



May 31, 2024

Jim Fitzmorris
7200 S. Alton Way, C-400
Centennial, CO 80112
jfitzmorris@jrengineering.com

Mid-Rail Real Estate LLC
Attn: Sam Stein
6000 Jensen Dr
Houston, TX 77026
sam.stein@sss-steel.com

RE: Planning Comments for 1st Submittal of Case # **V24-0001** (vacation of 7th Avenue inactive right-of-way)

Dear Jim,

Thank you for your patience with the review of this project. The following comments/questions are included for your response. While the comments are intended to be as inclusive and complete as possible, please be aware that additional comments may result from revisions and subsequent submittals.

Planning Division – Matt Kowalski

mkowalski@c3gov.com
(303) 227-8861

Planning Comments:

- 1) Planning has no comments of our own on this application.
- 2) I saw that the water district (South Adams County Water and Sanitation District) is asking for updated easements. Staff will contact them to confirm this does not impact the vacation of 7th Avenue, but rather can either be handled on your final plat (S-698-24) or by separate document. I will follow-up with you when I hear back.

Referral Agency Comments

This case has been referred to numerous other internal and external agencies for review. In your next submittal (if needed), please be sure to also address all comments in any attachments provided by the other review agencies. You may contact those reviewers directly with any questions on their comments.

Next Steps:

As of the time I am drafting this letter, it appears we are still waiting on comments from a few reviewers. Please allow a week or so to make sure no late comments come in. If no actionable comments from other reviewers, we should be ready to start talking about next steps. If you have any further questions, or wish to discuss anything, please contact me at (303) 227-8861 or via email at mkowalski@c3gov.com. I will be in touch soon.

Sincerely,

Matt Kowalski

Matt Kowalski
City Planner
City of Commerce City



May 29, 2024

Matt Kowalski
Case Planner

Permit/Project ID: **V24-0001**
7th Avenue ROW vacation

Commerce City Community Development – Engineering has reviewed the following documents in support of the V24-0001 and has no concerns with the proposed ROW vacation.

If you have any questions, please contact me at 303-289-8176 or via email at lalverson@c3gov.com.

Sincerely,

Lee Alverson
Development Review and Coordination Engineer

cc: Larius Hassen, Director of Public Works
Shawn Poe, City Engineer
Chris Hodyl, Development Review Manager – Eng



Referral Agency Comment Form

Case # _____

Referral # _____

CONTACT INFORMATION

REVIEWER NAME

AGENCY NAME

EMAIL ADDRESS

PHONE NUMBER

COMMENTS

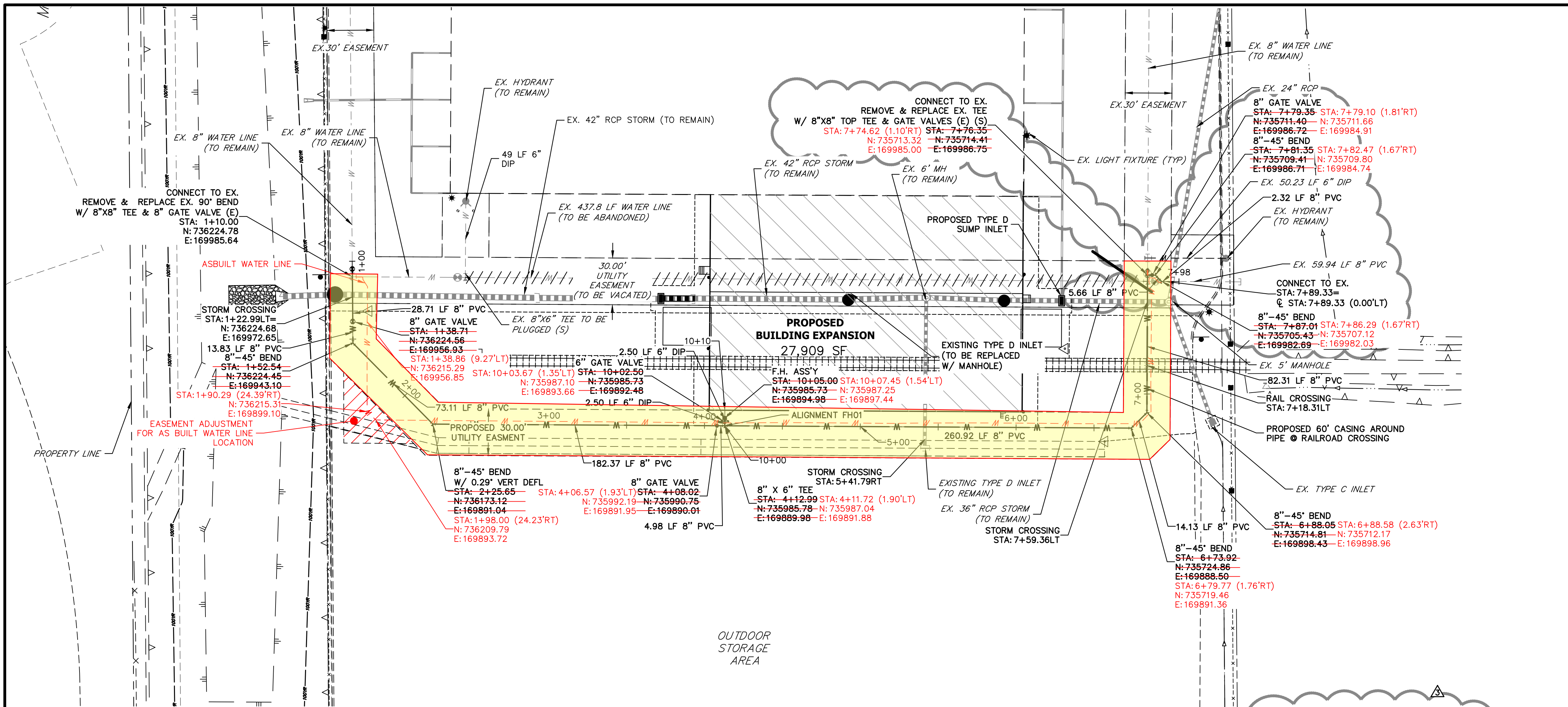
Today's Date _____ (mm/dd/yyyy)

Is this application pertinent to your agency? ☐ Yes ☐ No (If no, please explain why below)

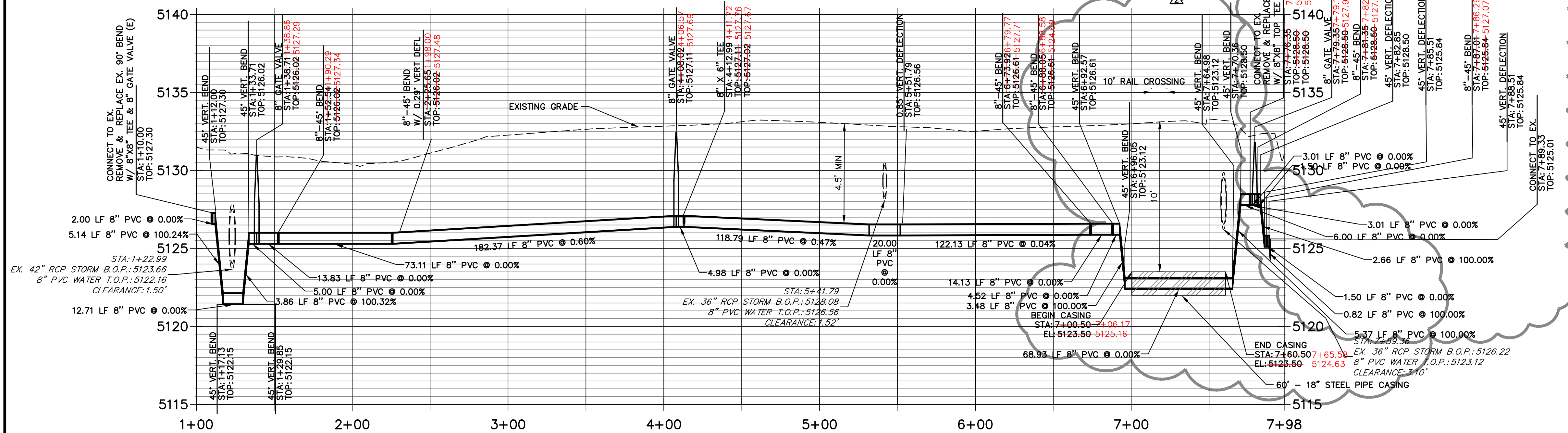
If so, is your agency satisfied with the plan as presented? ☐ Yes ☐ No

If "Yes", does your agency need to be included on any future referrals? ☐ Yes ☐ No

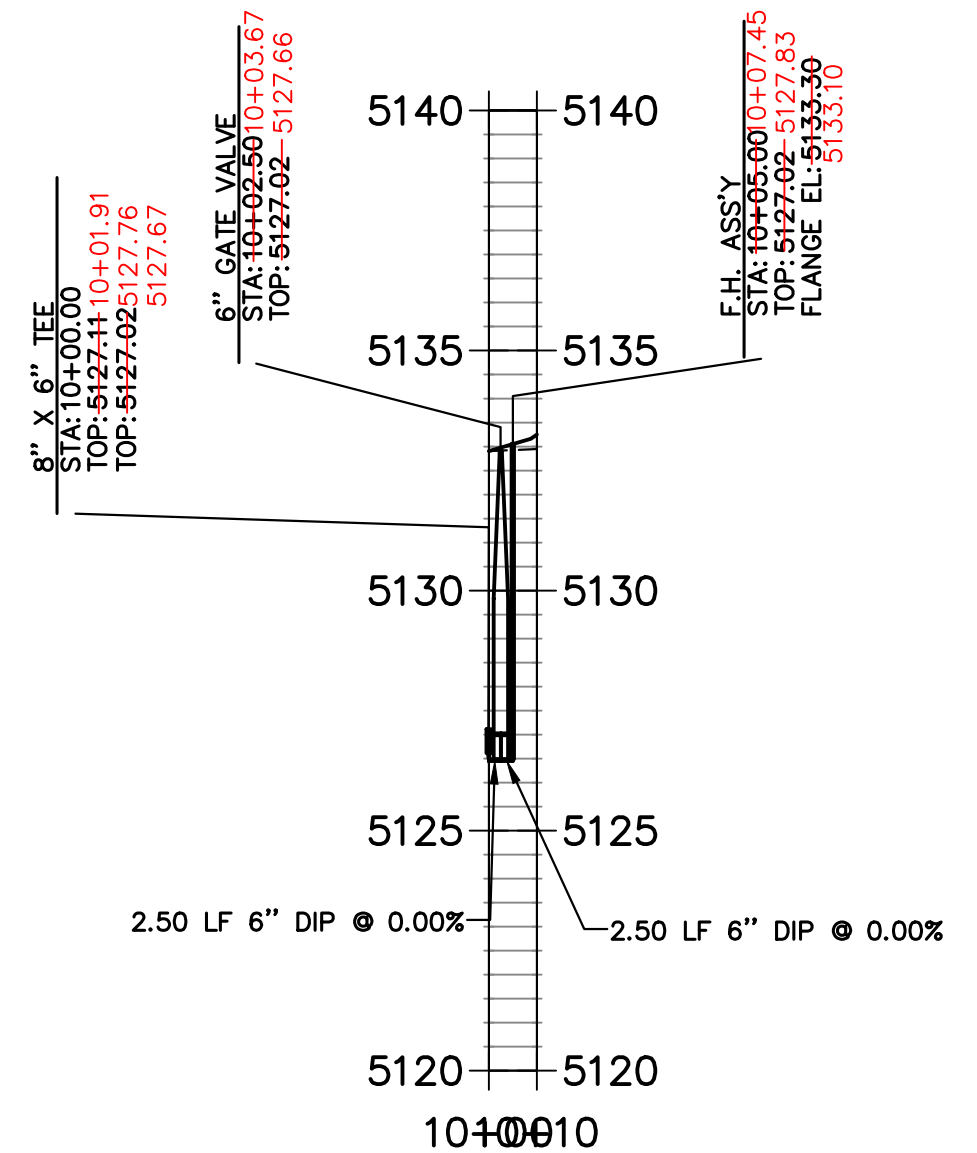
If "No", please input your comments below, or provide reference to a separate comment letter and/or redlines plan document. (The comment numbers below are for reference only. Please delete or add comment numbers as necessary, and feel free to continue the comments onto additional pages.)



**WP01 PROFILE
STA 1+00.00 TO 7+98.19**



**FH01 PROFILE
STA 10+00.00 TO 10+10.00**



RECORD DRAWING STATEMENT

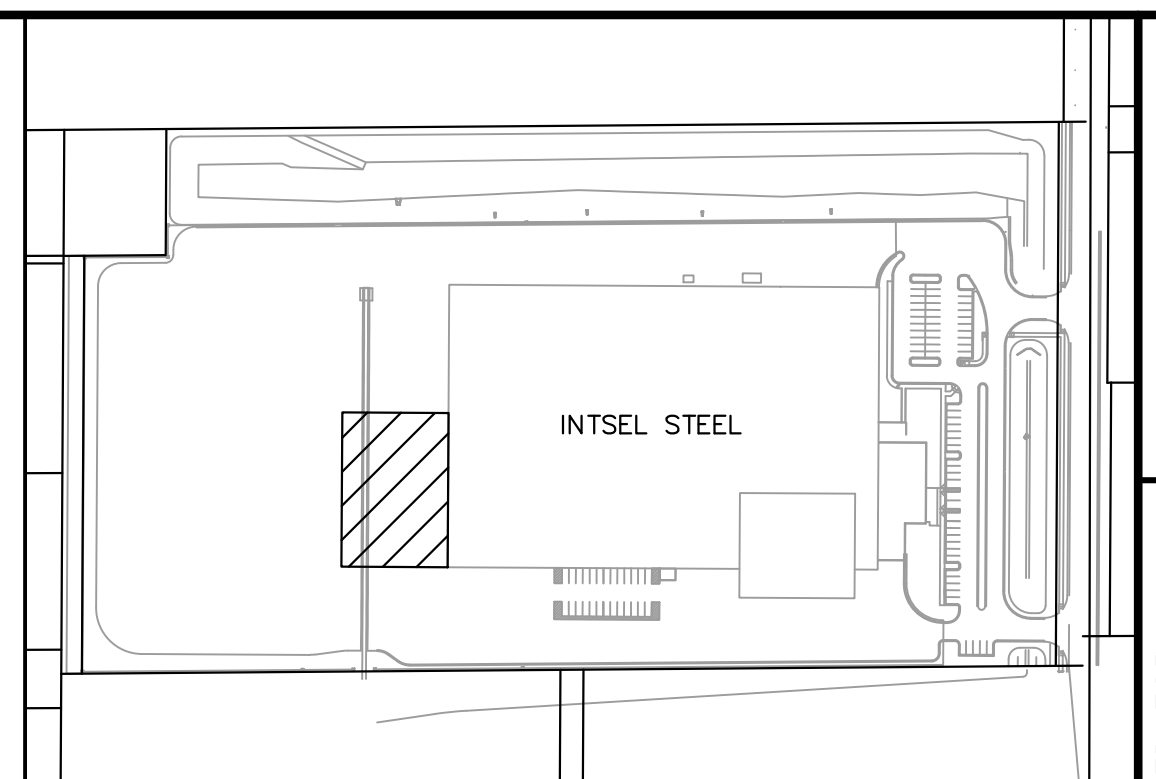
I, JAMES P. FITZMORRIS, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

JAMES P. FITZMORRIS, P.E.
COLORADO P.E. 28211
FOR AND ON BEHALF OF JR ENGINEERING, LLC

LEGEND

- 6" VERTICAL CURB & GUTTER WITH 1' PAN
- EXISTING EDGE OF ASPHALT
- EXISTING GAS PIPE
- EXISTING WATER PIPE
- EXISTING SANITARY SEWER
- EXISTING IRRIGATION PIPE
- EXISTING STORM SEWER W/ MANHOLE
- PROPOSED STORM SEWER W/ MANHOLE
- PROPOSED WATER PIPE
- PARKING COUNT
- EXISTING SIGN
- EXISTING OHU POLES
- FIRE HYDRANT
- EXISTING ROW
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- 6' CHAIN LINK FENCE
- 8' PRIVACY FENCE

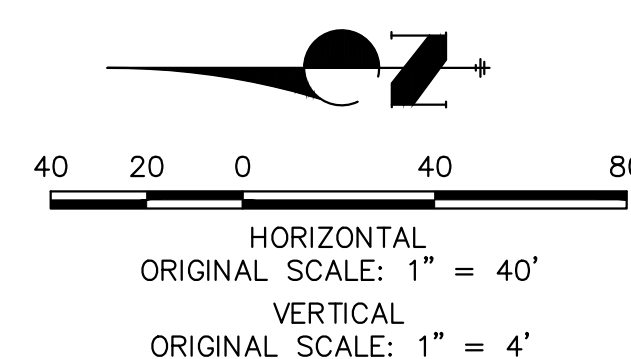
KEY MAP
SCALE 1"=250'



NOTE:
RED COLOR - INDICATES AS-BUILT
RECORD DRAWING
11/2023

UTILITY NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



811
Know what's below.
Call before you dig.

Jim J. [Signature]
11/20/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MID RAIL REAL ESTATE LLC
6000 JENSEN DRIVE
HOUSTON, TX 77026
ATTN: GARY STEIN
P: (713) 697-7105

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION
JBP		

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"= 40'	1"= 4'	11/20/23	AMT	AMT	

**INTSEL STEEL WEST BUILDING
EXPANSION AS-BUILT**

WATERLINE PLANS

SHEET 4 OF 6

JOB NO. 15855.05



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