

May 2, 2024

Mr. Matthew Kowalski  
**Commerce City Planning Department**  
7887 E. 60<sup>th</sup> Ave.  
Commerce City, CO 80022



**RE: Seventh Avenue Right of Way Vacation Request Letter of Explanation**

Dear Mr. Kowalski:

This narrative letter is written on behalf of the owner of the property adjacent to the Seventh Avenue Right of Way, Mid Rail Real Estate, LLC. The purpose of this right of way vacation is to abandon an existing right of way that is not in use and has never been used (to our knowledge) as a public roadway or for any utilities. This existing right of way does not serve any future need for connectivity of the properties in the area and is not shown as being needed on the City Master Transportation plan. Existing Ulster Street and existing Rosemary Street serve the above function in this immediate area.

This request is made by the property owner on both sides of this road right of way originally platted with the Irondale Subdivision (now a vacated plat) and being currently re-platted as Intsel Steel West Subdivision Filing Number 2.

This project is located on both sides of the intersection of E. 84<sup>th</sup> Avenue and Ulster Street. The property is situated in the southeast quarter of Section 18, Township 5 South, Range 69 West of the Sixth Principal Meridian in Commerce City, Adams County, Colorado. The project owner is Sam Stein, Mid Rail Real Estate LLC, 8573 Ulster Street, Commerce City, CO 80022. The engineer/ planner/ surveyor and authorized representative for the project is Jim Fitzmorris; JR Engineering, LLC; 7200 South Alton Way, Suite C400; Centennial, Colorado, 80112.

Attached to this letter are the submittal documents for this request. The included documents are the vacation plat and this letter. We understand that the City will create the application for signatures. Development of the properties included in this plat for industrial uses will require further approvals (at minimum a site development plan) processed through and approved by Commerce City.

We request Commerce City staff support and approval of by the City Council of the Seventh Avenue right of way vacation.

Sincerely,  
**JR ENGINEERING, LLC**

A handwritten signature in blue ink, appearing to read "J B Fitzmorris".

James B. Fitzmorris P.E.  
Vice President, Client Manager