



Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
adamscountyco.gov

## Request for Comments

Case Name: East 64th Avenue Right-of-Way Vacation

Case Number: VAC2026-00001

March 3, 2026

The Adams County Planning Commission is requesting comments on the following application: **Vacate the existing recorded right of way for 64th Ave at 44400 East 64th Ave, Bennett CO to allow Adams County to reestablish the recorded right of way for E 64th to align with the actual E 64th Ave roadway 150ft to the north.** This request is located at 44400 E 64TH AVE. The Assessor's Parcel Number is 0181500000443.

Applicant Information:

DOUGLAS ERDAHL  
44400 E 64TH AVE

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 **March 27, 2026** 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 [CCottrell@adamscountyco.gov](mailto:CCottrell@adamscountyco.gov).

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/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adcogov.org](mailto:cedespanol@adcogov.org) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.*

Thank you for your review of this case.

Connor Cottrell  
Planner II

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BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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DISTRICT 2

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# PLAT CORRECTION

(ROADWAY/RIGHT-OF-WAY VACATION)

The purpose of this application is to detail the steps for vacation of roadways, which include any public street, alley, lane, parkway, avenue, road, trail, or other public way designated or dedicated on a plat, conveyed by deed, recorded easement, or acquired by prescriptive use, whether it has ever been used as such. A street or road, established as part of a subdivision, but never constructed or used as such, may be vacated and replatted through the replat process.

### Required Checklist Items

- Development Application Form
- Written Explanation
- Vacation Plat
- Proof of Ownership of Properties Accepting Vacated Lands
- Legal Description of Vacated Lands
- Statement of Taxes Paid

### Supplemental Items:

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-Plan@adcogov.org](mailto:CEDD-Plan@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.

Fees Due When Application is Deemed Complete	
ROW Vacation	\$600



## DEVELOPMENT APPLICATION FORM

**PROJECT NAME:**

### APPLICANT

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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### TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**DESCRIPTION OF SITE**

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES  NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

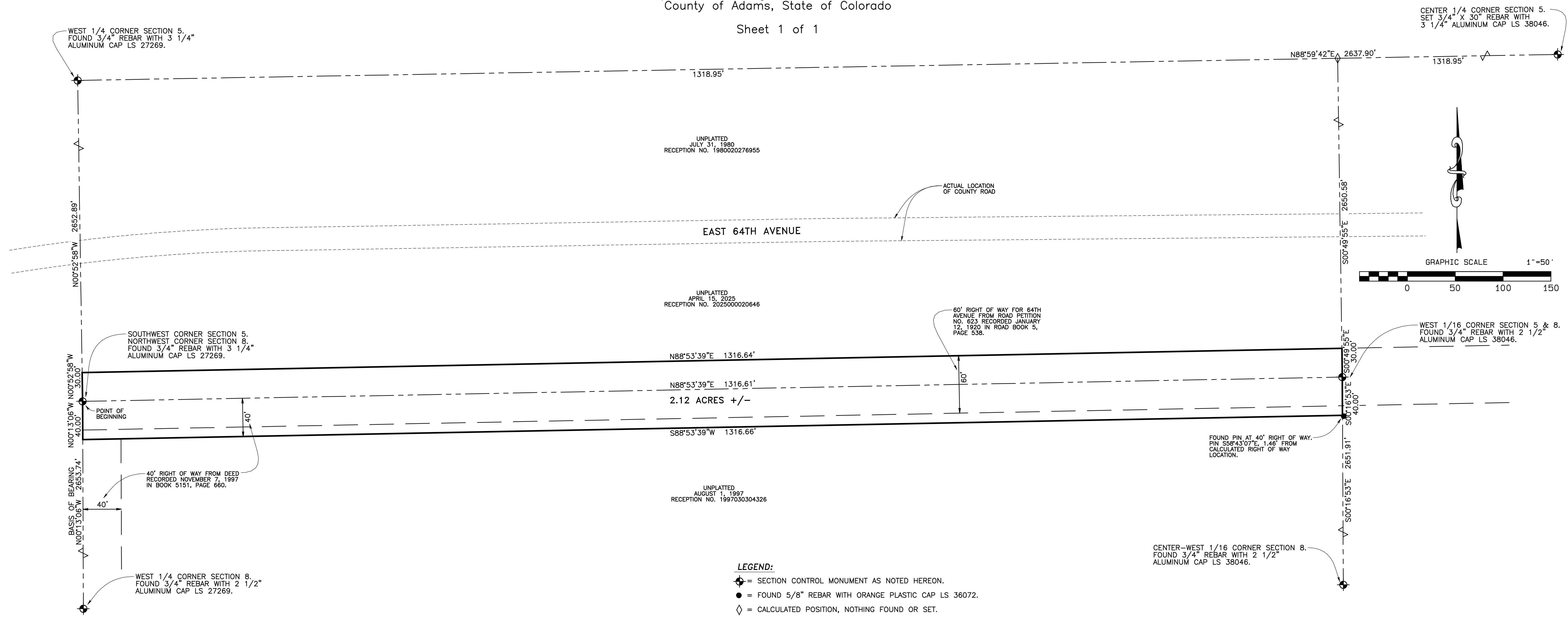
I am submitting a request for Vacation of Right of Way to allow for correcting legal description of this right of way for 64<sup>th</sup> Ave as it pertains to 44400 E 64<sup>th</sup> Ave.

Purpose of this request is to Vacate the existing recorded right of way for 64<sup>th</sup> Ave at 44400 East 64<sup>th</sup> Ave, Bennett CO to allow Adams County to reestablish the recorded right of way for E 64<sup>th</sup> to align with the actual E 64<sup>th</sup> Ave roadway. Which is 150ft north of the current location of the recorded right of way.

# East 64th Avenue Vacation Plat No. 2

Being a part of the West 1/2 of the Southeast 1/4 of Section 5,  
and the West 1/2 of the Northeast 1/4 of Section 8  
Township 3 South, Range 63 West of the 6th P.M.,  
County of Adams, State of Colorado

Sheet 1 of 1



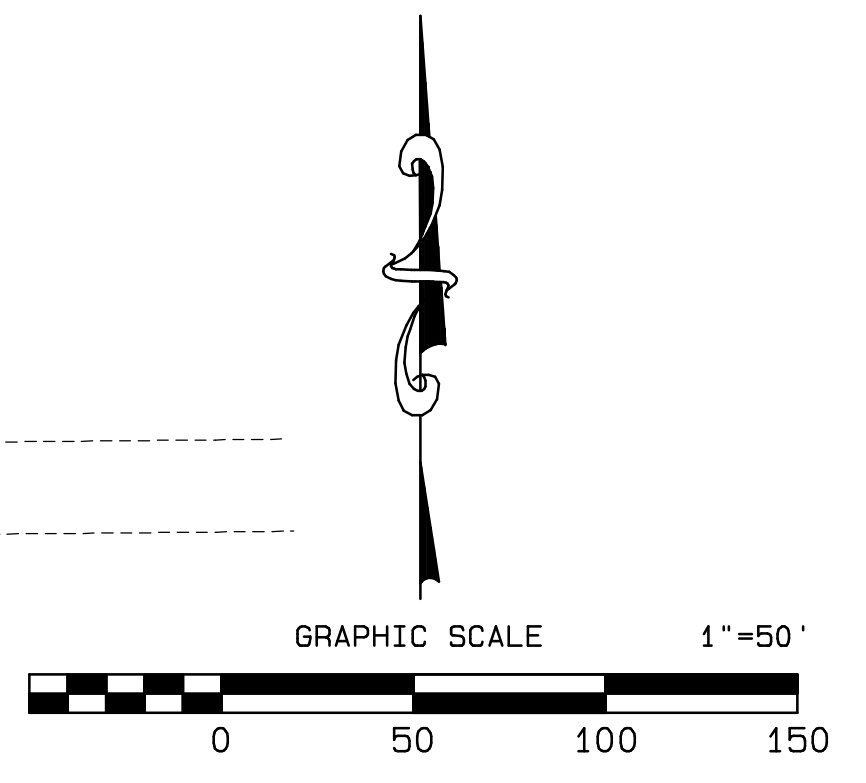
CENTER 1/4 CORNER SECTION 5.  
SET 3/4" X 30" REBAR WITH  
3 1/4" ALUMINUM CAP LS 38046.

WEST 1/4 CORNER SECTION 5.  
FOUND 3/4" REBAR WITH 3 1/4"  
ALUMINUM CAP LS 27269.

UNPLATTED  
JULY 31, 1980  
RECEPTION NO. 1980020276955

UNPLATTED  
APRIL 15, 2025  
RECEPTION NO. 202500020646

UNPLATTED  
AUGUST 1, 1997  
RECEPTION NO. 1997030304326



- LEGEND:**
- ⊕ = SECTION CONTROL MONUMENT AS NOTED HEREON.
  - = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP LS 36072.
  - ◇ = CALCULATED POSITION, NOTHING FOUND OR SET.
  - = ALIQUOT (SECTION) LINE.
  - - - - = RIGHT OF WAY LINE.
  - — — — = VACATED RIGHT OF WAY LINE.
  - = EXISTING EAST 64TH AVENUE LOCATION.

**DESCRIPTION OF EAST 64TH AVENUE TO BE VACATED:**

THE PURPOSE OF THIS VACATION IS TO VACATE THE RIGHT OF WAY OF EAST 64TH AVENUE AS SHOWN HEREON.

**DESCRIPTION OF EAST 64TH AVENUE TO BE VACATED:**

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE COINCIDENT WITH THE WEST LINE OF SAID WEST 1/2 NORTH 00°52'58" WEST, A DISTANCE OF 30.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID WEST 1/2 NORTH 89°53'39" EAST, A DISTANCE OF 1316.64 FEET TO THE EAST LINE OF SAID WEST 1/2; THENCE COINCIDENT WITH SAID WEST LINE SOUTH 00°49'55" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE COINCIDENT WITH THE EAST LINE OF SAID WEST 1/2 SOUTH 00°16'53" EAST, A DISTANCE OF 40.00 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2 SOUTH 89°53'39" WEST, A DISTANCE OF 1316.66 FEET TO THE WEST LINE OF SAID WEST 1/2; THENCE COINCIDENT WITH SAID WEST LINE NORTH 00°13'06" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 92,164 SQUARE FEET OR 2.12 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

I, MERLE R. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

MERLE R. HOOS P.L.S. 38046  
FOR AND ON BEHALF OF  
AMERICAN WEST LAND SURVEYING CO.,  
A COLORADO CORPORATION

**NOTES:**

- 1) BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°13'06" WEST, AS MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) DISTANCES SHOWN ON THIS LAND SURVEY PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 3) 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

**BOARD OF COUNTY COMMISSIONERS:**

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR \_\_\_\_\_

**COUNTY ATTORNEY'S APPROVAL:**

APPROVED AS TO FORM \_\_\_\_\_  
COUNTY ATTORNEY

PO Box 129, Brighton, CO 80601 \* P:303-659-1532 \* mrh.amw@gmail.com  
SCALE 1" = 50' DRAWN BY: MRH CHECKED BY: CDH DATE: \_\_\_\_\_  
JOB NO: 18- REVISIONS: