

## Road Vacation Staff Report

**Date:** April 16, 2026  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. Debord, County Manager  
**From:** Kati Carter, AICP, Director of Community Development *K C*  
**CC:** Eric Pavlinek, Principal Planner  
Jeanette Bare, AICP, Planning Manager  
Steven E. Koster, AICP, Deputy Director of Community Development  
**Subject:** Vacation of a Portion of Cottonwood Avenue – Road Vacation  
**Project File:** SB2026-004

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<b>Planning Commission Hearing:</b>	<b>April 20, 2026 @ 6:00 p.m.</b>
<b>Board of County Commissioners Hearing:</b>	<b>April 28, 2026 @ 2:30 p.m.</b>

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### **I. EXECUTIVE SUMMARY**

This is a request to vacate the easternmost portion of Cottonwood Avenue in Grand View Estates. Cottonwood Avenue was established by plat, but this portion is not constructed and has not been developed for public access. The abutting landowners would like to acquire ownership by splitting the vacated portion of right-of-way equally between the two properties.

Grand View Estates is located in the Northeast Subarea of the Nonurban Area of the 2040 Comprehensive Master Plan (CMP). The CMP outlines goals for these areas that protect natural and rural character and utilize existing services, where possible. No change to existing services is expected by the proposed road vacation request.

The Planning Commission will consider the road vacation request at its April 20<sup>th</sup> public hearing. Staff will provide an update on the Planning Commission's recommendation during its presentation to the Board of County Commissioners on April 28.

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

John and Jaime Coffman  
12430 Sixth Street  
Parker, CO 80134

## **B. Request**

The request is for approval of a road vacation request for the easternmost portion of Cottonwood Avenue in Grand View Estates.

## **C. Process**

A road vacation application is processed pursuant to Article 7B of the Douglas County Subdivision Resolution (DCSR). Article 7B states that the intent of the process is “to provide a review process for a road vacation either when no replatting or realignment is proposed, or when a replat or realignment is proposed.”

Per Section 709B.07 of the DCSR, “The Board shall evaluate the application, referral agency comments, public testimony, and the Planning Commission recommendation, and shall approve, conditionally approved, table for further study, remand to the Planning Commission or deny the vacation request. The Board’s action shall be based on the evidence presented and compliance with the adopted standards, regulations, policies and other guidelines.”

## **D. Location**

Cottonwood Avenue is an east-west road within Grand View Estates. The project site is located approximately 0.37 miles north of Lincoln Avenue, east of the Cottonwood Avenue and Sixth Street intersection. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

## **E. Project Description**

The applicant is proposing a road vacation of the easternmost segment of Cottonwood Avenue in Grand View Estates. This segment of road is not constructed or used a public right-of-way, nor has it been used for pedestrian or equestrian access. The vacated area will be equally divided between the lots abutting to the north and south and merged into each lot. No new parcels will be created.

The vacation resolution reserves a utility easement for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances, existing as of the date of the vacation.

## **III. CONTEXT**

### **A. Background**

Cottonwood Avenue was created with the original plat for Grand View Estates in 1957. The subdivision is made up of single-family residential lots of approximately 2 acres in size. Lots are served with individual well and septic systems. This portion of Cottonwood Avenue is not paved or improved. The ROW is 50 feet wide and approximately 361 feet in length, located between two residential lots and ends on the east at Tract B, Stonegate Filing 8B, owned by the Stonegate Village Metro District.

**B. Adjacent Land Uses and Zoning**

North, south, and east of the of the project site are other lots within Grand View Estates. Directly east of the proposal is a tract owned and maintained by the Stonegate Village Metropolitan District zoned Planned Development (PD).

**Zoning and Land Use**

Direction	Zoning	Land Use
North	ER	Residential, Grand View Estates
South	ER	Residential, Grand View Estates
East	PD	Vacant, Stonegate Village Metropolitan District
West	ER	Residential, Grand View Estates

**IV. PHYSICAL SITE CHARACTERISTICS**

**A. Site Characteristics and Constraints**

The segment of right-of-way is 50 feet wide and approximately 361 feet long.

**B. Access**

The two lots adjacent to this segment of ROW proposed to be vacated both front Sixth Avenue. Lot 5, Block 13 is vacant, and the applicant intends to build a home on the property. Lot 1A, Block 24 includes a residential home and detached outbuilding.

**C. Soils and Geology**

No known environmental hazards are located within the ROW segment to be vacated.

**D. Drainage and Erosion**

Public Works Engineering reviewed the request and had no comments related to drainage and erosion.

**E. Floodplain**

There is no FEMA-mapped 100-year floodplain identified within the portion of ROW.

**V. PROVISION OF SERVICES**

**A. Fire Protection**

South Metro Fire Rescue (South Metro) provides fire protection and emergency medical services to the project area. South Metro responded to the referral request with no objection to the proposed road vacation.

**B. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO had no concerns about the road vacation request.

### **C. Utilities**

Utility providers were provided a referral request regarding the proposed road vacation. AT&T commented that there should be no conflicts with AT&T Long Lines. Xcel Energy has no apparent conflict, but they noted that they have existing natural gas distribution facilities along Sixth Street. No other utility provider commented on the road vacation request at the writing of the staff report. The vacation resolution reserves a utility easement for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances, existing as of the date of the vacation.

### **D. Dedications**

There are no dedications associated with this road vacation. Cottonwood Avenue was dedicated to the Board at the time of subdivision; therefore, if approved, it will be formally vacated through a resolution per Article 709B of the DCSR. An easement for existing utilities as detailed above is being reserved over the vacated portion of Cottonwood Avenue through the vacation resolution. Ownership of the vacated portion of ROW will be assigned in equal parts to the owners of the abutting lots via the vacation resolution.

## **VI. PUBLIC NOTICE AND INPUT**

Referral agency responses collected during the referral period of January 28, 2026 through February 18, 2026, are included as an attachment to this staff report. All referral agency comments are outlined in the Referral Agency Response Report. Courtesy notices of an application in process were sent to abutting property owners and no comments were received. The Grandview Estates Homeowner's Association (HOA) does not have an official position either in favor or in opposition to the road vacation request as the HOA remains neutral.

In Accordance with Article 710B of the DCSR, notice of the hearing must be sent by first-class mail to each abutting landowner, published in the Douglas County News-Press, and posted on the road under consideration at least 14 days prior to the public hearing.

## **VII. PLANNING COMMISSION**

The Planning Commission will consider the road vacation request at its April 20<sup>th</sup> public hearing. Staff will report on the outcome of the Planning Commission public hearing during its presentation to the Board on April 28.

## **VIII. STAFF ANALYSIS**

Pursuant to Article 704 of the DCSR, a road vacation may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

**705B.01: A platted or deeded road or portion thereof, or unplatted or undefined roads which have arisen by public usage, shall not be vacated so as to leave any adjoining said road without an established public road or private access easement connecting said land with another established road.**

*Staff Comment: Sixth Street provides access to abutting lots.*

**705B.02: A vacation of a state highway must be approved by the Transportation Commission.**

*Staff Comment: This segment of Cottonwood Avenue is not a state highway. Therefore, this request does not require approval of the Transportation Commission.*

**705B.03: The road vacation, or vacation and replat, is keeping with the spirit and intent of the Douglas County Subdivision Resolution, and the Douglas County Comprehensive Master Plan and Transportation Plan.**

*Staff Comment: The road vacation maintains the intent of the DCSR, CMP, and Transportation Plan. Access to all affected parties will be maintained. The road network serving Grand View Estates is still County owned and maintained.*

**705B.04: The road vacation will not diminish the ability to provide adequate emergency services and will not increase the cost of services.**

*Staff Comment: All necessary emergency services are in place to continue to serve properties within Grand View Estates. South Metro had no objection to the request. DCSO had no concerns.*

**705B.05: The approval will not adversely affect the public health, safety and welfare.**

*Staff Comment: There are no adverse impacts created with the road vacation.*

## **IX. STAFF ASSESSMENT**

Staff has evaluated the road vacation request in accordance with Article 7B of the Subdivision Resolution. Should the Board find that the approval standards for the road vacation request are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the Road Vacation Resolution, all minor technical corrections shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

<b>ATTACHMENTS</b>	<b>PAGE</b>
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# Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to [planningsubmittals@douglas.co.us](mailto:planningsubmittals@douglas.co.us). Submittals may also be mailed or submitted in person to Planning Resources.

## PROJECT INFORMATION

Project Type: Road Vacation

Marketing Name: \_\_\_\_\_

Presubmittal Review Project Number: PS2025-243

## PROJECT SITE

Address: 12430 Sixth St, Parker, CO. 80134

State Parcel Number(s): 2233-071-99-055

Subdivision/Block#/Lot# (if platted): Lot 5, Block 13 Grand View Estates

## PROPERTY OWNER(S)

Name(s): John & Jaime Coffman

Address: 15930 Golden Eye Ct. Parker, CO 80134

Phone: 720-244-2407

Email: [REDACTED]

## AUTHORIZED REPRESENTATIVE

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

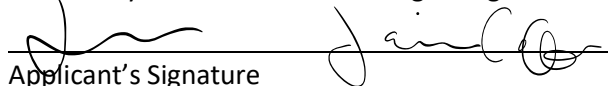
Phone: \_\_\_\_\_

Email: \_\_\_\_\_

*A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.*

## ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

  
Applicant's Signature

12/5/25  
Date

**NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email [planning@douglas.co.us](mailto:planning@douglas.co.us).**

**Project Number (Office Use Only):** \_\_\_\_\_

Douglas County Colorado  
Department of Community Development

January 21, 2026

To Whom It May Concern:

We, John & Jaime Coffman are seeing a vacation of Cottonwood Ave. to the south of our property located at 12430 Sixth St, Lot 5, Block 13, Grand View Estates, Parker, CO. 80134.

We would be splitting the land vacation down the middle with our neighbor to the south. Austin Harmon, 12380 Sixth St, Parker, whose cell number is 303-828-7672.

We would both be using the road as an extension of a driveway to access the back of the properties.

We appreciate your time and assistance in this matter.

Sincerely,

John Coffman  
720-244-2407

Jaime Coffman  
720-244-2411

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

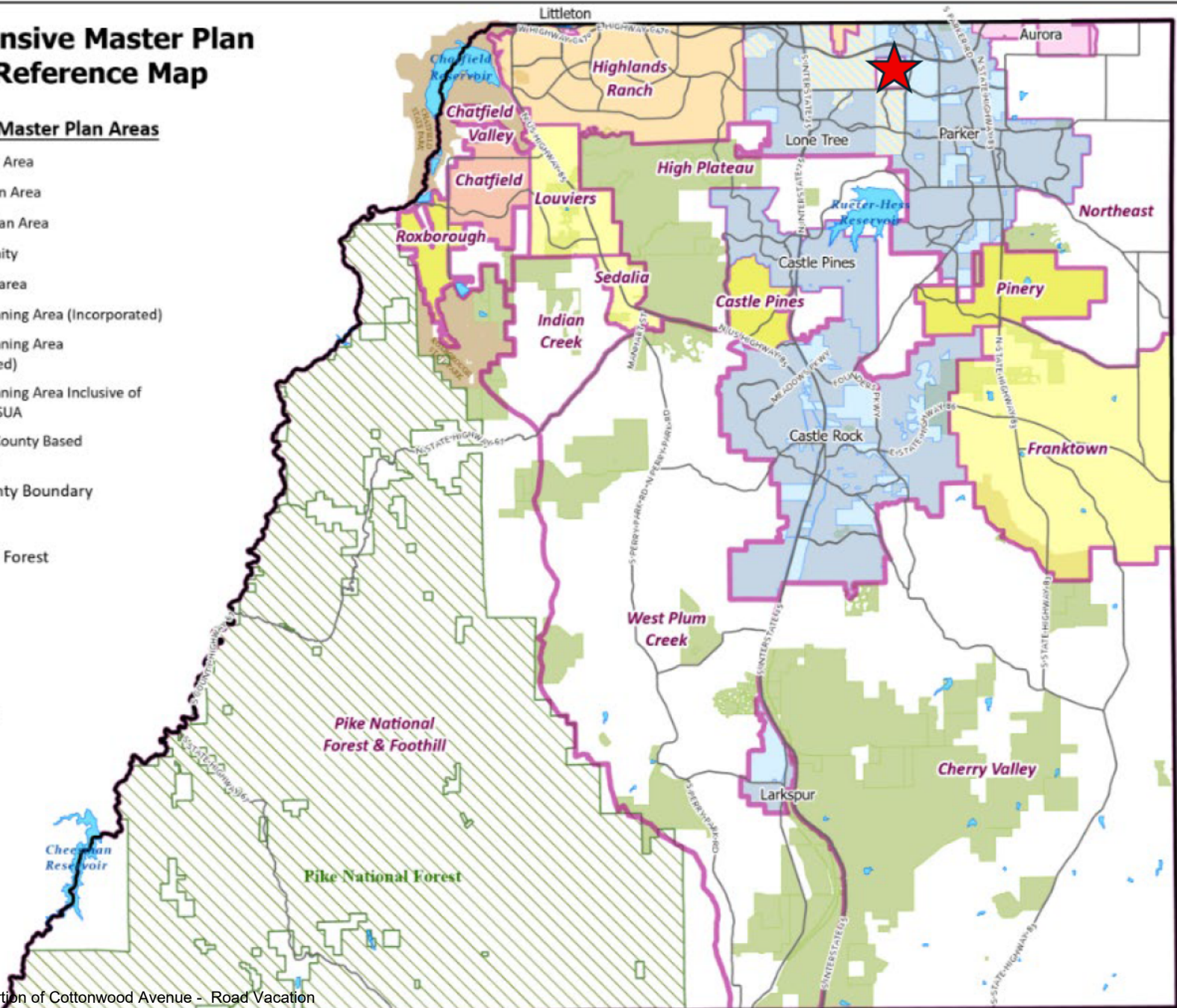
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

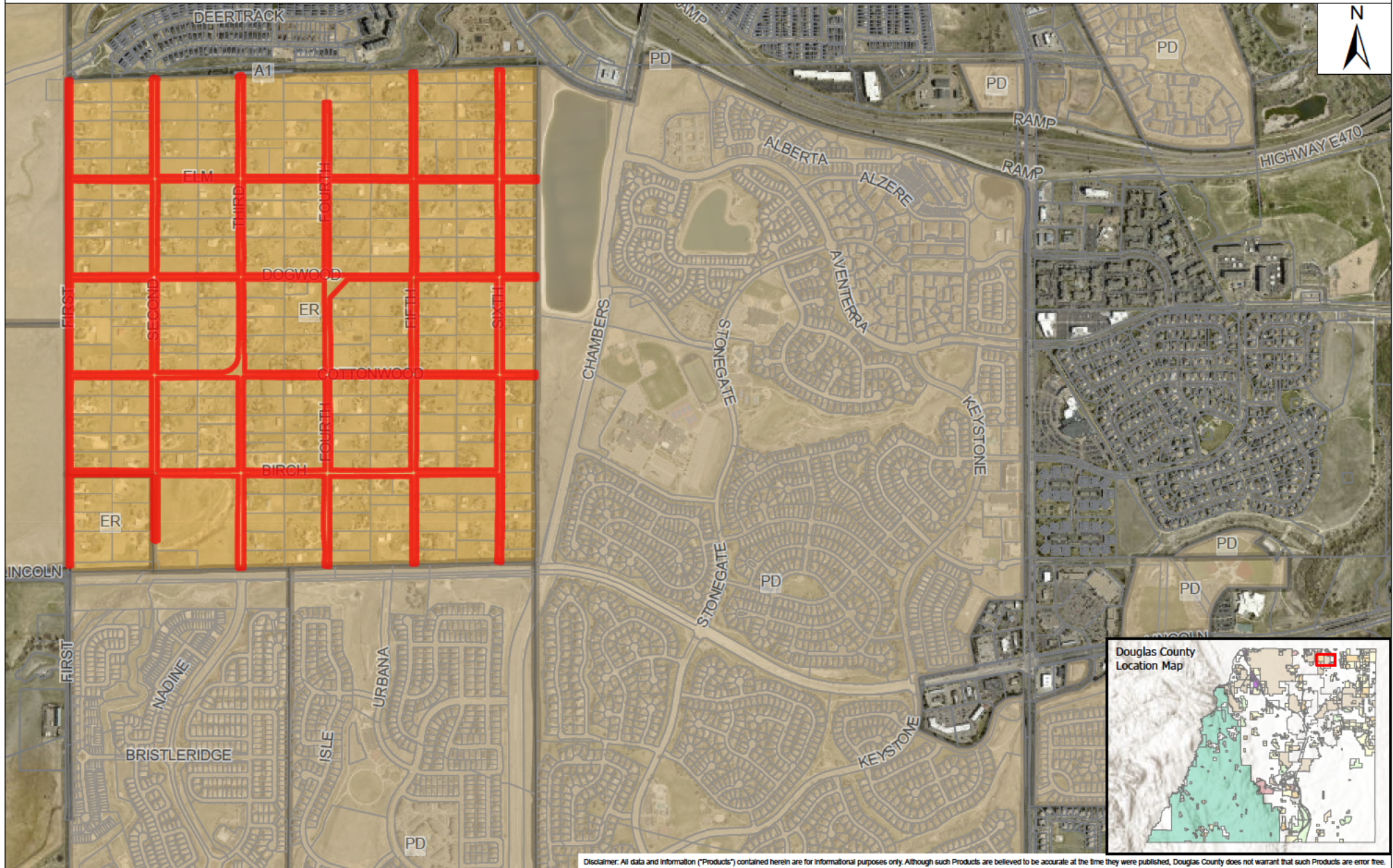
## Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

## Roadways

- Major Roads







Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 4/6/2026 9:21 AM

- A1 - AGRICULTURAL ONE
- ER - ESTATE RESIDENTIAL
- PD - PLANNED DEVELOPMENT



Date Saved: 4/6/2026 9:19 AM

-  ER - ESTATE RESIDENTIAL
-  PD - PLANNED DEVELOPMENT

**Referral Agency Response Report**

**Project Name:** Vacation of a portion of Cottonwood Ave

**Project File #:** SB2026-004

**Date Sent:** 01/28/2026

**Date Due:** 02/18/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	01/29/2026	<b>Verbatim Response:</b> No Comment.	No action necessary.
Arapahoe County Engineering Services Division		No Response Received.	
Arapahoe County PWD/ Planning		No Response Received.	
Assessor	02/18/2026	<b>Verbatim Response:</b> None	No action necessary.
AT&T Long Distance - ROW	01/29/2026	<b>Summary of Response:</b> There should be no conflicts with AT&T Long Lines.	No action necessary.
Building Services	01/30/2026	<b>Verbatim Response:</b> No Comment.	No action necessary.
CenturyLink		No Response Received.	
City of Lone Tree	01/28/2026	<b>Verbatim Response:</b> No Comment.	No action necessary.
Comcast		No Response Received.	
CORE Electric Cooperative		No Response Received.	
Engineering Services	02/18/2026	Engineering provided comments related to a pedestrian access easement and existing utilities within Cottonwood Avenue.  See letter attached for detail.	The applicant does not intend to provide a pedestrian access easement as there is no public connections provided to the east. Cottonwood Avenue terminates on the east as a tract owned and maintained by the Stonegate Village Metropolitan District.  Engineering reviewed the applicant's response and has no further comments on the pedestrian access.  The vacation resolution reserves a utility easement for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances and for electric, telephone, and similar lines and appurtenances, existing as of the date of vacation.
Grandview Estates HOA	02/16/2026	The HOA does not have an official position either in favor or in opposition to the road vacation request. The HOA remains neutral.  See letter attached for detail.	No action necessary.

**Referral Agency Response Report****Project Name:** Vacation of a portion of Cottonwood Ave**Project File #:** SB2026-004**Date Sent:** 01/28/2026**Date Due:** 02/18/2026

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Grandview Estates Rural Water Conservation District		No Response Received.	
Sheriff's Office	02/11/2026	<b>Verbatim Response:</b> Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time.	No action necessary.
Sheriff's Office E911		No Response Received.	
South Metro Fire Rescue	02/04/2026	<b>Verbatim Response:</b> South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed road vacation request.	No action necessary.
Stonegate Village Metro District		The District did not respond to the referral request but provided an email with no objection to the road vacation request.	No action necessary.
Stonegate Village Owners Association Inc		No Response Received.	
Town of Parker Development Review		No Response Received.	
Town of Parker Public Works	01/28/2026	<b>Verbatim Response:</b> No Comment.	No action necessary.
Xcel Energy-Right of Way & Permits	02/06/2026	<b>Summary of Response:</b> No apparent conflict.	No action necessary.

## Eric Pavlinek

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**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Thursday, January 29, 2026 2:27 PM  
**To:** Eric Pavlinek  
**Cc:** LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com; jt cwc64.com  
**Subject:** E Lincoln Ave Parker, Colorado Douglas County eReferral #SB2026-004  
**Attachments:** E Lincoln Ave Parker, Colorado.jpg

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near E Lincoln Ave Parker, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski  
Clearwater Consulting Group Inc  
120 9th Avenue South  
Suite 140  
Nampa, ID 83651  
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>  
Sent: Wednesday, January 28, 2026 7:53 AM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (SB2026-004) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:  
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: SB2026-004

Project Title: Vacation of a Portion of Cottonwood Avenue

Project Summary: Request to vacate a portion of Cottonwood Avenue with ownership to be split between Block 13, Lot 5 and Block 24, Lot 1A.

This referral will close on Wednesday, February 18, 2026.

If you have any questions, please contact me.



PROJECT AREA

GRAND VIEW ESTATES



## REFERRAL RESPONSE REQUEST

Date Sent: January 28, 2026

Comments due by: February 18, 2026

<b>Project Name:</b>	Vacation of a Portion of Cottonwood Avenue
<b>Project File #:</b>	SB2026-004
<b>Project Summary:</b>	A road vacation request to vacate the easternmost portion of Cottonwood Avenue in Grand View Estates. The platted right-of-way is located east of Sixth Street and between Lot 5, Block 13 and Lot 1A, Block 24. This segment of Cottonwood Avenue was established with the plat but has never been built or used as a public road. The proposed vacation of a portion of Cottonwood Avenue will be equally divided between the two adjacent landowners.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:  _____	
<input type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> City of Lone Tree	<b>Phone #:</b> 720-509-1275
<b>Your Name:</b> Maureen Welsh <i>(please print)</i>	<b>Your Signature:</b> <i>Maureen Welsh</i>
	<b>Date:</b> 01.28.2026

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,  
  
 Eric Pavlinek, Project Planner

## REFERRAL RESPONSE REQUEST

Date Sent: January 28, 2026

Comments due by: February 18, 2026

<b>Project Name:</b>	Vacation of a Portion of Cottonwood Avenue
<b>Project File #:</b>	SB2026-004
<b>Project Summary:</b>	A road vacation request to vacate the easternmost portion of Cottonwood Avenue in Grand View Estates. The platted right-of-way is located east of Sixth Street and between Lot 5, Block 13 and Lot 1A, Block 24. This segment of Cottonwood Avenue was established with the plat but has never been built or used as a public road. The proposed vacation of a portion of Cottonwood Avenue will be equally divided between the two adjacent landowners.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:  _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> Douglas County PW Eng	<b>Phone #:</b> 303-660-7490
<b>Your Name:</b> Jake Tolbert <i>(please print)</i>	<b>Your Signature:</b> <i>Jake Tolbert</i>
	<b>Date:</b> 2/18/26

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,  
*Eric Pavlinek*  
Eric Pavlinek, Project Planner

February 18, 2026

File No.: DV2026-099

Eric Pavlinek  
Douglas County Department of Community Development  
Planning Services  
100 Third St  
Castle Rock, CO 80104

Subject: Vacation of a Portion of Cottonwood Avenue – SB2026-004

Dear Eric:

Douglas County Public Works Engineering has reviewed the documents submitted for the referenced project and has the following comments.

- Pedestrians may use this portion of Cottonwood Ave for open space access. A pedestrian access easement may be required prior to approval of this vacation pending the review of other referral responses that are received.
- There may be existing utilities in the ROW to be vacated (at least 1 existing utility box is located in the ROW). If confirmation is received from any utility that there are active lines beneath land that will become privately owned, dedicated utility easements will need to be provided prior to approval of this vacation.

Please let me know if you have any questions regarding these items.

Respectfully,



Jake Tolbert  
Development Review Engineer

## Eric Pavlinek

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**Subject:** RE: Vacation of a portion of Cottonwood Avenue - Project File # SB2026-004

**From:** Jake Tolbert <jtolbert@douglas.co.us>  
**Sent:** Monday, March 2, 2026 9:18 AM  
**To:** Eric Pavlinek <epavlinek@douglas.co.us>  
**Subject:** RE: Vacation of a portion of Cottonwood Avenue - Project File # SB2026-004

Hi Eric,

Assuming that a blanket easement for existing utilities is included in the vacation as we discussed, Engineering has no further comment on this referral.

Thanks,

**Jake Tolbert** | [Development Review Engineer](#)  
**Douglas County Department of Public Works**  
**Engineering Services**  
**Address** | 100 Third St, Castle Rock, CO 80104  
**Main** | 303-660-7490  
**Direct** | 303-814-4334  
**Email** | [jtolbert@douglas.co.us](mailto:jtolbert@douglas.co.us)

**From:** Eric Pavlinek <epavlinek@douglas.co.us>  
**Sent:** Friday, February 27, 2026 11:50 AM  
**To:** Jake Tolbert <jtolbert@douglas.co.us>  
**Subject:** FW: Vacation of a portion of Cottonwood Avenue - Project File # SB2026-004

**From:** John - Jaime Coffman [REDACTED]  
**Sent:** Friday, February 27, 2026 11:43 AM  
**To:** Eric Pavlinek <epavlinek@douglas.co.us>  
**Subject:** Re: Vacation of a portion of Cottonwood Avenue - Project File # SB2026-004

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Eric,

Please find our response and the updated survey.

Thanks,  
John & Jaime Coffman

# **GRANDVIEW ESTATES**

## **HOMEOWNER'S ASSOCIATION**

P.O. Box 2157

Parker, CO 80134-9443

**Re: Grand View Estates HOA Referral Response - Project SB2026-004  
Request to vacate a portion of Cottonwood Ave with ownership to be split  
between Block 13, Lot 5 and Block 24, Lot 1A**

Thank you for forwarding this referral to our attention to review. I apologize for the late response, but I wanted all newly elected HOA Committee members to weigh in. Our collective response is below;

The Grand View Estates HOA has not adopted any official position either in favor or in opposition to the proposed roadway vacation and remains neutral. Nor has the HOA sponsored, initiated, endorsed, or objected to any request, petition, or action related to the vacation of this roadway. All efforts and proposals concerning the roadway vacation are requested and managed by individual property owners. We expect that adjacent property owners may also provide their personal comments on the matter.

### **Grand View Estates HOA Committee Members**

Karen Hickman – Chair

John Thompson – Vice Chair

Mike Stoffel – Treasurer

Tina Schwartz – Secretary

Cindy Schuler – Member at Large

Kevin Keyser – Member at Large

Cathy Coots – Member at Large

# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE

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Eric Pavlinek, Project Planner  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: Vacation of a Portion of Cottonwood Avenue  
Project File #: **SB2026-004**  
S Metro Review # REFPR26-00025

Review date: February 4, 2026

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** A road vacation request to vacate the easternmost portion of Cottonwood Avenue in Grand View Estates. The platted right-of way is located east of Sixth Street and between Lot 5, Block 13 and Lot 1A, Block 24. This segment of Cottonwood Avenue was established with the plat but has never been built or used as a public road. The proposed vacation of a portion of Cottonwood Avenue will be equally divided between the two adjacent landowners.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed road vacation request.



**Heidi Plummer**

RE: Lot 5 Block 13, Sixth St, Grand View Estates

To: Jaime Coffman

We don't object as we have no interest in a right away.

Heidi

**Heidi Plummer**

*Stonegate Village Metropolitan District  
10252 Stonegate Parkway  
Parker, CO 80134  
303-858-9909*

---

**From:** John - Jaime Coffman <[REDACTED]>  
**Sent:** Tuesday, November 25, 2025 9:51 AM  
**To:** Heidi Plummer <[heidi@svmd.org](mailto:heidi@svmd.org)>  
**Subject:** Re: Lot 5 Block 13, Sixth St, Grand View Estates

Douglas County said this is the original plot plan.

On Nov 24, 2025, at 1:47 PM, Heidi Plummer <[heidi@svmd.org](mailto:heidi@svmd.org)> wrote:

Can you provide the original plat that created your Lot 5. If there is a Stonegate easement, it might be identified on that plat, and we would like to review it closely.

Heidi

**Heidi Plummer**

*Stonegate Village Metropolitan District  
10252 Stonegate Parkway*



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

February 6, 2026

Douglas County Planning Services  
100 Third Street  
Castle Rock, CO 80104

Attn: Eric Pavlinek

**Re: Vacation of a Portion of Cottonwood Avenue, Case # SB2026-004**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas distribution facilities along North 6<sup>th</sup> Street.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: [violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

Douglas County  
Department of Community Development  
Planning Services  
Eric Pavlinek  
100 Third St  
Castle Rock, CO 80104

RE: Vacation of a portion of Cottonwood Ave  
Project File: SB2026-004

Eric Pavlinek:

We reviewed the Agency Responses. In regards to Douglas County Public Works Engineering comments, utilities were contacted and there is no existing right of way. The utility box in the ROW wouldn't be disturbed. As to pedestrians using this portion of Cottonwood Ave to access open space, we would rather not have a pedestrian easement access but are willing to do so if required to for approval to vacate. Pedestrians do have access to the open space from E Elm Ave and Dogwood Ave.

Please let us know if there is anything else you need from us.

Sincerely,

John & Jaime Coffman  
12430 Sixth St  
Parker, CO 80134  
Mailing address:  
15930 Golden Eye Ct.  
Parker, CO 80134

RESOLUTION NO. R-026- \_\_\_\_\_

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION VACATING A PORTION OF COTTONWOOD AVENUE GRAND  
VIEW ESTATES SUBDIVISION FILING NO. 1,  
LOCATED IN THE SE ¼ OF SECTION 7,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
DOUGLAS COUNTY, COLORADO

**WHEREAS**, the Board of County Commissioners desires to vacate the eastern-most portion of Cottonwood Avenue, east of Sixth Street located in the NE 1/4 of Section 7, Township 6 South, Range 66 West of the 6<sup>th</sup> P.M., Douglas County, Colorado, and more specifically described on Exhibit A attached hereto and incorporated herein; and

**WHEREAS**, Section 43-2-303, C.R.S., authorizes the Board of County Commissioners to vacate roadways, easements, rights-of-way, and other public ways located within the unincorporated area of the County; and

**WHEREAS**, the Planning Commission held a public hearing concerning the road vacation on April 20, 2026; and

**WHEREAS**, the Board of County Commissioners held a public hearing concerning the road vacation on April 28, 2026; and

**WHEREAS**, written notice of said hearing was mailed by first-class postage to each abutting landowner on March 14, 2026; and

**WHEREAS**, notice of said public hearing was published in the Douglas County News-Press on March 26, 2026; and

**WHEREAS**, notice of said public hearing was posted on April 4, 2026; and

**WHEREAS**, all required notices of said hearing were given as required by section 710B of the Douglas County Subdivision Resolution; and

**WHEREAS**, the vacated portion of Cottonwood Avenue is located entirely within the unincorporated area of Douglas County; and

**WHEREAS**, the vacated portion of Cottonwood Avenue does not constitute the boundary line between two counties; and

**WHEREAS**, the vacated portion of Cottonwood Avenue does not constitute the boundary of a city or town; and

**WHEREAS**, the vacation of a portion of Cottonwood Avenue, as depicted on Exhibit A, will not leave any land adjoining this portion of Cottonwood Avenue without an established public road or private access easement connecting said land with another established public road; and

**WHEREAS**, the vacation of a portion of Cottonwood Avenue is in keeping with the spirit and intent of the Douglas County Subdivision Resolution and the Douglas County Master Plan and Transportation Plan; and

**WHEREAS**, the vacation of a portion of Cottonwood Avenue will not adversely affect public health, safety, and welfare.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of the County of Douglas, Colorado, that:

This portion of Cottonwood Avenue right-of-way, located in the SE ¼ of Section 7, Township 6 South, Range 66 West of the 6<sup>th</sup> P.M., Douglas County, Colorado, more particularly shown and described on Exhibit A attached hereto and incorporated herein, is hereby vacated; and

Pursuant to Section 43-2-302(1)(f)(1), C.R.S., ownership of property shall vest in the owners of Block 13, Lot 5 also known as 12430 Sixt Street; and Block 24, Lot 1A also known as 12380 Sixth Street; and

A blanket utility easement for continued use of existing utilities is reserved within the vacated portion of Cottonwood Avenue.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

By: \_\_\_\_\_  
\_\_\_\_\_, **Chair**

**ATTEST:**

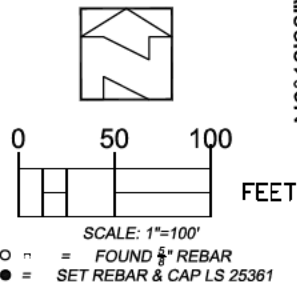
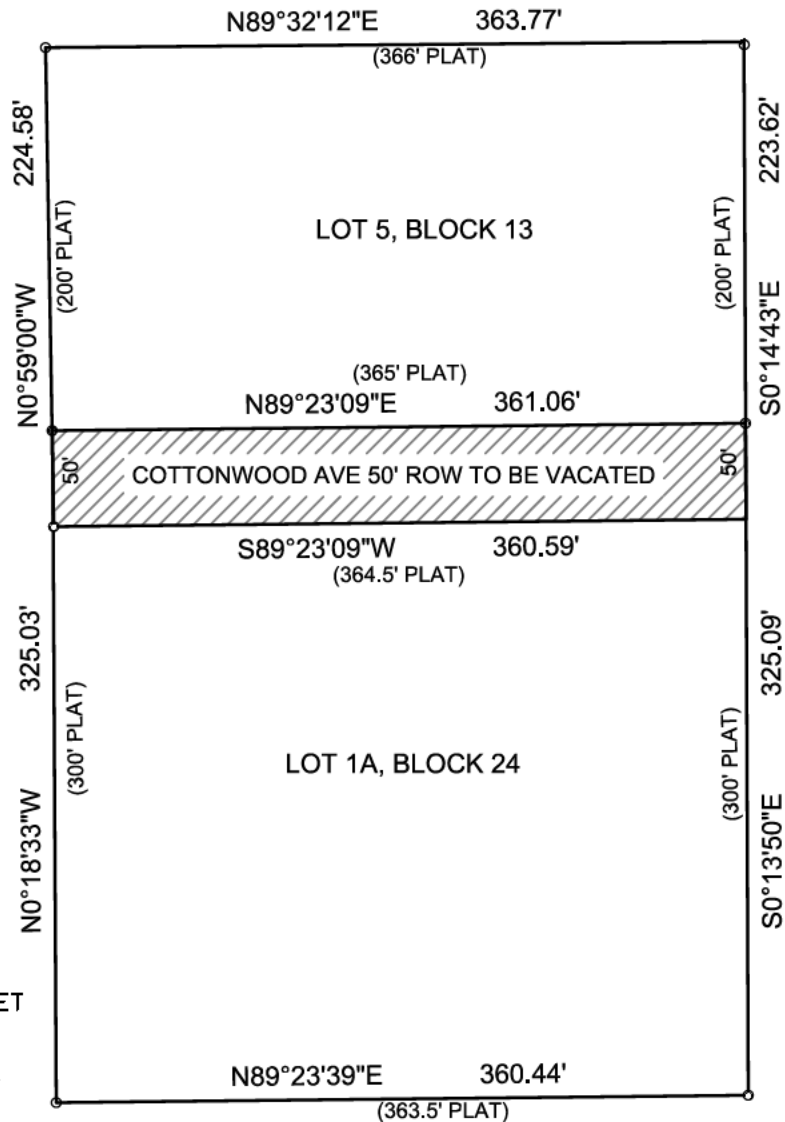
By: \_\_\_\_\_  
\_\_\_\_\_, **Clerk to the Board**

# RIGHT OF WAY VACATION EXHIBIT

GRAND VIEW ESTATES, DOUGLAS COUNTY, COLORADO



SIXTH STREET  
60' RIGHT OF WAY

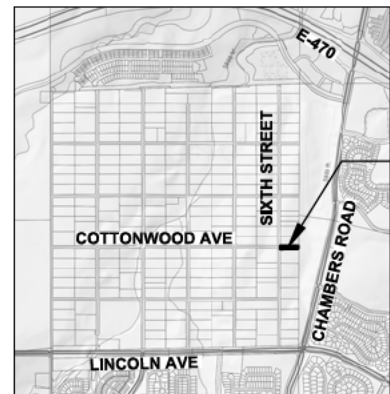


**LEGAL DESCRIPTION COTTONWOOD AVENUE RIGHT OF WAY TO BE VACATED**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 13, GRAND VIEW ESTATES, DOUGLAS COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 96880 OF THE DOUGLAS COUNTY RECORDS;  
 THENCE ON THE SOUTH LINE OF SAID LOT 5, NORTH 89°23'09" EAST A DISTANCE OF 361.06 FEET TO THE EAST LINE OF SAID GRAND VIEW ESTATES;  
 THENCE ON SAID EAST LINE OF GRAND VIEW ESTATES, SOUTH 0°14'43" EAST A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF COTTONWOOD AVE;  
 THENCE SOUTH 0°13'50" EAST A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 24 OF SAID GRAND VIEW ESTATES;  
 THENCE ON THE NORTH LINE OF SAID LOT 1, SOUTH 89°23'09" WEST A DISTANCE OF 360.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;  
 THENCE NORTH 0°18'33" WEST A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF COTTONWOOD AVENUE;  
 THENCE NORTH 0°59'00" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING CONTAINING 18044 SQUARE FEET MORE OR LESS.  
 BEARING ARE BASED ON THE SOUTH LINE OF SAID LOT 5, BLOCK 13 ASSUMED TO BEAR NORTH 89°23'09" EAST.

**NOTE:**

THIS EXHIBIT DOES NOT CONSTITUTE A LAND SURVEY PLAT ACCORDING TO COLORADO STATE LAW.



VICINITY MAP

SITE

DATE OF SURVEY: JANUARY 7, 2026
SCALE: 1"=100'
FIELD WORK: MRC      DRAWN: MRC
PROJECT NUMBER: AG08001A

**MICHAEL COMPTON, PLS**  
 PROFESSIONAL LAND SURVEYOR  
 COLORADO SPRINGS, CO  
 719-640-3024