



6/12/2019

Vacation Right of Way Narrative

Re: Alsup Elementary, Adams SD 14

To Whom It May Concern,

We are requesting that the city of Commerce City vacate the street/alley right-of-way identified on the attached exhibit. When vacating a street/alley, the city reserves the entire right-of-way as an easement if no request has been made to remove the easement. We are requesting removal of the easement. Please review the enclosed exhibit and description of proposed vacated right-of-way.

The school district is requesting these vacations due to planned developments on the site. The district plans to have two educational facilities operating on these parcels within the next five years. The elementary school is currently in the design phase, and the potential future middle school will be built pending an award from the state for capital improvements. These two facilities will have separate addresses, but it is the districts intent to locate them on the same contiguous parcel under one clean title commitment. The district has contracted a licensed land surveyor to prepare a vacation plat and accompanying subdivision according to state and local requirements. These streets and alleys we intend to vacate have never been used as a Right of Way. The land to be vacated is currently not being used by the public for safety or convenience. The proposed vacations will not create any landlocked properties and no vacations will reduce access to any other parcel. The district feels that continued maintenance of these streets or alleys is no longer in the public interest.

To comply with the City requests, a second Subdivision Application has been filed in conjunction with the Right of Way request. Since this re-platting process involves rezoning commercial parcels on the site, we've also submitted a third zoning application for your consideration.

Please review and provide feedback at your earliest convenience.

Thank you for your assistance,

Steven Mumblo

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