



Ordinance #2153

Request to vacate a city owned, non-active utility easement

Applicant: Christian Brothers Automotive

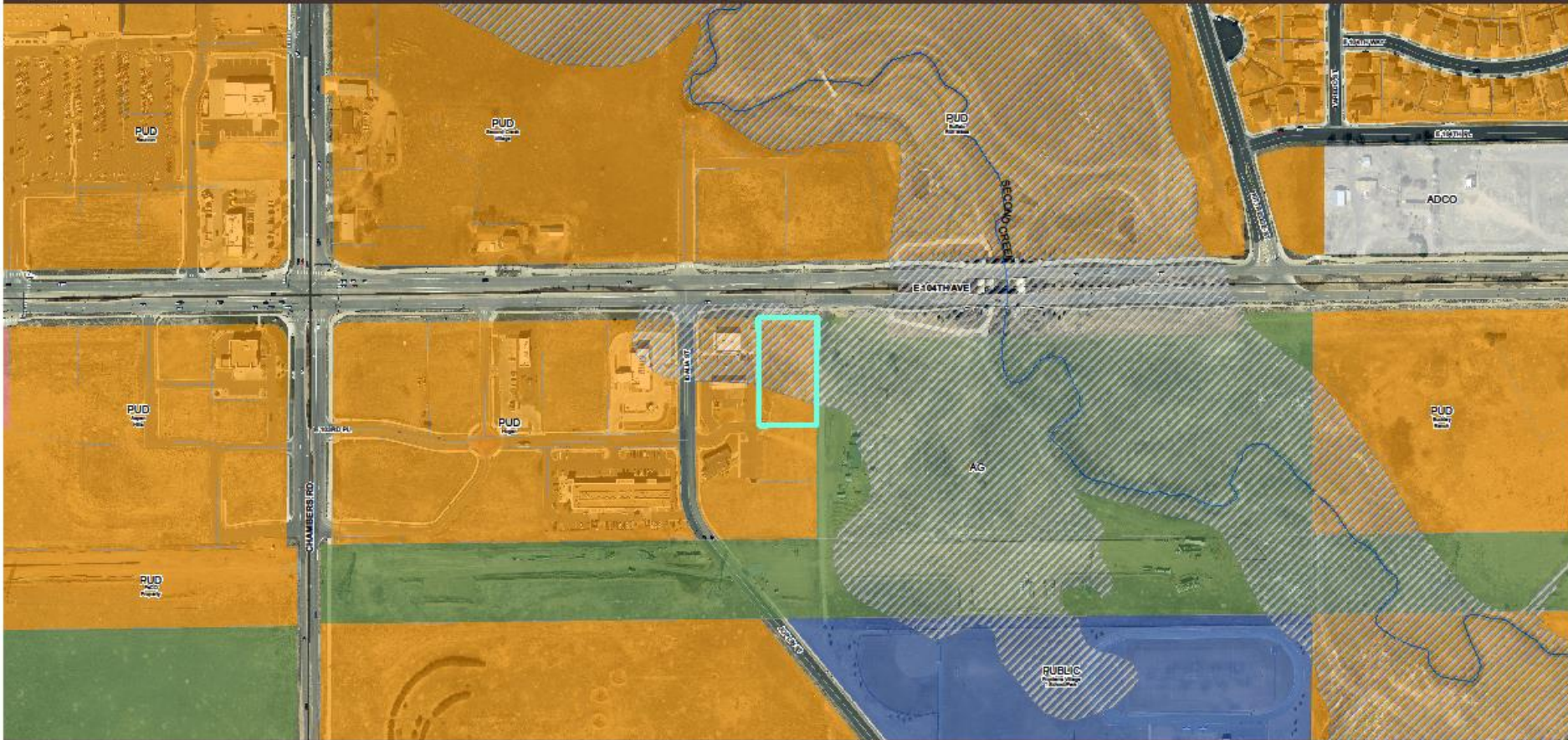
Presented by Domenic Martinelli, City Planner

Subject Property: Zoned PUD



Vicinity Map

Case: AU-1745-17



Commerce City Planning Division
Prepared By: CE, JAH/2017
Date Served: 6/6/2017
Document Path: O:\ECHO_BOARD_OF
ADJUDICATION\Case\AU-17-45-17 Christian Brothers

Applicant Request

- The applicant is requesting to vacate a city owned utility easement.
- The property was platted as a tract in 2007, and as a lot in 2016.
- At the time that both subdivisions were approved, the utility easement in question was in place, and no end users were identified at the time.
- The applicant has proposed a 5,069 square foot Christian Brothers automotive service facility.
- Use-by-permit case AU-1745-17 was approved by the Board of Adjustment in August 2017, and development plan D-343-17 was approved administratively.
- Non-active utility easements dedicated to the city require vacation via ordinance or plat per LDC Section 21-3233.



NORTHEAST CORNER
SECTION 18, T2S, R66W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP
IN RANGE BOX LS 23516

BASIS OF BEARINGS N89°19'34"E
NORTH LINE, NW 1/4, SECTION 17, T2S, R66W, 6TH PM

NORTH 1/4 CORNER
SECTION 18, T2S, R66W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP
STAMPED "LS 23516"

E. 104TH AVENUE
(150' R.O.W.)

10' UTILITY EASEMENT
REC. #2007000036158

398.99'

N89° 19' 34"E 156.83'

25' ACCESS & UTILITY EASEMENT
REC. #2007000036158

Portion to be vacated

LOT 3
43,999 SF
1.010 ACRES

285.00' N00° 40' 26"W

IDALIA STREET
(PRIVATE)

LOT 1,
HOGAN COMMERCIAL
SUBDIVISION
FILING NO. 2

LOT 1,
HOGAN COMMERCIAL
SUBDIVISION
FILING NO. 4

285.04' S00° 18' 38"W

25' ACCESS & UTILITY EASEMENT
REC. #2007000036158

25' ACCESS & UTILITY EASEMENT
REC. #2007000036158

LOT 1,
HOGAN COMMERCIAL
SUBDIVISION
FILING NO. 2

IDALIA STREET
(PRIVATE)

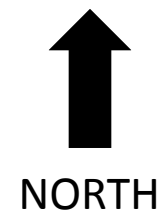
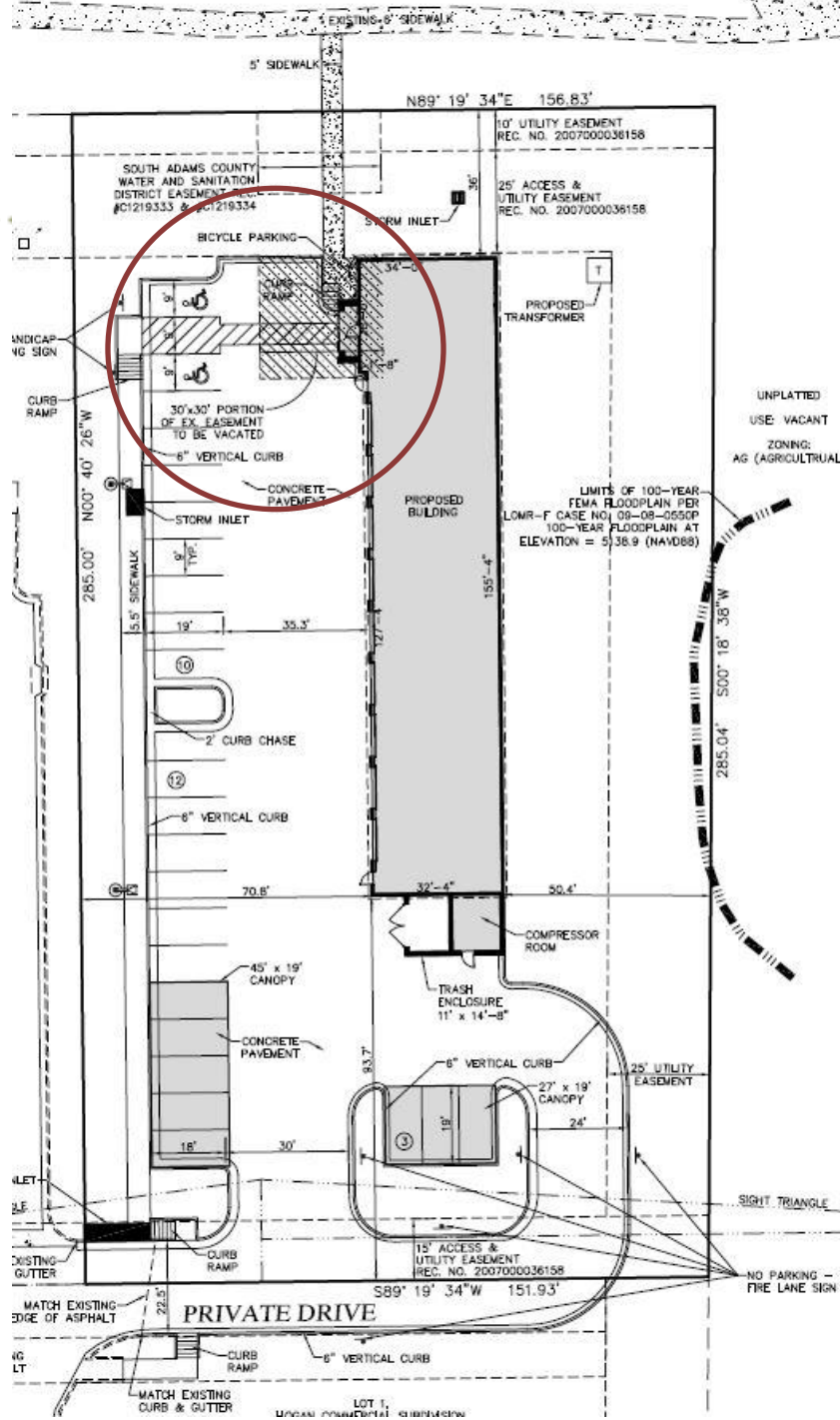
LOT 1,
HOGAN COMMERCIAL
SUBDIVISION
FILING NO. 4

LOT 3
43,999 SF
1.010 ACRES

5' ACCESS &
UTILITY EASEMENT
REC. #2007000036158

25' ACCESS &
UTILITY EASEMENT
REC. #2007000036158

Site Plan



Commerce
CITY

No Objection

- No objection letters received from:
 - Century Link
 - Comcast
 - South Adams County Water & Sanitation District
 - United Power
 - XCEL





Staff is available to answer any questions.

