



**27J Schools Board of Education**  
Greg Piotraschke, President  
Blaine Nickeson, Vice President  
Tom Green, Director  
Kevin Kerber, Director  
Many Thomas, Director  
Mary Vigil, Director  
Lloyd Worth, Director

February 24, 2021

Steve Timms  
Planning Manager  
City of Commerce City  
7887 E. 60<sup>th</sup> Avenue  
Commerce City, CO 80022

Re: Reunion Southlawn Elementary School Site #14

Dear Steve,

I have attached the resolution approved by the 27J Schools Board of Education requesting the transfer of the Reunion Southlawn Elementary school site dedicated to 27J Schools. I believe City and District staffs have worked together to create a good community asset in the school site in the Reunion Southlawn neighborhood.

We look forward to receiving the deed to the property as shown on the attached approved plat in order to facilitate our aggressive construction schedule. We plan to open the school in August 2022 to mitigate the impact of the robust residential construction on current district facilities. Thank you for processing this request, and please do not hesitate to contact me if you need anything at all regarding this transfer of ownership.

Sincerely,

A handwritten signature in black ink that reads 'Kerrie Monti'. The signature is written in a cursive, flowing style.

Kerrie Monti  
Planning Manager

27J SCHOOLS  
BOARD OF EDUCATION RESOLUTION NUMBER SEVEN, 2020-2021  
REQUESTING CONVEYANCE OF CITY PROPERTY TO 27J SCHOOLS

WHEREAS, 27J Schools is desirous of building a new school on the real estate described as Tract E, Reunion Subdivision Filing #17, (the "Property") to alleviate overcrowding in other District schools located in Commerce City; and

WHEREAS, the City of Commerce City owns the Property; and

WHEREAS, 27J Schools is requesting the transfer of the Property for the construction of a new school; and

WHEREAS, the Property is designated as a future school site by 27J Schools and the City of Commerce City's comprehensive plan; and

WHEREAS, conveyance of the Property as herein authorized is, and will be, in the best interests of the students and citizens of 27J Schools; and

WHEREAS, approval of the conveyance of the Property must be given by a resolution of the City Council in accordance with Section 4.14 of the City Charter of the City of Commerce City.

NOW, THEREFORE, BE IT RESOLVED by the 27J Schools Board of Education that it is requesting the conveyance of the Property to 27J Schools.

RESOLVED AND PASSED THIS 23<sup>rd</sup> DAY OF FEBRUARY, 2021.

BRIGHTON, COLORADO



27J Schools  
By

Greg Piotraschke,  
President, Board of Education  
Electronically Signed, Electronic Meeting

(SEAL)  
Attest:

Lynn Ann Sheats  
Secretary, Board of Education



# FINAL SUBDIVISION PLAT REUNION FILING NO. 17

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

## DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT SHEA HOMES LIMITED PARTNERSHIP, BEING THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST, COUNTY OF ADAMS, STATE OF COLORADO, HAS HEREBY CAUSED TO BE PLATTED AND SUBMITTED TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, ALL STREET RIGHTS-OF-WAY, SHOWN HEREON FOR PUBLIC USES AND PURPOSES, AND HAS CAUSED THE SAME TO BE PLATTED AND SUBMITTED TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE PURPOSES AS MORE PARTICULARLY SET FORTH HEREIN.

EXCERPTED THIS 14<sup>TH</sup> DAY OF JULY 2004.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: J.F. SHEA CO. INC. A NEVADA CORPORATION, ITS GENERAL PARTNER

AS: James J. Shea AS: Assistant Secretary

COUNTY OF COLORADO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>TH</sup> DAY OF JULY 2004.

BY: Tim E. Peltier AS: Assistant Secretary AND

J.F. SHEA CO. INC. A NEVADA CORPORATION, GENERAL PARTNER OF SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

BY: Carroll D. Jones NOTARY PUBLIC

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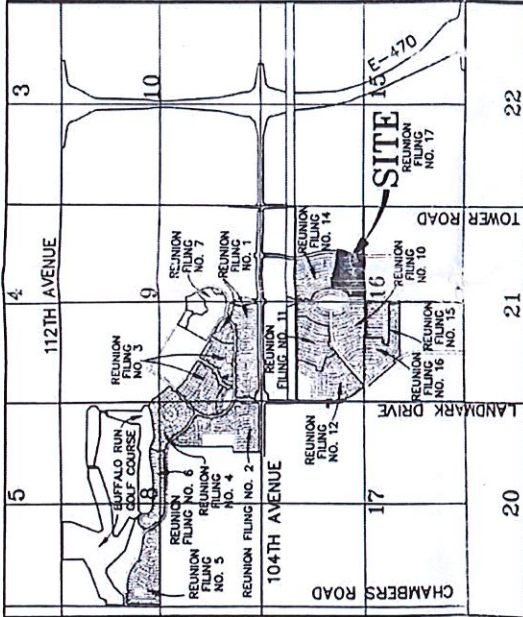
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VICINITY MAP  
SCALE: 1"=2000'

## TRACT USE SUMMARY TABLE

TRACT	AREA (S.F.)	AREA (AC)	USE	OWNER	MAINTAINED BY
A	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
B	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
C	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
D	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
E	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
F	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
G	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
H	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
I	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
J	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
K	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
L	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
M	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
N	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
O	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
P	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
Q	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
R	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
S	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
T	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
U	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
V	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
W	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
X	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
Y	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
Z	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AA	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AB	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AC	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AD	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AE	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AF	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AG	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AH	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AI	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AJ	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AK	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AL	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AM	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AN	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AO	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AP	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AQ	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AR	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AS	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AT	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AU	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AV	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AW	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AX	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AY	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
AZ	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
BA	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
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GK	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GL	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GM	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GN	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GO	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GP	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GQ	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
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GS	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GT	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GU	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GV	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GW	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GX	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GY	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GA	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GB	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GC	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
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GH	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GI	1,879	0.043	LAND 2.5% OPEN SPACE	RDW	RDW
GJ	1,879	0.043	LAND 2.5% OPEN SPACE		





# ELEMENTARY SCHOOL#14 SITE PLAN

02/04/2021

