

From: [Matt Schwartz](#)
To: [Riley, Anita - CD](#)
Cc: [Melba Velazquez-Rosario](#)
Subject: Re: Case Referral S-822-22
Date: Thursday, April 28, 2022 2:43:02 PM
Attachments: [image001.png](#)
[image004.png](#)

Hi Anita,

I've added Melba Velasquez, our Director of Community Engagement, to add any additional information that I may be missing.

Adams 14 is happily accepting students in our district. Students have a choice to attend any of our schools. The closest schools to this site are:

Alsup Elementary School (Stem): 4413 East 68th Avenue
Adams City Middle School: 4451 E. 72nd Avenue
Adams City High School: 7200 Quebec Parkway
Lester Arnold Alternative High School: 6500 East 72nd Avenue

Other schools include:

Dupont Elementary School (Dual Language) PS-5
Monaco Elementary School PS-5
Hanson Elementary School (Dual Language) PS-5
Kemp Elementary School (Dual Language) PS-5
Central Elementary School (Dual Language) PS-5
Rose Hill Elementary School PS-5
Kearney Middle School 6-8
STARS Preschool
Sanville Preschool

If you have any questions, feel free to give me a call.

Kind regards,
Matt

On Tue, Apr 26, 2022 at 5:56 PM Riley, Anita - CD <ariley@c3gov.com> wrote:

Hello Matt,

Please excuse my late response.

According to the calculations provided in the Commerce City Land Development Code (LDC), this development is expected to generate approximately 18 students. The calculation is based on market rate housing where the applicant anticipates that this development will have affordable housing . If this is the case, the student rate will likely be higher.

Attached is a copy of a Facts to Know for Park, School, and Water Acquisition Fees. It identifies a school land dedication fee-in-lieu in the amount of \$396.24/student that will be due at building

permit.

A letter from you indicating the elementary, middle, and high schools that would accept the expected students, as well as whether they have capacity to accept them would be very helpful.

Let me know if you need anything else from me.

Regards,



Anita Riley, AICP | Principal Planner

7887 E. 60th Ave. | Commerce City, CO 80022

(303) 289 –3716 | ariley@c3gov.com

From: Matt Schwartz <mschwartz@adams14.org>

Sent: Monday, April 4, 2022 10:37 AM

To: Memmer, Katelyn - CD <kmemmer@c3gov.com>

Cc: Riley, Anita - CD <ariley@c3gov.com>; Mason, Tricia - CD <tmason@c3gov.com>; Adame, Kimberly - CD <kadame@c3gov.com>

Subject: Re: Case Referral S-822-22

Hi Katelyn,

Thank you for sharing the planning document. Is there an estimated number of school-aged students that we might expect from these additional residential units?

Kind regards,

Matt

On Thu, Mar 31, 2022 at 12:36 PM Memmer, Katelyn - CD <kmemmer@c3gov.com> wrote:

Hello,

On behalf of the Community Development Department of Commerce City, we invite you to review and comment on this land use application referral. Information on the application, including where and when to send comments, can be found below.

 [S-822-22](#)



REQUEST FOR COMMENT/REVIEW

March 31, 2022

The Community Development Department requests comments on the following:

Case No:	S-822-22	Type:	S	Phone:	303.289.3716
Case Planner:	Anita Riley	Email:	ariley@c3gov.com		
Location:	7001 Colorado Ave.				
Applicant:	Prospect 4100 E. Iliff Ave., #20 Denver, CO 80205 smcfadden@prospect.com		Owner:	Richdell Properties LLC 7905 W. 120 th Ave. Broomfield, CO 80020	

Case Summary

Request:	Subdivision plat
Project Description:	Plat a 3.98 acre parcel along with .08 acres of vacated ROW. This would result in a 4.06 acre lot for a multi-family housing development.
Current Zone District:	A-1 Agricultural (ADCO)
Comp Plan:	Mixed Use Commercial

Background Information

Site Information

Site Size:	4.06
Current Conditions:	Commercial and residential
Existing Right-of-Way:	Colorado Boulevard to the east and 70 th Avenue to the south
Neighborhood:	Adams City
Existing Structures:	1768 square-foot office building constructed in 1940 and 1000 square-foot residential structure constructed in 1932
Structures to Remain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A

Referral Information

Electronic Submittal
Uploaded to Case folder? ☒ Yes ☐ No Electronic Submittal not provided by applicant ☐

Please review the proposal and forward written comments to:

City of Commerce City
Community Development Department
Attn: Anita Riley

Public Hearing Notice
7887 East 60th Avenue
Commerce City, CO 80022

If *no response* is received by the date below, the assumption will be made that you have *no objections or concerns* regarding the above proposal.

Comments Due: April 27, 2022 – This is an expedited review
Given certain time constraints, efforts to provide
comments early in referral period are much appreciated!
Thank you!

PRT/DRT Date: April 21, 2022



Best,

Katelyn Memmer

Administrative Specialist III

City of Commerce City | Community Development

303-289-3679
7887 East 60th Avenue
Commerce City, CO 80022

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Matt Schwartz

Executive Director of Operations

Adams County School District 14

m: 720.210.3698 | p: 303.853.8105
5291 East 60th Ave., Commerce City, CO 80022

mschwart@adams14.org | www.adams14.org

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