



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: Dahlinger Tract Plat Corrections

Project Number: PRC2026-00009

May 5, 2026

The Adams County Planning Commission is requesting comments on the following application: **Plat Correction for Lot Line Vacation and Easement Vacation; Roadway Vacation of undeveloped right-of-way.** This request is located at . The Assessor's Parcel Number is 0172300006005, 0172300006006, 0172300006007, 0172300006008, 0172300006009, 0172300006010, 0172300006011, 0172300006012, 0172300006013, 0172300006014, 0172300006015, 0172300006016, 0172300007003, 0172300007004, 0172300007005, 0172300007006.

Applicant Information:

DARRELL SCHULER
16870 E 116TH CT

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 **05/26/2026** 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.

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.adamscountyco.gov/landuse.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adamscountyco.gov 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

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



PROJECT NAME: The Dahlinger Tract

APPLICANT

Name(s): Garrell Schuler Phone #: 303 503 6926
Address: 16870 E 116th Ct.
City, State, Zip: Commerce City, Co. 80022
2nd Phone #: 303 514 0859 Email: dfschuler1@gmail.com

OWNER

Name(s): The Schuler Family Trust Phone #: 303 503 6926
Address: 16870 E 116th Ct.
City, State, Zip: Commerce City, Co. 80022
2nd Phone #: 303 514 0859 Email: dfschuler1@gmail.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)
lisa14 CO@gmail.com

Name: Curtis Hoos Phone #: 303 659 1532
Address: American West Land Surveying Co.
331 S 4th Ave
City, State, Zip: Brighton, Co 80601
2nd Phone #: Email: amwest15.com

DESCRIPTION OF SITE

Address: 112th + Tower Rd. NW Corner

City, State, Zip: Unincorporated Adams County

Area (acres or square feet): 9.14 acres 398,098 Sq Ft.

Tax Assessor Parcel Number: ~~R0080217~~ 16 Numbers. Please See Property Information file

Existing Zoning: A9 2

Existing Land Use: Raw undeveloped Land

Proposed Land Use: No change. keep as raw land

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: Darrell F. Schuler Date: 4/2/26

Owner's Printed Name

Name: Darrell F. Schuler

Owner's Signature

April 9, 2026

The Schuler Family Trust

Re: The Dahlinger Tract (NW corner of 112th Ave. and Tower Rd. Approximately 9 acres)

Minor Subdivision Application

To whom it may concern,

This property was planned for residential development in approximately 1960. Streets right of ways, easements and lot lines were placed. We believe this is no longer the best use for this property.

We do not plan to develop this parcel. We wish to clean it up and sell it to an appropriate developer.

With this in mind we wish to vacate the street right of ways, the easements and the lot lines so we have one parcel of known size. This would include having Adams County re-deed the vacated property back to the owner. We wish to maintain the A2 zoning in unincorporated Adams County.

Thank you.

Sincerely,

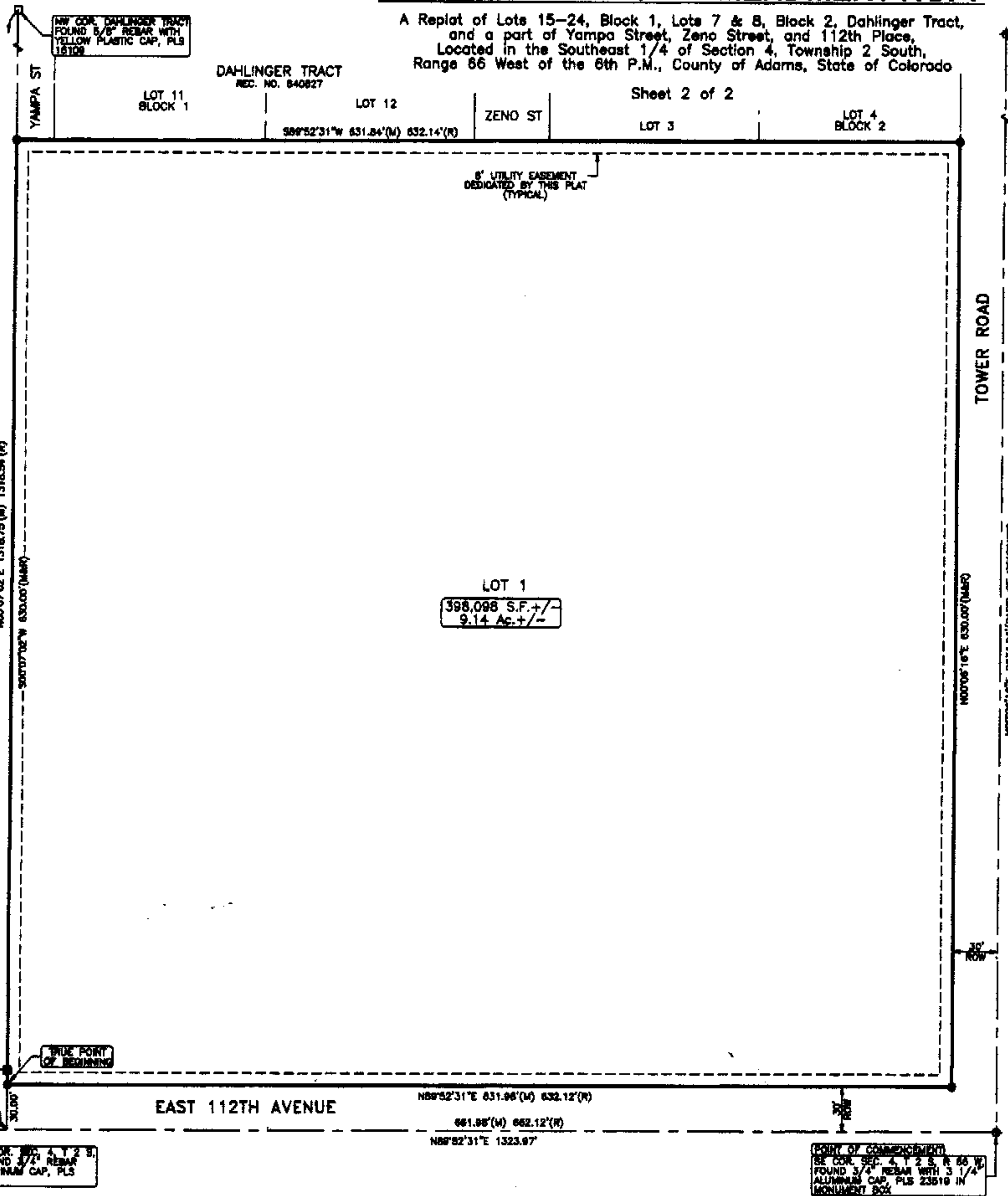
Darrell F. Schuler, Trustee of the Schuler Family Trust

DAHLINGER TRACT - AMENDMENT NO. 1

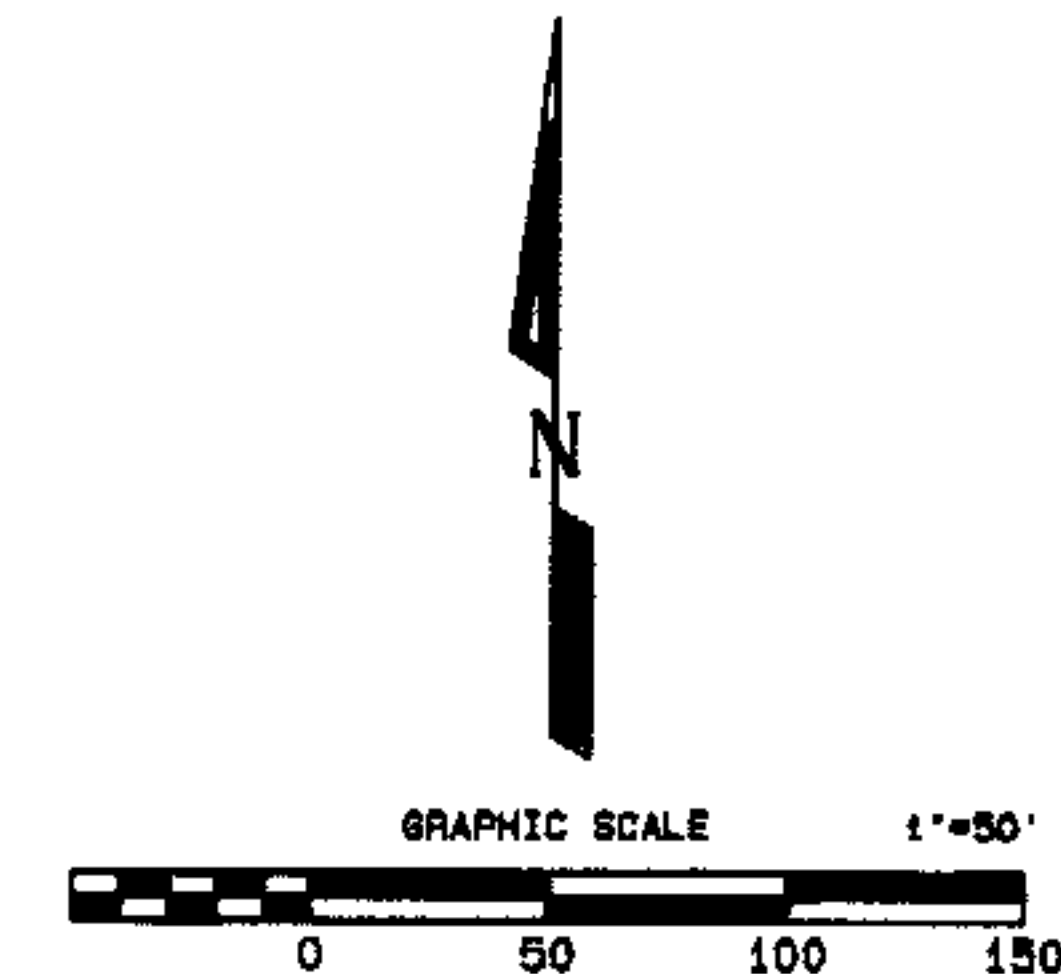
CASE NO. PRC2026-XXXXX

A Replat of Lots 15-24, Block 1, Lots 7 & 8, Block 2, Dahlinger Tract, and a part of Yampa Street, Zeno Street, and 112th Place, Located in the Southeast 1/4 of Section 4, Township 2 South, Range 66 West of the 6th P.M., County of Adams, State of Colorado

Sheet 2 of 2



EAST 1/4 COR. SEC. 4, T. 2 S., R. 66 W., FOUND 3/4\" REBAR WITH 3 1/4\" ALUMINUM CAP, PLS 24313 IN MONUMENT BOX



LEGEND

- ◆ = ALIQUOT MONUMENT, AS NOTED
- = SET 5/8\" X 24\" REBAR WITH 2\" ALUMINUM CAP, PLS 37871
- = FOUND 1/2\" REBAR WITH 1\" RED PLASTIC CAP, PLS 28648
- = FOUND 5/8\" REBAR WITH 1 1/4\" YELLOW PLASTIC CAP, PLS 18108
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD

American West
Land Surveying Co.
 A Colorado Corporation
 PO Box 128, Brighton, CO 80601 • P:303-659-1832 F:303-659-0875 • www.awsls.com

REVISION	DATE	BY
1	03/21/2028	AWL
2	03/21/2028	AWL
3	03/21/2028	AWL
4	03/21/2028	AWL
5	03/21/2028	AWL
6	03/21/2028	AWL
7	03/21/2028	AWL
8	03/21/2028	AWL
9	03/21/2028	AWL
10	03/21/2028	AWL

PLS 24313 IN MONUMENT BOX

DAHLINGER TRACT - AMENDMENT NO. 1

CASE NO. PRC2026-XXXXX

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Sheet 1 of 2

PROPERTY DESCRIPTION

LOTS 15-24, BLOCK 1, LOTS 7 & 8, BLOCK 2, DAHLINGER TRACT, AND A PART OF YAMPA STREET, ZENO STREET, AND 112TH PLACE, LOCATED IN THE SOUTH-EAST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 TO BEAR NORTH 00°06'16" EAST, BEING MONUMENTED ON THE SOUTH END BY A 3 1/4" ALUMINUM CAP, PLS 23519 IN MONUMENT BOX, AND ON THE NORTH END BY A 3 1/4" ALUMINUM CAP, PLS 24313 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 89°52'31" WEST, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 661.98 FEET TO THE SOUTHWEST CORNER OF DAHLINGER TRACT, AS SHOWN ON THE PLAT RECORDED JULY 23, 1968 AS RECEPTION NO. 840827 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 00°07'02" EAST, COINCIDENT WITH THE WEST LINE OF SAID DAHLINGER TRACT, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 112TH AVENUE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°52'31" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 631.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE NORTH 00°06'16" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 630.00 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 2, DAHLINGER TRACT; THENCE SOUTH 89°52'31" WEST, COINCIDENT WITH THE NORTH LINE OF LOTS 13 AND 14, BLOCK 1, AND LOTS 5 AND 6, BLOCK 2, DAHLINGER TRACT, A DISTANCE OF 631.84 FEET TO THE NORTH-WEST CORNER OF SAID LOT 13 AND THE WEST LINE OF SAID DAHLINGER TRACT; THENCE SOUTH 00°07'02" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 630.00 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 398,098 SQUARE FEET OR 9.14 ACRES, MORE OR LESS

OWNERSHIP AND DEDICATION CERTIFICATE

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DAHLINGER TRACT - PLAT CORRECTION NO. 1. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

OWNERS: THE SCHULER FAMILY TRUST - DARREL SCHULER AS TRUSTEE

DARREL SCHULER AS TRUSTEE

ACKNOWLEDGEMENT

COLORADO }
ADAMS COUNTY } SS

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY: DARREL SCHULER AS TRUSTEE OF THE SCHULER FAMILY TRUST

EXECUTED THIS ____ DAY OF _____, 20 ____

NOTARY PUBLIC

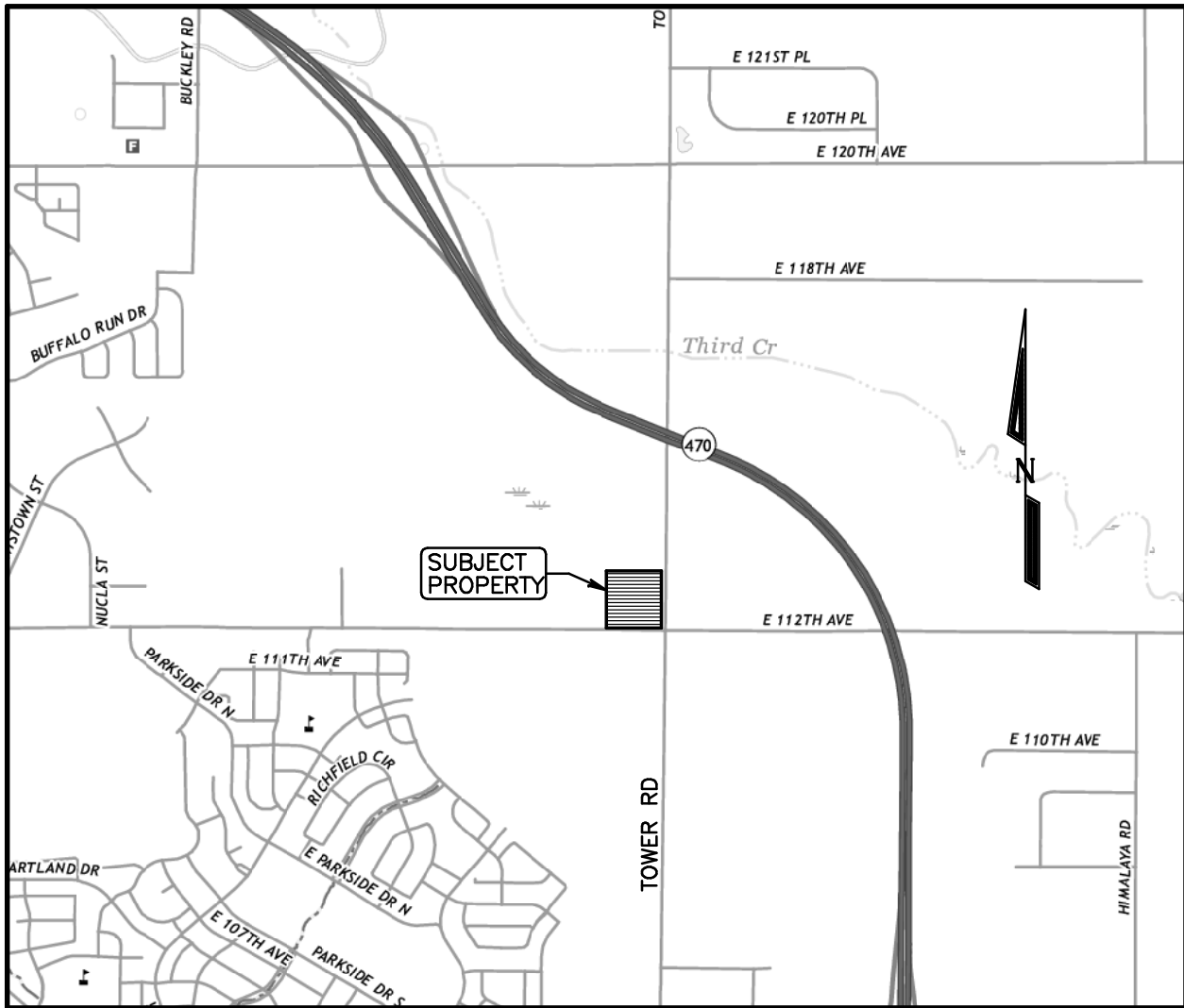
MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

SURVEYOR'S STATEMENT

I, CURTIS D. 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.

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



VICINITY MAP: 1" = 2000'

PLANNING COMMISSION REVIEW

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20 ____

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

EASEMENT STATEMENT

EIGHT-FOOT (8') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE PERIMETER OF THIS SUBDIVISION. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

STORM DRAINAGE FACILITIES STATEMENT

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

FLOODPLAIN NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP DATED MARCH 5, 2007, MAP NO. 08001C0344H, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD).

NOTES

1) BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M. IN ADAMS COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 00°06'16" EAST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 23519 IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 24313 IN MONUMENT BOX, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.

5) AMERICAN WEST LAND SURVEYING CO. RELIED UPON TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY DATED AUGUST 9, 2022, ORDER NO. ABC70783621, FOR INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

ZONING INFORMATION

ZONING: AGRICULTURAL (A-2)

FRONT SETBACK: 50 FEET

SIDE CORNER SETBACK: 50 FEET

SIDE SETBACK: 10 FEET

REAR SETBACK: 20 FEET

PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestils.com		
REVISION	DATE	SCALE 1" = 50'
		DATE: APRIL 8, 2026
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: SCHULER
		JOB NO: 26-
FILE: Z:\D\Dahlinger Tract\SCHULER PLAT CORRECTION.pro		

