LJA LAND DEVELOPMENT

BUCKLEY CROSSING

COMMERCE CITY, COLORADO

VACATION OF RIGHT-OF-WAY NARRATIVE

PREPARED FOR:
CITY OF COMMERCE CITY
DALTON GUERRA

PREPARED BY:
LJA

ON BEHALF OF:
CARLSON LAND DEVELOPMENT

January 16, 2026

303.421.4224
www.LJA.com
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

January 16, 2026

Dalton Guerra
City of Commerce City
Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

Reference: Buckley Crossing – Vacation of Right-of-Way Submittal #3

Dear Mr. Dalton Guerra:

We are pleased to submit the third submittal of the Buckley Crossing proposed Vacation of Right-of-Way on behalf of Carlson Associates, Inc.- the Applicant. The following team of consultants have been assembled to complete this application:

Applicant
Carlson Associates, Inc.
12460 1st Street
East Lake, CO 80614
303.457.2966
Ryan Carlson
ryancarlson@carlsonland.net

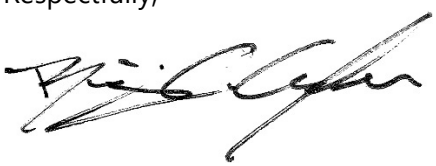
Owner
Tower Farm RC LLC
PO Box 247
East Lake CO 80614

Planner/Landscape Architect
LJA Engineering, Inc.
1765 W 121st Ave., Suite 300
Westminster, CO 80234
303.421.4224
Ben Carlson
bcarlson@lja.com
Jim Ivy
jivy@lja.com

Engineer/Surveyor
LJA Engineering, Inc.
1765 W 121st Ave., Suite 300
Westminster, CO 80234
303.421.4224
Kevin Lovelace
klovelace@lja.com
Derek Brown
debrown@lja.com

Thank you for your consideration of this application. We look forward to collaborating with the City of Commerce City. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process, and we look forward to your response.

Respectfully,



Ben Carlson
Senior Planner

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Project Description

Buckley Crossing is located north of East 112th Avenue, South of East 120th Avenue, and immediately southwest of E-470. Along the western boundary of Buckley Crossing, a 60' wide strip of existing undeveloped right-of-way exists south of East 118th Drive. This land separates The Village at Buffalo Run and Columbine Ranches from Buckley Crossing.

As planned within the Buckley Crossing PUD Amendment #1, this piece of land totaling 3.914 acres is old abandoned Buckley Road right-of-way that is to be vacated as part of the Buckley Crossing development. This land is intended to be open space and as part of a larger buffer area and open space trail corridor between Buckley Crossing and The Village at Buffalo Run and Columbine Ranches. Opportunities for pedestrian circulation are extensive, as walks and trails extend to connect Buckley Crossing with adjacent trail networks in the region. Areas will be designed with an ultimate condition in mind as various filings within Buckley Crossing are constructed for phased development in the interim in relation to circulation and landscape.

Overall, development of Buckley Crossing will occur in phases based on infrastructure completion and market demand for uses in future Filings. The early phase of subdivision is currently planned to include residential uses, beginning with single-family detached residential lots/associated parks/open space in Planning Areas A and/or B (designated as Buckley Crossing Filing No. 3), adjacent to the proposed right-of-way vacation.

Although this portion of Buckley Road is inactive, the development plans a semi-parallel north/south arterial connection between E 120th Avenue and E. 112th Avenue. There are existing South Adams County Irrigation and Sanitary Sewer Mains located within the subject ROW which are intended to remain undisturbed. A separate easement to South Adams County is expected to be requested by the Water & Sanitation District to ensure access and maintenance ability is preserved.

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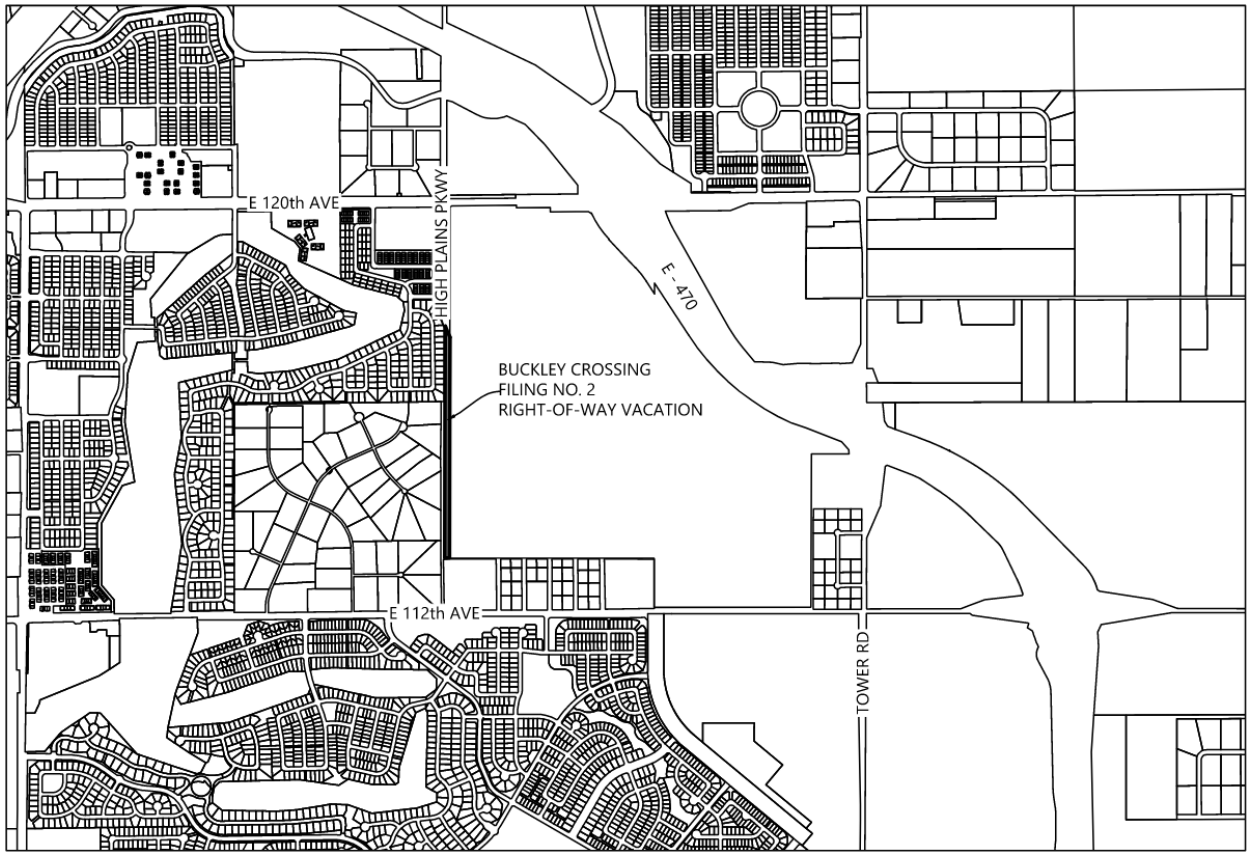

Vicinity Map

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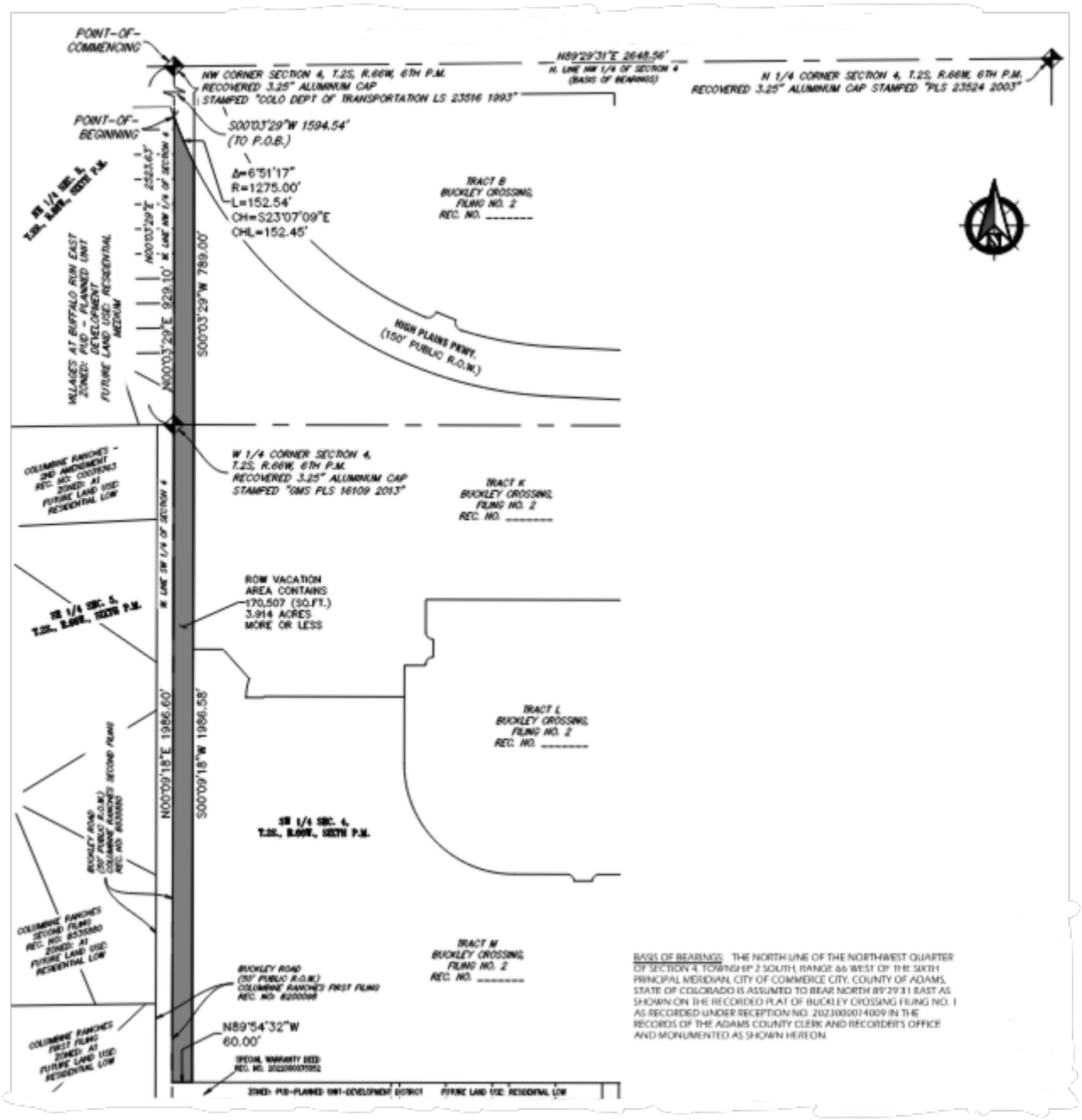

Vacation Land Area

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Vacation of Right-of-Way Approval Criteria

a) *The vacation is consistent with the comprehensive plan and any other applicable city-approved plan;*
Response: The vacation of this right-of-way remains consistent with the comprehensive plan and other city-approved plans. The proposed vacation conforms with the City's plan to realign the north/south transportation corridor to High Plains Parkway. This existing ROW is currently undeveloped and will serve the community as open space with its ultimate replatting referenced below.

b) *The land to be vacated is no longer necessary for the public use and convenience;*
Response: The public right-of-way proposed to be vacated has no existing public access infrastructure and only contains underground wet utilities owned and maintained by South Adams County Water & Sanitation District. The intended use for the land is to be a portion of a larger buffer between developments as well as an open space trail corridor for the community.

c) *The vacation will not create any landlocked properties;*
Response: No landlocked properties will be created by this vacation of right-of-way. Buckley Crossing will be accessed from the extension of High Plains Parkway running through the property. The Village at Buffalo Run is accessed from East 112th Avenue and East 120th Avenue. Columbine Ranches is accessed from East 112th Avenue. No Right-of-way access from adjacent developments exists today.

d) *The vacation will not render access to any parcel unreasonable or economically prohibitive;*
Response: This vacation of right-of-way does not prohibit access to any property. This portion of right-of-way contains no surface improvements and all adjacent properties are accessed from other locations.

e) *The vacation will not reduce the quality of public services to any parcel of land; and*
Response: The land that is proposed to be vacated is intended to be developed into an open space trail corridor, which will not prohibit potential utility services to any parcel. As the land currently has no surface improvements, no additional public services are to be reduced as they are non-existent.

f) *A separate plat to replat the vacated area into a larger, usable piece of land has been submitted.*
Response: The proposed vacation will be included in Buckley Crossing Filing No. 2's final plat, currently in process under case number S24-0015 as open space.