



Alexander Mulhall &lt;townmanager@townoflakecity.co&gt;

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## 8th Street Request

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**James Benefield** <jbenefield@lgconcrete.net>  
To: "townmanager@townoflakecity.co" <townmanager@townoflakecity.co>  
Cc: Michael Murphy <michael@murphy-realestate.com>

Thu, Apr 30, 2026 at 8:52 PM

Lex,

I'd like to request placement on an upcoming City Council agenda to discuss and seek approval for a long-term ground lease of a portion of 8th Street adjacent to the Lake City Auto & Sports Center property.

As part of the acquisition and long-term operation of the property, we are requesting consideration of a 60-year lease for a defined portion of the existing right-of-way. The intended use of this area would be for day-to-day operations, including vehicle staging, customer flow, and organized parking to support the business.

The specific area under consideration is reflected in the attached survey . I can provide a detailed site plan showing how the space will be utilized, including circulation, access points, and safety considerations.

I would appreciate the opportunity to meet/ speak with you in advance to review the concept and address any initial concerns before it is brought forward to Council.

Please let me know the appropriate next steps to move this forward and secure a place on the agenda.

Thank you for your time and consideration.

Thank you,

James Benefield

512-965-9629

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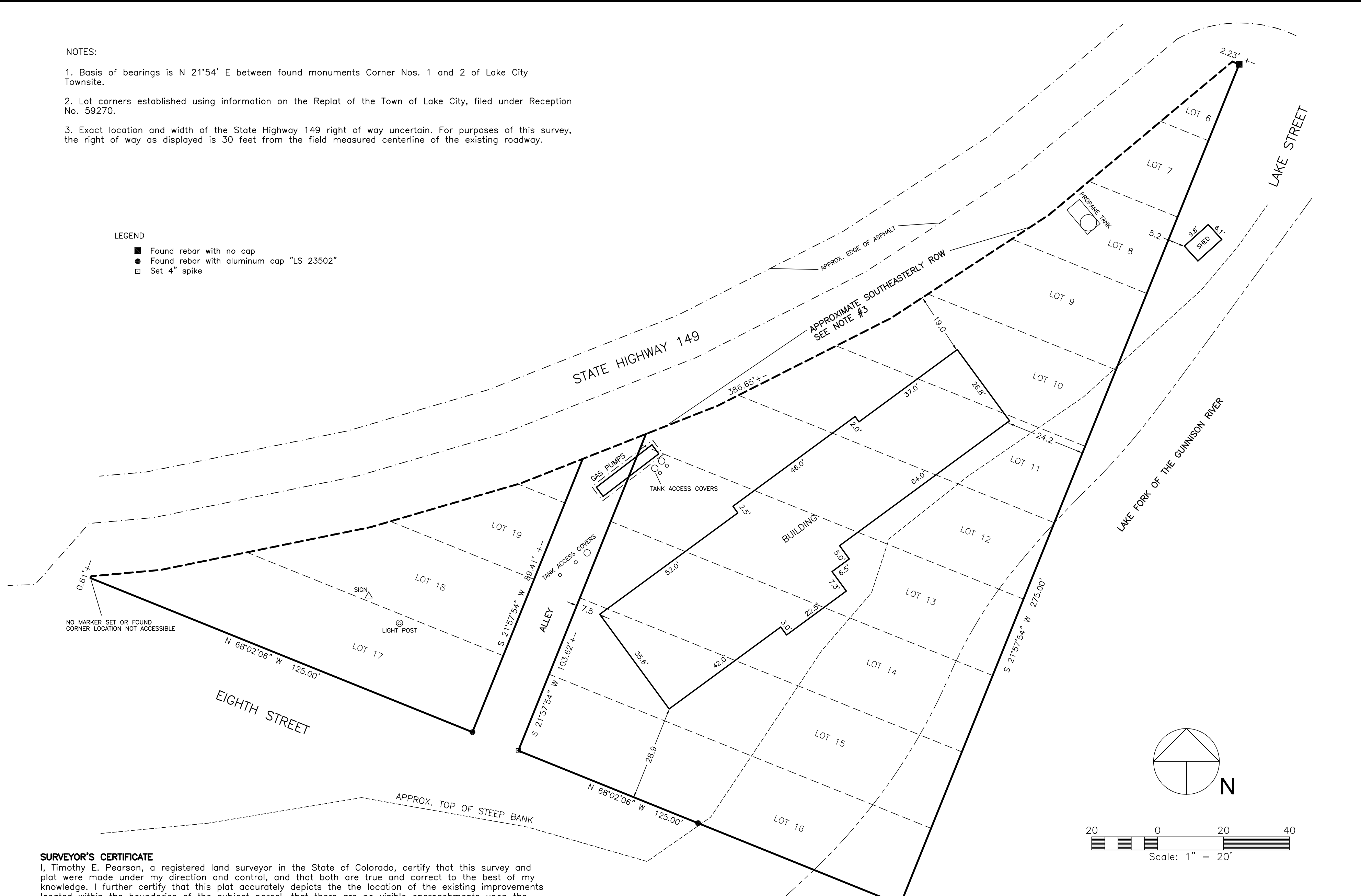
 LAKE CITY AUTO.pdf  
197K

NOTES:

1. Basis of bearings is N 21°54' E between found monuments Corner Nos. 1 and 2 of Lake City Townsite.
2. Lot corners established using information on the Replat of the Town of Lake City, filed under Reception No. 59270.
3. Exact location and width of the State Highway 149 right of way uncertain. For purposes of this survey, the right of way as displayed is 30 feet from the field measured centerline of the existing roadway.

LEGEND

- Found rebar with no cap
- Found rebar with aluminum cap "LS 23502"
- Set 4" spike



NO MARKER SET OR FOUND  
CORNER LOCATION NOT ACCESSIBLE

**SURVEYOR'S CERTIFICATE**

I, Timothy E. Pearson, a registered land surveyor in the State of Colorado, certify that this survey and plat were made under my direction and control, and that both are true and correct to the best of my knowledge. I further certify that this plat accurately depicts the the location of the existing improvements located within the boundaries of the subject parcel, that there are no visible encroachments upon the subject parcel by the improvements of any adjoining parcel, except as shown, that there is no apparent evidence of any easement crossing or burdening the subject parcel, except as shown, and that monuments have been set or found as shown.

Date: 3/7/26

*Timothy E. Pearson*  
Timothy E. Pearson  
Colorado L.S. No. 34979



<b>IMPROVEMENT SURVEY</b>	
THAT PORTION OF LOTS 1 THROUGH 22, BLOCK 12, TOWN OF LAKE CITY, LYING SOUTH AND EAST OF THE SOUTHEAST BOUNDARY OF COLORADO STATE HIGHWAY 149, HINSDALE COUNTY, COLORADO STREET ADDRESS: 809 N. HIGHWAY 149	
PEARSON SURVEYING P.O. BOX 652 GUNNISON, CO 81230 970-641-2910 PROJECT # 26-2-10	DATE : 4/7/26 LATEST REVISION DATE :
<b>SHEET 1 OF 1</b>	