



January 23, 2023

Ms. Ariana Muca, Planner I
City of Aurora Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

**RE: Administrative ROW Vacation for Old South Gun Club Road
Letter of Introduction**

Dear Ariana:

CORE Consultants, Inc. on behalf of Murphy Creek, LLC, would like to request an administrative vacation of existing Right of Way for a portion of Aurora Right of Way formerly known as Old South Gun Club Road.

The proposed property is located just east of the existing Gun Club Road (known as State Highway 30), a CDOT Right of Way, between Jewell Avenue to the South and Mississippi Avenue to the north. The 2.274 acre site is located on the section line and was originally intended to serve as the road right of way for Gun Club Road. With the construction of State Highway 30, this right of way was abandoned for roadway consideration. There are no existing active utilities within this right of way except for CATV, which is owned by MCI. The applicant has contacted MCI and will provide a new private utility easement over the proposed fiber optic line.

1. Vacation of Rights-of-Way

A right of way vacation is being processed for the following right of way:

- a. A portion of South Old Gun Club Road

City of Aurora ROW Vacation Approval Criteria.

Street right-of-way may be vacated if the vacation:

City of Aurora Code 147-17(e)(1)

- Will not create landlocked parcels
 - *Murphy Creek, LLC owns the land directly abutting the subject property on all sides. Vacation of this ROW does not affect any other parcels, nor does it create a landlocked parcel condition.*
- Restrict access to any parcel
 - *The approval of the ROW vacation will not restrict any parcels within this area from continuing travel along any identified roadways.*
- Reduce the quality of public services to any property
 - *Murphy Creek, LLC owns the land directly abutting the subject property on all sides. There are no existing utilities owned and/or maintained by the property within this Right of Way. Existing fiber optic lines will remain in place with a new easement being granted to the fiber optic provider.*
- Or be inconsistent with any transportation plan



- o *The 2007 Aurora North East Area Transportation Study (NEATS) identifies the existing State Highway 30 as a future 4-6 lane arterial and major transportation corridor for the area. It does not include plans for the inclusion of South Old Gun Club Road in its planning efforts.*

South Old Gun Club Road **has not been established** as a municipal street, thus the City can process the vacation as an Administrative Street Vacation.

Applicant:

Murphy Creek, LLC
Harvey Alpert
Brian Alpert
9335 E. Harvard Ave.
Denver, CO 80231
303-525-9347
brian@alperthomes.com

Civil Engineer:

Core Consultants, Inc.
Manny Nuno, PE
3473 South Broadway
Englewood, CO 80113
303.730.5985
mnuno@liveyourcore.com

We appreciate your consideration in processing this Street ROW Vacation. Should you have any questions or concerns regarding the application, please do not hesitate to contact me directly.

Sincerely,
CORE Consultants, Inc.



Manny Nuno, PE, CFM, LEED AP, CPESC
Project Manager

Attachments:

1. Letter of Authorization to Submit
2. Mineral Rights Affidavit
3. DRAFT Administrative ROW Vacation
4. Legal Description and Exhibit for Proposed ROW Vacation
5. Closure Report Parcels A & B
6. Pre-Submittal Checklist



Note different heading on second page.

Sincerely,
CORE Consultants, Inc.

Name
Title
Attachments

