apologize in our delay in getting back to you. Pasted below is the language in the plat that reserves an access easement for utilities in the vacated right-of-way. Please let us know if this resolves your concern.

2. UTILITY LOCATIONS

Reserving, however, an easement for access and the use of sewer, gas, water and similar pipelines and appurtenance, and for electric, telephone and similar lines and appurtenances with said street right-of-way.

Thank you,



Lia Campbell

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A

Brighton, CO 80601-8216

720.523.6949 LCampbell@adcogov.org

adcogov.org

**** New Schedule:****

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)

Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)

Wednesday: 7:00 a.m. – 4:30 p.m. (in office)

Thursday: 7:00 a.m. – 4:30 p.m. (in office)

Friday: 7:00 a.m. – 4:30 p.m. (in office)

From: Hoopes, Varina <Varina.Hoopes@lumen.com>

Sent: Saturday, December 16, 2023 10:36 AM

To: Lia Campbell <LCampbell@adcogov.org>

Cc: Marissa Hillje <MHillje@adcogov.org>; Ian Cortez <ICortez@adcogov.org>

Subject: Re: P858630 - Denial Letter - 18121 E 136TH AVE - BRIGHTON, CO - BARR CITY 2ND FILING - CASE: VAC2023-00006

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Dear Lia et al.,

Thank you again for your patience during this process. I am your primary contact for this project. Any comments, questions or concerns can be directly addressed with me moving forward.

After reviewing your request to vacate, attached you will find the approval letter with stipulations. We have discovered existing facilities in the subject area and will need Adams County to execute a dedicated easement.

Thank you and look forward to hearing back.

Rina Hoopes | Contractor - Right of Way Agent II

Work | 681.221.4770

Varina.Hoopes@Lumen.com

LUMEN®

From: Lia Campbell <LCampbell@adcogov.org>

Sent: Wednesday, December 13, 2023 11:08 AM

To: Hoopes, Varina <Varina.Hoopes@lumen.com>

Cc: Marissa Hillje <MHillje@adcogov.org>; Ian Cortez <ICortez@adcogov.org>

Subject: RE: P858630 - Denial Letter - 18121 E 136TH AVE - BRIGHTON, CO - BARR CITY 2ND FILING - CASE: VAC2023-00006

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Rina.

Our team would like to reach out to yours about how to properly address your comments. There is no contact info in the letter – who is the best person to get in touch with about this?

Thank you,



Lia Campbell

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A

Brighton, CO 80601-8216

720.523.6949 LCampbell@adcogov.org

adcogov.org

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Thursday: 7:00 a.m. – 4:30 p.m. (in office)

Friday: 7:00 a.m. – 4:30 p.m. (in office)

From: Hoopes, Varina <Varina.Hoopes@lumen.com>

Sent: Tuesday, December 12, 2023 3:47 PM

To: Lia Campbell <LCampbell@adcogov.org>

Subject: Fw: P858630 - Denial Letter - 18121 E 136TH AVE - BRIGHTON, CO - BARR CITY 2ND FILING - CASE: VAC2023-00006

You don't often get email from varina.hoopes@lumen.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Please see below.

Rina Hoopes | Contractor - Right of Way Agent II

Work | 681.221.4770

Varina.Hoopes@Lumen.com

LUMEN[®]

From: Hoopes, Varina

Sent: Tuesday, December 12, 2023 5:43 PM

To: LCampbell@adcogov.org

Subject: P858630 - Denial Letter - 18121 E 136TH AVE - BRIGHTON, CO - BARR CITY 2ND FILING - CASE: VAC2023-00006

To whom it may concern,

Upon receipt of your request and after thorough examination of the request at hand, there are existing telecommunication facilities present. Attached you will find the denial letter which outlines more specifically the determination for the denial regarding the request located at the aforementioned subject parcel.

Please reach out anytime with questions or concerns as we are here to help in any way possible.

Kindest regards,

Rina Hoopes

Rina Hoopes | Contractor - Right of Way Agent II

Work | 681.221.4770

Varina.Hoopes@Lumen.com

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The purpose of this roadway vacation is to vacate the right-of-way of E. 136th Avenue for disuse.

A parcel of land being a portion of Box Elder Avenue, now known as East 136th Avenue, as shown on the plat of Barr City 2nd Filing per the plat thereof recorded August 15, 1926 in Book 3, Page 6 in the Arapahoe (now Adams) County Clerk and Recorder's Office, being in the Southeast Quarter of Section 21, Township 1 South, Range 66 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the southwest corner of a parcel of land described in Special Warranty Deed recorded March 7, 2019 at Reception No. 2019000016551 being a found #4 rebar;
THENCE N89°33'42"E along a line being 30.00 feet northerly of and parallel with said south line of the Southeast Quarter of Section 21, along the south line of said Special Warranty Deed a distance of 12.00 feet to the POINT OF BEGINNING;

A VACATION OF EAST 136TH AVENUE
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

THENCE continuing N89°33'42"E along said south line of Special Warranty Deed being 30.00 feet northerly of and parallel with said south line of the Southeast Quarter of Section 21 a distance of 1285.82 feet to a point on the east line of said Southeast Quarter of Section 21;
THENCE S00°22'54"E along said east line a distance of 30.00 feet to the Southeast Corner of said Section 21;
THENCE S89°33'42"W along said south line of the Southeast Quarter of Section 21 a distance of 1285.79 feet to a point on the north line of a parcel of land described in Quit Claim Deed recorded May 13, 1996 in Book 4747 at Page 652;
THENCE N00°26'18"W a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 38,574 square feet (0.886 Acres), more or less.

Bearings are based upon the south line of the Southeast Quarter of Section 21, Township 1 South, Range 66 West of the 6th Principal Meridian as bearing N89°33'42"E between the South Quarter corner of said Section 21 being monumented by a found illegible 2" aluminum cap in a monument box and a found 1-1/4" red plastic cap stamped "TRISTATE PLS 28660" on said section line.

Reserving, however, an easement for access and the use of sewer, gas, water and similar pipelines and appurtenance, and for electric, telephone and similar lines and appurtenances with said street right-of-way.

1. BASIS OF BEARINGS

Bearings are based upon the south line of the Southeast Quarter of Section 21, Township 1 South, Range 66 West of the 6th Principal Meridian as bearing N89°33'42"E between the South Quarter corner of said Section 21 being monumented by a found illegible 2" aluminum cap in a monument box and a found 1-1/4" red plastic cap stamped "TRISTATE PLS 28660" on said section line.

2. UTILITY LOCATIONS

Reserving, however, an easement for access and the use of sewer, gas, water and similar pipelines and appurtenance, and for electric, telephone and similar lines and appurtenances with said street right-of-way.

WARRANTY DEED
RECORDED 3/6/14
REC. NO. 2014000013843

QUIT CLAIM DEED
RECORDED 10/11/06
REC. NO. 200600038893

SPECIAL WARRANTY DEED
RECORDED 3/7/19
REC. NO. 2019000016551

QUIT CLAIM DEED
RECORDED 12/11/1914
BOOK 73, PAGE 81

SE1/4 SEC 21
T1S, R66W 6TH P.M.

NE1/4 SEC 28
T1S, R66W 6TH P.M.

AREA=38,574 SQ FT
(0.886 ACRES) ±

BARR LAKE MEADOWS LOT 7

BARR LAKE MEADOWS LOT 8

BARR LAKE

LEGEND

MONUMENT FOUND

ALIQUOT CORNER

SECTION LINE

ADJOINER LINE

PROPERTY LINE

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR

CLERK AND RECORDER


DEPUTY

RECORDER'S CERTIFICATE:

STATE OF COLORADO } SS
COUNTY OF ADAMS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON
THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M.

[illegible]

 MERRICK®	990 Greenwood Plaza Blvd., Greenwood Village, CO 80111		
	THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION, OF ANY UTILIZATION IF NOT A FINISHED INSTRUMENT, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.		
	MERRICK	SIGNATURE	DATE
	DRAWN	ALF	10/10/23
	DESIGNED		
	QC REVIEW	JSF	
	APPROVED	JSF	12/11/2023
	CLIENT	SIGNATURE	DATE
	REVIEW		
	APPROVED		

CAD FILE NAME
100206.00-136th Ave Vacation-C083-NF-MOD.dwg

E 136TH AVE VACATION	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	100206.00
SCALE:	1"=80'

TITLE: SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ADAMS, STATE OF COLORADO		
REVISION:	DRAWING NO.	SHEET NO. 1 OF 1