

RESOLUTION NO. R-026- ⁰³⁰ _____

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 6th 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 6th 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

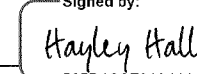
A blanket utility easement for continued use of existing utilities is reserved within the vacated portion of Cottonwood Avenue.


PASSED AND ADOPTED this 28th day of April, 2026, in Castle Rock, Douglas County, Colorado.

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

Signed by:
By: 
George Teal, Chair

ATTEST:

Signed by:
By: 
Hayley Hall, Clerk to the Board

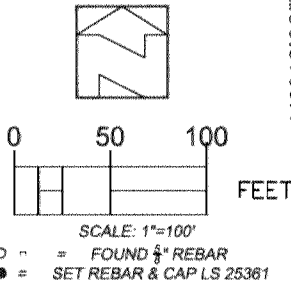
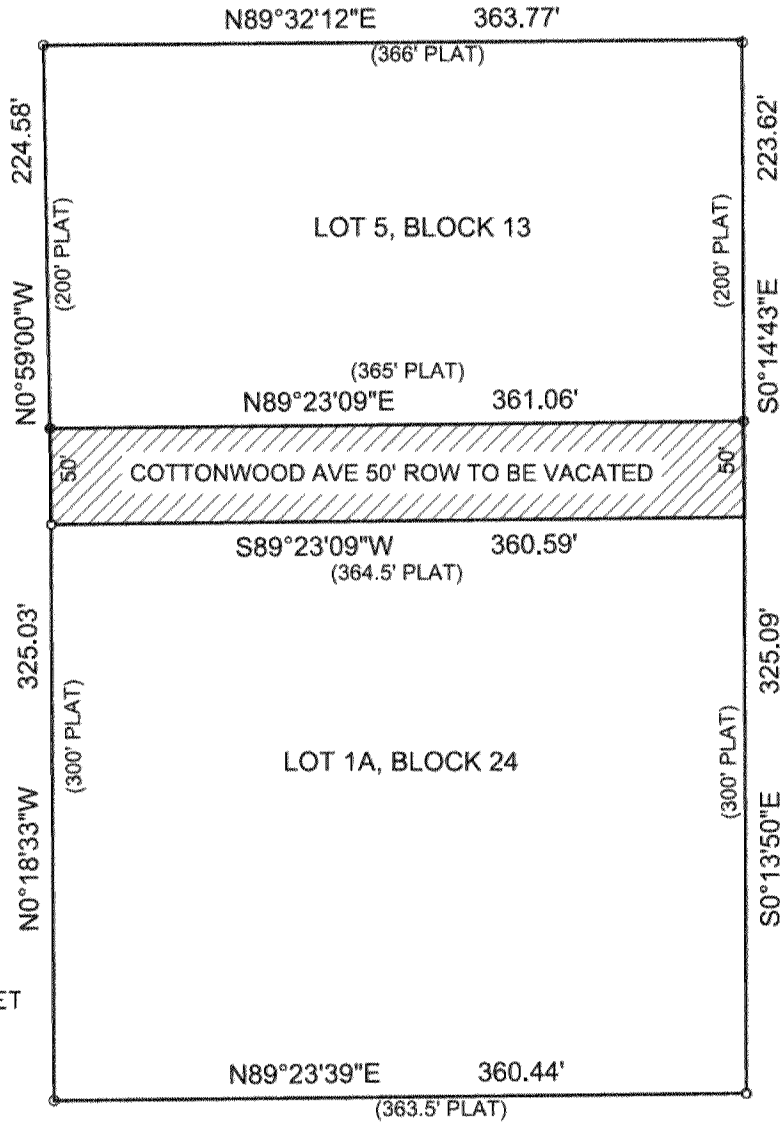
Signed by:


RIGHT OF WAY VACATION EXHIBIT

GRAND VIEW ESTATES, DOUGLAS COUNTY, COLORADO



SIXTH STREET
60' RIGHT OF WAY

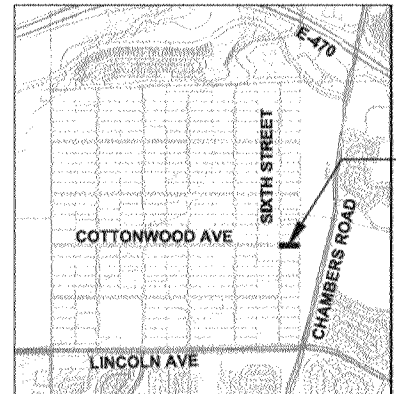


LEGAL DESCRIPTION COTTONWOOD AVENUE RIGHT OF WAY TO BE VACATED

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