



March 10, 2025

Nic Berry
City of Commerce City
7887 East 60th Avenue
Commerce City, CO 80022

Re: V25-0001 | PUDP24-0010 | S24-0014
12450 East 104th Ave

Subject: Easement Vacation Request

Dear Mr. Nicholas Berry:

The developer is processing a Subdivision Plat (**S24-0014**) and PUD Development Permit (**PUDP24-0010**) for the commercial redevelopment of the site at 104th and Hwy 2. This redevelopment plan includes the construction of new paved roads, landscaping, and infrastructure to support the first-phase lot development at the corner of 104th and Revere Parkway, while also laying the groundwork for future commercial and mixed-use development within the greater site.

As part of this effort, the reconfiguration of internal private roadways will render the existing access easement obsolete, and easements will be dedicated as necessary to serve the newly created lots and tracts. Therefore, the developer respectfully requests the vacation of the existing easement recorded under Reception **#2007000111534**.

Regards,

DocuSigned by:

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Nick Allen

cc: Kevin Preblud – EXDO Group Companies, President
Bruce Margoshes – EXDO Group Companies, Invest. Analysis & Asset Mgmt.
Rhys Duggan – Revesco Properties, President and CEO
Evan Kurtis – Revesco Properties, Construction Manager
Jordan Dillard – Calibre Engineering, Civil Design Lead