



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: Martinez West 62nd Avenue Right-of-Way Vacation

Case Number: VAC2026-00004

August 12, 2026

The Adams County Planning Commission is requesting comments on the following application: **Right-of-Way Vacation of the northern five feet of W. 62nd Avenue adjacent to the real property located at 1101 W. 62nd Avenue** This request is located at 1101 W 62ND AVE. The Assessor's Parcel Number is 0182509100052.

Applicant Information:

ORLANDO SR PROPERTIES LLC
1660 LINCOLN STREET, SUITE 3000

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 **09/02/2026** 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 mayor.

Thank you for your review of this case.

Connor Cottrell
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

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DISTRICT 2

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Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



DEVELOPMENT APPLICATION FORM

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:	1101 W. 62nd Avenue
City, State, Zip:	Thornton, CO 80229
Area (acres or square feet):	The area of the right-of-way to be vacated is approximately 0.05 acres. The area of the property accepting the vacated lands is approximately 0.706 acres.
Tax Assessor Parcel Number	0182509100052 (Parcel Number of property accepting the vacated lands)
Existing Zoning:	I-2
Existing Land Use:	Commercial
Proposed Land Use:	Commercial

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.

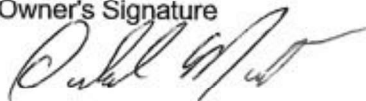
Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



West 62nd Avenue Right-of-Way Vacation

Adams County, Colorado

Written Description of Right-of-Way Vacation Application

This is an application for the vacation of the northern five feet of W. 62nd Avenue adjacent to the real property located at 1101 W. 62nd Avenue, Thornton, CO, 80229, also identified as Adams County Assessor Parcel Number 0182509100052 (the “**Property**”).

The Property is owned by Orlando Sr Properties, LLC, and is located immediately adjacent to the northern boundary of the right-of-way for W. 62nd Avenue. The Property will accept the ownership of the vacated land. The Property is approximately 0.706 acres; the area of the right-of-way to be vacated is approximately 0.05 acres.

The vacation is intended to facilitate roadway realignment and future site improvements at the Property, although please note that there is no specific development of the Property planned at this time. This application is exclusively an application for the vacation of that portion of the right-of-way described and depicted on the Vacation Plat attached to this application.

CASE NO. VAC2026-000

NE Corner Section 9
T. 3 S., R. 68 W., 6th P.M.
(See Note 3.)



A five (5) foot-wide strip of land being adjacent to the southerly line of a tract or parcel of land No. 43R of the State Department of Highways, Division of Highway, State of Colorado, Project No. QI 76-1(36) situated in the NE1/4 of the NE1/4 of Section 9, Township 3 South, Range 68 West of the Sixth Principal Meridian, County of Adams, State of Colorado, said strip of land being described as follows:

PURPOSE STATEMENT:

The purpose of this roadway vacation plat is to vacate a portion of the right-of-way of West 62nd Avenue south of and adjacent to the parcel of land identified as "4.3R" by the Colorado State Department of Highways and shown herein in order to facilitate building expansion and roadway realignment for future site improvements.

GRAPHIC SCALE



0 15 30

1 inch = 30 feet

Aliquot Section Corner as Described.

ADDRESS: 1101 W. 62nd AVENUE

SE Corner NE1/4 NE1/4 Sec.
T. 3 S., R. 68 W., 6th P.M.

1.) Certification Defined: The use of the word "certify" or "certification" by a registered professional surveyor, in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

2.) Notice: According to Colorado law you must commence any legal action based on 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 herein.

3.) This roadway vacation survey plat is based on the still existing corner monuments found and used for the Land Survey Plat certified on October 15, 2003 and deposited December 30, 2003 in Book 1 of the County Surveyor's Land Survey / Right-of-Way Surveys at Page 2384, Recd. No. 105-153).

4.) Bearings shown are based on the south line of the subject property of said 2003 Land Survey Plat, also being the north line of the South 20 Feet of the NE1/4 of the NE1/4 of said Section 9, monumented as shown hereon with property corner measurements marked I. S. No. 955, said line bearing S 80°54.72' W.

5. Found 3-1/4" Alloy Cap L.S. No. 6973 S-0.3'± & W-0.2'± of the unmonumented calculated corner position held for this aliquot section corner. This unmonumented calculated corner was shown as the controlling corner position for the Land Survey Plat property description certified on October 15, 2003 and deposited December 30, 2003 in Book 1 of the County Surveyor's Land Survey / Right-of-Way Surveys at Page 2384. Rem. No. 105-153.

6.) Reserving, however, an easement for the continued use of existing sewer, gas, water and similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances within said street right-of-way.

Approved by Adams County Board of County
Commissioners this _____ Day of _____
20_____

RECORDED'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF ADAMS }

CLERK AND RECORDER

DEPUTY

I hereby certify that this is a true and correct survey of the above described parcel, and was performed by me, or under my direct supervision, on the 2nd Day of March, 2026.



Not Valid Without
Signature And Date

SE Corner NE1/4 Section 9
T. 3 S., R. 68 W., 6th P.M.
(See Note 3.)

AEGIS Surviving, Inc.

ALDIS Surveying, Inc.
PROFESSIONAL LAND SURVEYING CONSULTANTS
3395 Yates Street Denver, Colorado 80212 (303)477-9319

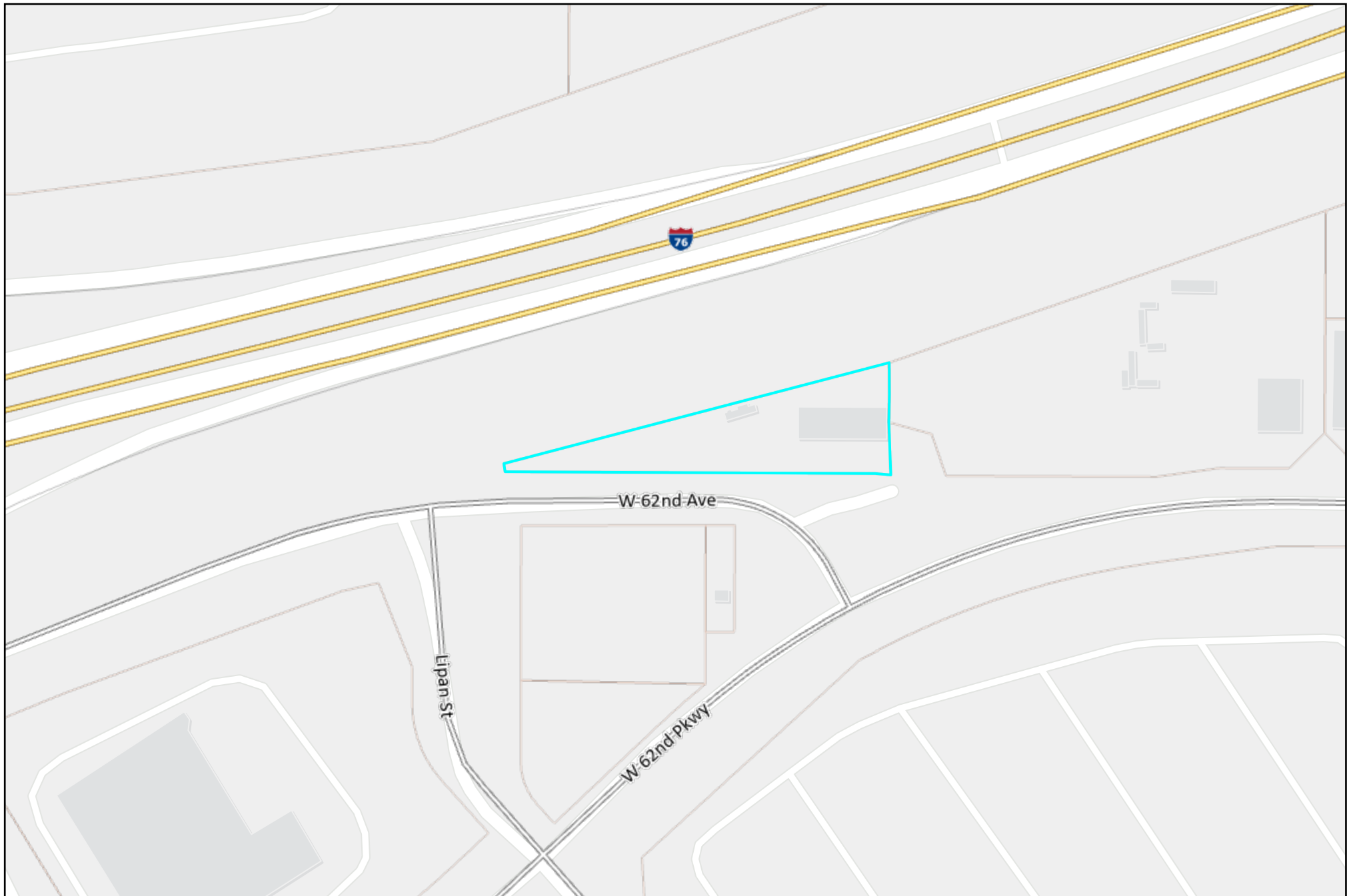
PROJECT: MARTINEZ PROPERTY

UNIT: West 62nd Avenue Vacation Plat

Scale: 1" = 30'

Scale. 1 = 30	Project No.: 42602
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Date: March, 2026



Case Name Simple Map: Martinez West 62nd Avenue Right-of-Way Vacation

Case Number VAC2026-00004

