



6/12/19

Subdivision Narrative

Re: Alsup Elementary, Adams SD 14

To Whom It May Concern,

We are requesting that the city of Commerce City approve consolidation of all separate parcels on the attached exhibit. The school district intends to obtain a clean title commitment consolidating all parcels for future planned development.

The school district is requesting this consolidation 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 subdivision plat according to state and local requirements. This proposed subdivision is consistent with the specific zoning districts in which it's located, and the school district has no plans to develop commercial properties on this land. The district feels that this subdivision complies with city standards and will not impede compliance with any city needs. Time has been taken to ensure our entry points to the site will be located in places that minimize the impact of the new facilities while also allowing convenient access to the parcel.

To comply with the City requests, a second Right of Way Application has been filed in conjunction with this Subdivision request. Since this re-platting process involves rezoning certain parcels from commercial to public, a zoning application will also be reviewed in tandem with this subdivision application.

Please review and provide feedback at your earliest convenience.

Thank you for your assistance,

Steven Mumblo

Project Manager

14142 Denver W Pkwy. #280

Lakewood, CO 80401

D 303.319.9528

Smumblo@coopstrategies.com

