



Administration Building
East Hearing Room
5334 S. Prince St.
Littleton, CO 80120
303-795-4630
Relay Colorado 711
303-795-4630 Audio Agenda Line

Kathleen Conti, District 1
Nancy Sharpe, Chair, District 2
Jeff Baker, Chair Pro Tem, District 3
Nancy Jackson, District 4
Bill Holen, District 5

Public Meeting
November 21, 2017
9:30 A.M.

The Board of County Commissioners holds its weekly Public Hearing at 9:30 a.m. on Tuesdays. Public Hearings are open to the public and items for discussion are included on this agenda. Items listed on the consent agenda are adopted with one vote. Items listed under regular business are considered separately. Agendas are available through the Commissioners' Office or through the County's web site at www.arapahoegov.com. Questions about this agenda, please contact the Commissioners' Office at 303-795-4630 or by e-mail at commissioners@arapahoegov.com.

AGENDA

1. OPENING

1.a. CALL TO ORDER

Arapahoe County Board of County Commissioners

1.b. INTRODUCTION

Ron Carl, County Attorney

Joleen Sanchez, Asst. Clerk to the Board

1.c. ROLL CALL

1.d. PLEDGE OF ALLEGIANCE

2. MODIFICATION TO THE AGENDA

3. ADOPTION OF THE AGENDA

4. APPROVAL OF THE MINUTES

4.a. BOCC Public Meeting Minutes - October 31, 2017

Documents:

[BOCC PUBLIC MEETING MINUTES 10.31.2017.PDF](#)

5. CEREMONIES

5.a. **CEREMONY - Retirement Resolution for Kim Mallore**

Retirement resolution for Kimberly Mallore, Benefits Analyst, Human Resources, who will retire on December 1, 2017, after more than 18 years of dedicated service

Patrick Hernandez, Director, Human Resources

Documents:

[RESO NO. XXXXXX KIM MALLOREY RETIREMENT RESOLUTION \(002\).DOCX](#)

6. **CITIZEN COMMENT PERIOD**

Citizens are invited to speak to the Commissioners on non-agenda items. There is a 3-minute time limit per person, unless otherwise noted by the Chair.

7. **CONSENT AGENDA**

7.a. **Appointments to the Arapahoe County Cultural Council**

Adoption of a resolution approving citizen appointments, reappointments and affirmation of appointments to the Cultural Council, pursuant to the terms contained therein

Ethen Westbrook, Executive Assistant, BoCC Administration

Diana Maes, Manager, BoCC Administration

Ron Carl, County Attorney

Documents:

[CULTURAL COUNCIL - NOV-21-2017 BSR.DOC](#)
[CULTURAL COUNCIL-NOV 21-2017 RESOLUTION.DOC](#)

7.b. **Arbitration (1 Resolution)**

Adoption of a resolution approving the arbitration stipulations which resulted from agreements reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, pursuant to the terms contained therein

Karen Thompson, Paralegal, County Attorney's Office

Ron Carl, County Attorney

Documents:

[11-14-17.DOC](#)
[SAMPLE ARBITRATION RESOLUTION.DOC](#)

7.c. **Board of Assessment Appeals (1 Resolution)**

Adoption of a resolution approving stipulations which resulted from agreements reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, pursuant to the terms contained therein

Karen Thompson, Paralegal, County Attorney's Office

Ron Carl, County Attorney

Documents:

[11 NOVEMBER 21, 2017.DOC](#)

7.d. Contract Extension of Agreement for Services with Dunbar, Armored Car Deposit Courier

Adoption of a resolution approving the Treasurer to extend the Agreement for Services with Dunbar, the armored car deposit courier, for an additional year, and with three additional annual extensions thereafter

Sue Sandstrom, Treasurer
Keith Ashby, Budget Manager, Finance
Monica Kovaci, Assistant County Attorney

Documents:

[171020 BSR DUNBAR ARMORED CAR COURIER CONTRACT EXTENSION.DOC](#)
[RESO RE DUNBAR ARMORED CAR COURIER EXTENSION.DOC](#)

7.e. Incentive Payment Agreement - Rincon Research Coproration

Adoption of a resolution authorizing the Chair of the Board of County Commissioners to sign the Incentive Payment Agreement between Arapahoe County and Rincon Research Corporation for a refund of 100% of the business personal property taxes associated with a new business facility located at 7140 South Potomac Street, Centennial, Colorado, pursuant to the terms contained therein

John Christofferson, Deputy County Attorney
Lisa Stairs, Budget Analyst II, Finance Department
Lynn Myers, Denver South Economic Development Partnership

Documents:

[BSR TAX INCENTIVE AGRT - NEW BUSINESS - RINCON RESEARCH GROUP - CONSENT AGENDA ITEM 11-21-2017.DOC](#)
[INCENTIVE AGREEMENT RINCON RESEARCH CORPORATION - NEW BUSINESS FINAL 11-8-2017.PDF](#)
[RESO NO. 170___ - AUTH TO SIGN TAX INCENTIVE AGRT RINCON RESEARCH GROUP NEW BUSINESS FACILITIES - ADOPTED 11-__ - 2017.DOC](#)

7.f. Veterans Services Office Report - October 2017

Acceptance of the Veterans Services Office Report from October 2017

Linda Haley, Senior Resources Division Manager, Community Resources
Tim Westphal, Veterans Service Officer Community Resources
Don Klemme, Director, Community Resources

Documents:

[10-2017 BSR OCTOBER.PDF](#)

8. GENERAL BUSINESS ITEMS

8.a. GENERAL BUSINESS - Fall 2017 Open Space Grant Cycle Award Recommendations

Consideration of a request to approve the Fall 2017 Open Space Grant Cycle Recommendations to fund the highest ranked and qualified Active Recreation

Grants (total of 4), totaling \$906,500, as presented in the attached Fall 2017 Grant Cycle Ranking Sheet for Open Space Grant Proposals

Sandra Bottoms, Grants Program Specialist, Open Spaces
Josh Tenneson, Grants and Acquisitions Manager, Open Spaces
Shannon Carter, Director, Open Spaces and Intergovernmental Relations
Todd Weaver, Budget Manager, Finance
Tiffanie Bleau, Senior Assistant County Attorney

Documents:

[BOCC_PH_FALL 2017 OPEN SPACE GRANT AWARD
RECOMMENDATIONS BSR.PDF](#)

8.b. *PUBLIC HEARING - Z16-007 Mountainview Gardens No. 10 Conventional Rezoning

Consideration of a request from the applicant, Art Raines, on behalf of the owner, Leland McGill, for case number Z16-007, to rezone 2.19 acres located at 1781, 1783, and, 1793 S. Unita Way from R-PSF PUD zoning to R-1 zoning

Presenter - Bill Skinner, Senior Planner, Public Works and Development
Jason Reynolds, Current Planning Program Manager, Public Works and Development
Jan Yeckes, Planning Division Manager, Public Works and Development
Dave Schmit, Director, Public Works and Development
Todd Weaver, Budget Manager, Finance
Robert Hill, Senior Assistant County Attorney

Documents:

[Z16-007 BOCC COMBINED UPLOAD.PDF](#)
[Z16-007 MVG F10 REZONING PLAN.PDF](#)
[Z16-007 DRAFT RESO - NOT COMPLETE.PDF](#)

8.c. *PUBLIC HEARING - U17-002 Raleigh House of Hope USR

Consideration of a request from the applicant Eric Lapp, representing Raleigh House of Hope LLC, on behalf of the property owners Ted and Cheryle Schmidt, proposing to utilize an existing 38.5 acre rural property and the existing single family detached residential structure as a Type B group home for recovering substance abuse patients. The case number is U17-002 and the site is located at 325 S Almstead Road on the southwest corner of the intersection of County Road 10 (E Alameda Ave) and S. Almstead Road, approximately 2 ¾ miles southeast of the Watkins Road, Interstate 70 interchange

Presenter - Bill Skinner, Senior Planner, Public Works and Development
Jason Reynolds, Current Planning Program Manager, Public Works and Development
Jan Yeckes, Planning Division Manager, Public Works and Development
Dave Schmit, Director, Public Works and Development
Todd Weaver, Budget Manager, Finance
Robert Hill, Senior Assistant County Attorney

Documents:

[U17-002 BSR UPDATE - NOV 21 2017.PDF](#)
[U17-002 USR PLAN EXHIBIT.PDF](#)
[U17-001 ADDITIONAL COMMENTS FOR THE STAFF REPORT.PDF](#)

9. COMMISSIONER COMMENTS

***Denotes a requirement by federal or state law that this item be opened to public testimony. All other items under the “General Business” agenda may be opened for public testimony at the discretion of the Board of County Commissioners.**

Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Assisted listening devices are available. Ask any staff member and we will provide one for you. If you need special accommodations, contact the Commissioners' Office at 303-795-4630 or Relay Colorado 711.

Please contact our office at least 3 days in advance to make arrangements.

**MINUTES OF THE ARAPAHOE COUNTY
BOARD OF COUNTY COMMISSIONERS
TUESDAY, OCTOBER 31, 2017**

At a public meeting of the Board of County Commissioners for Arapahoe County, State of Colorado, held at 5334 South Prince Street, Littleton, Colorado 80120 there were:

Nancy Sharpe, Chair	Commissioner District 2	Present
Jeff Baker, Chair Pro-Tem	Commissioner District 3	Present
Kathleen Conti	Commissioner District 1	Present
Nancy Jackson	Commissioner District 4	Present
Bill Holen	Commissioner District 5	Present
Ron Carl	County Attorney	Present
Matt Crane	Clerk to the Board	Absent and Excused
Joleen Sanchez	Asst. Clerk to the Board	Present

when the following proceedings, among others, were had and done, to-wit:

CALL TO ORDER

Commissioner Sharpe called the meeting to order.

INTRODUCTIONS

ROLL CALL

PLEDGE OF ALLEGIANCE

MODIFICATION(S) TO THE AGENDA

County Attorney Ron Carl noted two changes to the agenda. He pull Item 6.h. from the Consent Agenda and stated that exhibits A-H were distributed to the Board for Item 7.a., a copy of which has been retained for the record.

ADOPTION OF THE AGENDA

The motion was made by Commissioner Holen and duly seconded by Commissioner Jackson to adopt the Agenda as amended.

The motion passed 5-0.

APPROVAL OF THE MINUTES

The motion was made by Commissioner Baker, duly seconded by Commissioner Holen to approve the minutes from the October 3, 2017 Public Meeting.

The motion passed 5-0.

The motion was made by Commissioner Jackson, duly seconded by Commissioner Conti to approve the minutes from the October 10, 2017 Public Meeting.

The motion passed 4-0, Commissioner Sharpe Abstained.

CITIZEN COMMENT PERIOD

There were not citizen comments on this date.

CONSENT AGENDA

The motion was made by Commissioner Baker, duly seconded by Commissioner Holen to approve the consent agenda as modified.

The motion passed 5-0.

GENERAL BUSINESS ITEMS

Item 7.a. – Resolution No. 170554 – 2018 – 2017 Centennial IGA for Law Enforcement Services

Sheriff Dave Walcher explained why the contract with Centennial is so important and thanked the Board for their support. He thanked everyone who worked on the contract.

Each Commissioner agreed on the importance of this contract and thanked Sheriff Walcher and the City of Centennial and staff.

The motion was made by Commissioner Baker, duly seconded by Commissioner Sharpe to approve and authorize the Chair of the Board of County Commissioners to sign the Intergovernmental Agreement by and between Arapahoe County and the City of Centennial for the provision of law enforcement and public safety services for the term from January 1, 2018 – December 31, 2027, pursuant to the terms contained therein.

COMMISSIONER COMMENTS

Commissioner Conti thanked the Sheriff's office and deputies and asked them to be safe on this holiday.

There being no other business before the Board, Commissioner Sharpe adjourned the meeting at 9:45 a.m.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

**MATT CRANE, CLERK TO THE BOARD
BY JOLEEN SANCHEZ, ASSISTANT CLERK TO THE BOARD**

RESOLUTION NO. XXXC It was moved by Commissioner XXXX and duly seconded by Commissioner XXXX to adopt the following Resolution:

WHEREAS, Kim Mallore, began her employment with Arapahoe County in July of 1999, in the Human Resources Department as a Secretary, then promoted to Benefits Technician in December of 2002 after completing her Associate's Degree, then promoted to Benefits Analyst in August 2009; then obtained her Bachelor's in Business Management in December 2012, then will retire on December 1, 2017, from her current position as a Benefits Analyst with over 18 years of dedicated service to Arapahoe County; and

WHEREAS, as a Benefits professional, Kim, implemented electronic files to all benefits vendors, reducing errors and improving efficiency; and

WHEREAS, Kim was instrumental in the implementation of the benefits processing in two ERP systems, PeopleSoft and SAP, to ensure compliance; and

WHEREAS, Kim worked to develop the first Intranet web pages for Human Resources; and

WHEREAS, Kim has continued to manage benefits for a growing population of benefit eligible employees (from 1600 to 2000); and

WHEREAS, Kim implemented a Wellness Program for the employee population, prior to this being a popular and necessary benefit to attract and retain employees, and manages this program in-house for 2000 employees and their dependents; and

WHEREAS, Kim has managed the RFP process for 10 different benefit providers every four years with an exceptional eye for detail and efficiency, ensuring Arapahoe County gets the full value of what was promised in the proposals; and

WHEREAS, Kim has proposed and implemented new benefits for employees such as Hyatt Legal and Short Term-Disability; and

WHEREAS, Kim will continue to provide value through volunteering and will spend some time traveling with her siblings and friends and plans to spend time with her husband Jim, (who doesn't get to retire yet), and her grandkids.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County that the Board hereby officially recognizes the contributions that Kim Mallore has made as a valued employee of Arapahoe County and hereby declares that her future shall prosper as Arapahoe County has under her dedication and service.

The vote was:

Commissioner Conti, _____; Commissioner Baker, _____; Commissioner Holen, _____;
Commissioner Jackson, _____; Commissioner Sharpe, ____.

The Chair declared the motion carried and so ordered.



BOARD SUMMARY REPORT

Date: November 21, 2017

To: Board of County Commissioners

Through: Diana Maes, Office Manager, BOCC Administration

From: Ethen Westbrook, Executive Assistant, BOCC Administration

Subject: Adoption of a resolution approving citizen appointments, reappointments and affirmation of appointments to the Cultural Council pursuant to the terms contained therein.

Purpose and Recommendation

Adoption of a resolution approving citizen appointments, reappointments and affirmation of appointments to the Cultural Council pursuant to the terms contained therein.

City of Aurora (5 members)

Andrew Bateman	Term Expires November 19, 2019
Marilyn Cross	Term Expires November 19, 2019
Julie Patterson	Term Expires November 20, 2018
George Peck	Term Expires November 17, 2020
Onkarpreet Singh	Term Expires November 17, 2020

City of Centennial (3 members)

Vacant	Term Expires November 17, 2020
Nancy Lindsey	Term Expires November 19, 2019
Sharon Rouse	Term Expires November 20, 2018

Cities of Englewood, Littleton and Sheridan (2 members)

Katherine McMurray	Term Expires November 19, 2019
Vacant	Term Expires November 19, 2019

Unincorporated Arapahoe County and Other Cities (2 members)

Jeannette Shea	Term Expires November 19, 2019
Vacant	Term Expires November 17, 2020

At-Large (1 member)

Debra Wilcox	Term Expires November 19, 2019
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Background

The Cultural Council solicits and screens applications from eligible non-profit and/or governmental entities for Arapahoe County's portion of the Scientific and Cultural Facilities District sales tax. The Council prepares a recommended distribution plan and forwards the recommendations to the Board of County Commissioners for review, ratification and submittal to the SCFD Board of Directors for funding approval.

The Cultural Council is comprised of 13 members and proportionately represents the population of the incorporated and unincorporated areas of the County as follows:

- Five members from the City of Aurora;
- Three members from the City of Centennial;
- Two members from the Cities of Englewood, Littleton and Sheridan;
- Two members from Unincorporated Arapahoe County and Other Cities; and
- One member as an At-Large position.

Previously, appointments, re-appointments and affirmation of appointments were made in February of each year. The Board has decided that it makes more sense to change the appointment schedule to November of each year in order to allow newly appointed members an opportunity to attend the Cultural Council orientation that happens early in each year.

Discussion

Alternatives

Fiscal Impact

Concurrence

Reviewed By:

Diana Maes, BOCC Administration Manager

John Christofferson, Deputy County Attorney

RESOLUTION NO. 170 It was moved by Commissioner _____ and duly seconded by Commissioner _____ to adopt the following Resolution:

WHEREAS, Article 13 of Title 32, C.R.S., established a Scientific and Cultural Facilities District; and

WHEREAS, pursuant to said statute, the Board of County Commissioners must appoint a County Cultural Council whose members proportionately represent the population of the incorporated and the unincorporated areas of the County; and

WHEREAS, the Board of County Commissioners of Arapahoe County has received resumes from various individuals who desire to serve on said County Cultural Council; and

WHEREAS, the Board had determined to appoint a County Cultural Council of thirteen (13) persons who will serve three-year terms comprised as follows:

Five members from the City of Aurora;
Three members from the City of Centennial;
Two members from the Cities of Englewood, Littleton and Sheridan;
Two members from Unincorporated Arapahoe County and Other Cities; and
One member as an At-Large position;

and

WHEREAS, the Board has previously made appointments the County Cultural Council annually, in the middle of the month of February, and the Board has determined to change the annual appointment date for the County Cultural Council to the month of November of each year in order to accommodate attendance of any newly appointed members at an orientation meeting for new County Cultural Council members, which orientation occurs early in the new calendar year.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. The Board hereby appoints, reappoints and/or affirms the following individuals to serve on the Arapahoe County Cultural Council for terms as set forth below:

City of Aurora (5 members)

Andrew Bateman	Term Expires November 19, 2019
Marilyn Cross	Term Expires November 19, 2019
Julie Patterson	Term Expires November 20, 2018
George Peck	Term Expires November 17, 2020
Onkarpreet Singh	Term Expires November 17, 2020

City of Centennial (3 members)

Vacant	Term Expires November 17, 2020
Nancy Lindsey	Term Expires November 19, 2019
Sharon Rouse	Term Expires November 20, 2018

Cities of Englewood, Littleton and Sheridan (2 members)

Katherine McMurray	Term Expires November 19, 2019
Vacant	Term Expires November 19, 2019

Unincorporated Arapahoe County and Other Cities (2 members)

Jeannette Shea	Term Expires November 19, 2019
Vacant	Term Expires November 17, 2020

At-Large (1 member)

Debra Wilcox	Term Expires November 19, 2019
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2. Said appointees shall serve a term which expires as indicated above, at the pleasure of the Board of County Commissioners and said appointees may be removed at any time by action of the Board of County Commissioners, with or without good cause shown.

The vote was:

Commissioner Baker, ____; Commissioner Conti, ____; Commissioner Holen, ____;
Commissioner Jackson, ____; Commissioner Sharpe, ____.

The Chair declared the motion carried and so ordered.



Board Summary Report

Date: November 9, 2017
To: Board of County Commissioners
Through: Ronald A. Carl, County Attorney
From: Karen Thompson, Paralegal
Subject: Approval of an Arbitration Stipulation

Purpose and Recommendation

The purpose of this request is for the adoption of a resolution approving the Arbitration stipulation listed below.

Background

This stipulation is the result of an agreement reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, settling an arbitration request of taxpayer's protest.

Discussion

The following schedule number has been stipulated to (for the tax years 2017/2018):

Property Owner	Parcel Number	Reason	Original Value	Stipulated Value
Ellen J. Derrick Trust and Dennis W. Leczinski Trust	1973-28-4-27-019	1.	\$1,278,400	\$971,800
Sherman Burry Revocable Trust	1973-28-4-27-001	1.	\$1,241,800	\$1,000,000

Reason

1. Comparable market sales indicate that adjustment to this value is correct.

Alternatives

Let protest proceed to arbitration for a decision. This would involve unnecessary time and expense for the County and the taxpayer.

Fiscal Impact

Minimal. Reduction in the amount of property taxes collected for the above listed properties.

Concurrence

The negotiator for the County Board of Equalization, the County Assessor and the County Attorney all support this recommendation.

Reviewed By

Ronald A. Carl, County Attorney
Karen Thompsen, Paralegal

RESOLUTION NO. 170XXX It was moved by Commissioner _____ and duly seconded by Commissioner _____ to authorize the Arapahoe County Attorney to settle the following property tax Arbitration for tax year 2016:

Petitioner	Parcel Number
Jon La Breche & Marilyn McGee	2077-19-3-00-006

After review by the County Attorney's Office, in conjunction with the Arapahoe County Assessor's Office and the Petitioners, evidence was submitted which supported the Stipulation and Petitioners agreed to a new value. The Assessor has recommended approval pursuant to the terms contained within the Stipulation. Based upon the evidence submitted to the Board on this date, the Board has no reason not to concur with the proposed Stipulation.

The Board directs the Clerk to the Board to advise the Petitioners of the action taken by the Board on this date.

The vote was:

Commissioner Baker, _____; Commissioner Conti, _____; Commissioner Holen, _____; Commissioner Jackson, _____; Commissioner Sharpe, _____.

The Chair declared the motion carried and so ordered.



Board Summary Report

Date: November 9, 2017
To: Board of County Commissioners
Through: Ronald A. Carl, County Attorney
From: Karen Thompsen, Paralegal
Subject: Approval of BAA Stipulation (1 Resolution Number)

Request and Recommendation

The purpose of this request is for the adoption of a resolution approving the Board of Assessment Appeals (BAA) stipulations listed below.

Background

These stipulations are a result of an agreement reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, settling tax protests filed with the BAA.

Discussion

The following BAA docket numbers have been stipulated to for the tax year indicated below.

Tax Year	Docket #	Property Owner	Property Address	Code	Original Value	Stipulated Value
2014 2015	70035	Carolyn A. Warner Scholten Trust	11000 East Jewell Avenue	1.	\$176,758	\$176,758
2017/ 2018	70337	1500 West Dartmouth LLC	1500 West Dartmouth Avenue	2.	\$2,541,000	\$2,418,000
2017/ 2018	70340	Concorde Place	12201 East Arapahoe Road	3.	\$8,023,000	\$7,594,000
2017/ 2018	70744	Park Place Operating Company, LLC	5690 DTC Boulevard	4.	\$31,260,000	\$30,300,000

Code

1. Evaluation of information supplied by Petitioner indicates change to residential classification is appropriate.

2. Income approach indicates that adjustment to this value is correct.
3. Income and sales comparison approaches indicates that adjustment to this value is correct.
4. Income approach supported by sales comparison approach indicates that adjustment to this value is correct.

Alternatives

Let protests proceed to the BAA for a decision. Said alternative would involve unnecessary time and expense for the County and the taxpayer.

Fiscal Impact

Reduction in the amount of property taxes collected for the above listed property.

Concurrence

The negotiator for the County Board of Equalization, the County Assessor and the County Attorney all support this recommendation.

Reviewed By:

Ronald A. Carl, County Attorney
Karen Thompson, Paralegal

RESOLUTION NO. 170XXX It was moved by Commissioner _____ and duly seconded by Commissioner _____ to authorize the Arapahoe County Attorney to settle the following Board of Assessment Appeals Case (Docket Number), for the tax year listed below:

Docket #	Property Owner	Tax Year
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After review by the County Attorney's Office, in conjunction with the Arapahoe County Assessor's Office and the Petitioners, evidence was submitted which supported the Stipulation and Petitioner agreed to a new value. The Assessor has recommended approval pursuant to the terms contained within the Stipulation. Based upon the evidence submitted to the Board on this date, the Board has no reason not to concur with the proposed Stipulation.

The vote was:

Commissioner Baker, ; Commissioner Conti, ; Commissioner Holen, ; Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.



ARAPAHOE COUNTY
COLORADO'S FIRST

Board Summary Report

Date: October 20, 2017
To: Board of County Commissioners
Through: Treasurer Sue Sandstrom
From: Deputy Treasurer Michael Wallace
Subject: Contract Extension and RFP Waiver re Armored Car Deposit Courier

Request and Recommendation

Arapahoe County Treasurer Sue Sandstrom requests and recommends approval for waiver of the Purchasing Policies and extension of the County's Agreement for Services with Dunbar, the current armored car bank deposits courier. The Board of County Commissioners approved setting the request for consent agenda approval.

Background and Discussion

The Treasurer's Office extended an RFP in 2013 for selection of an armored car company to pick-up cash deposits from the county's various locations and transport to the bank vault for deposit. The contract was awarded to Garda, but due to poor performance, that contract was terminated and issued to Dunbar.

There are only four armored car companies in the metro area. Only three of those companies have responded to the last three RFPs extended by the Treasurer's Office. And of those three companies, two have historically provided such poor performance that the County had to cancel their contracts early. The Treasurer's Office would like to forego the RFP process and extend its the contract with Dunbar.

The Treasurer's Office therefore requests a waiver of the County's Purchasing Policies to be permitted to extend the Agreement for Services with Dunbar for an additional year, plus up to three additional annual extensions thereafter. Purchasing Manager, Keith Ashby, supports the requested extension and waiver.

Fiscal Impact

The current contract has a limit of \$48,000 per year, but it is anticipated that Dunbar will seek to increase its prices slightly.

Alternatives

Issuing an RFP would take a minimum of six weeks where the Treasurer's Office would have to evaluate the three courier companies, two of which have proven to be problematic with an inability to perform the required services. This would force the Treasurer to spend a significant amount of time only to award the contract back to the current armored car carrier.

RESOLUTION NO. 17_____. It was moved by Commissioner _____ and duly seconded by Commissioner _____ to approve for the Treasurer to extend the Agreement for Services with Dunbar, the armored car deposit courier, for an additional year, and with three additional annual extensions thereafter.

The vote was:

Commissioner Baker, ____; Commissioner Conti, ____; Commissioner Holen, ____;
Commissioner Jackson, ____; Commissioner Sharpe, ____.

The Chair declared the motion carried and so ordered.



Board Summary Report

Date: November 8, 2017

To: Board of County Commissioners

Through: Ron Carl, County Attorney

From: John R. Christofferson, Deputy County Attorney

Subject: Incentive Payment Agreement – Rincon Research Company

Purpose and Recommendation

Charter Communications is requesting the Board to authorize the Chair to sign an Incentive Payment Agreement for refunds of 100% of the personal property taxes associated with a new business facility located at 7140 South Potomac Street, Centennial, Colorado 80112. This Agreement is for 5 years and involves tax years 2018 – 2022, with an option to extend the Agreement for an additional 5 years involving the tax years 2023- 2027.

Background and Discussion

Pursuant to Section 30-11-123, CRS, the Board of County Commissioners has the authority to enter into agreements for refunds of personal property taxes levied for County purposes associated with new business facilities in the County or associated with existing business facilities that expand such that they qualify as “new” business facilities. The Board met with representatives of Denver South Economic Development Partnership and Charter Communications at a study session on June 20, 2017, and generally agreed to the concept of an incentive payment agreement, subject to negotiating an acceptable contract. This agreement is a “standard” incentive payment agreement relating to an expanded business facility, is for a term of five (5) years and involves a refund of 100% of the personal property taxes levied by the County.

Alternatives

This is one of the few economic “incentives” available to a County.

Fiscal Impact

Obviously, this is a refund of taxes received by the County and it reduces the funds available for other County expenditures. The statute allows for the County to adjust its tax levy to recoup the total of all incentive payments; however, the Board has not made such an adjustment in previous years.

Reviewed by

John Christofferson, Deputy County Attorney
Lisa Stairs, Business Analyst II, Finance Department

INCENTIVE PAYMENT AGREEMENT

This Incentive Payment Agreement ("Agreement") is entered into as of _____, 2017, by and between the Board of County Commissioners of the County of Arapahoe, State of Colorado (the "County") and Rincon Research Corporation (the "Taxpayer").

WHEREAS, pursuant to the provisions of Sec. 30-11-123, C.R.S., the County has the authority to negotiate for incentive payments or credits with taxpayers who establish new business facilities or who expand existing business facilities; and

WHEREAS, pursuant to this legislation, a county and a taxpayer may negotiate a contract for an incentive payment or a credit from a county to a taxpayer relating to the new or expanded business facilities; and

WHEREAS, the County and the Taxpayer desire to negotiate a contract regarding a new business facility.

NOW, THEREFORE, IT IS AGREED by the County and the Taxpayer as follows:

1. The Taxpayer will establish a new business facilities as defined in Section 39-30-105 (7)(e), C.R.S. in the City of Centennial, a municipality in Arapahoe County, Colorado. This new business facility is/will be located at 7140 South Potomac Street, Centennial, Colorado 80112. The purposes and functions of this new business facility include designing and implementing software solutions for a variety of Government agencies. The office facility is to meet the rigorous physical security standards required by their customers. Teams of scientists, engineers, programmers, and support staff focus on rapidly developing technology from concept to operation, and as further described in Exhibit A.

2. The Taxpayer shall comply with all of the provisions of Sections 39-5-107 and 39-5-108, C.R.S., concerning the filing of personal property schedules associated with the taxable personal property located at or within such new business facility and used in connection with the operation of such new business facility.

3. Prior to any payment from the County, the Taxpayer shall invoice the County by June 15th, beginning in the year 2019 for the incentive payment and provide the County with the Taxpayer's tax statement, appropriate documentation of proof of payment of the County business personal property tax and a description of the Taxpayers progress towards fulfillment of the expectations represented by the Taxpayer in Exhibit A.

4. Upon completion of Paragraph 3 above, the County shall make an annual incentive payment, to the Taxpayer, which payment shall equal One Hundred percent (100%) of the amount of taxes levied by the County for the County mill levy upon the taxable personal property directly attributable to such new business, located at or within such new business facility and used in connection with the operation of such new business facility. This incentive payment relates to the tax levied only by the Board of County Commissioners of Arapahoe County for county government and not to any other tax levied by another taxing entity.

5. These incentive payments to the Taxpayer shall be made by the County on or about September 1 of each year for five (5) years, beginning in 2019, as set forth in Exhibit B, provided the Taxpayer has complied with the provisions of Sections 39-5-107 and 39-5-108 C.R.S., provided the Taxpayer has paid, and is therefore not delinquent in the payment of, its property taxes, and the Taxpayer has complied with the provisions of this Agreement.

6. The County shall inform the municipality, in which the Taxpayer's new business facility is located, of this Agreement. The Taxpayer shall be responsible for negotiating separate incentive payment agreements with the affected school district and the affected municipality.

7. The term of this Agreement shall commence as of the date written above for tax year 2018 collected in 2019, and shall expire five (5) years later, after the 2022 tax year with taxes collected in 2023. After written request from the Taxpayer, this Agreement may be extended for one additional five (5) year increment, not to exceed a total term of ten (10) years, at the County's sole discretion.

8. Pursuant to Section 29-1-110, C.R.S., financial obligations of the County payable as set forth herein after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available. This Agreement may be terminated on January 1 as to any fiscal year for which funds are not appropriated. The County shall give the Taxpayer written notice of such nonappropriation.

9. The Taxpayer shall not assign or transfer its interest in this Agreement without the written consent of the County, which consent shall not be unreasonably withheld. Any unauthorized assignment or transfer shall render this Agreement null, void and of no effect as to the County.

10. This Agreement may not be modified, amended or otherwise altered unless mutually agreed upon in writing by the parties hereto.

11. In the event of default of any provision of this Agreement by the Taxpayer, the County will provide 30 days written notice to the Taxpayer to cure said default. If said default is not so cured within the 30-day period, this Agreement may be terminated by the County without further notice. In the event of termination by the County, no damages, liquidated or otherwise, shall inure to the benefit of the Taxpayer.

12. Unless otherwise agreed in writing, this Agreement and the interpretation thereof shall be governed by the laws of the State of Colorado.

13. Should any provision of this Agreement be determined by a court of competent jurisdiction to be unconstitutional or otherwise null and void, it is the intent of the parties hereto that the remaining provisions of this Agreement shall be of full force and effect.

14. Notices to be provided under this Agreement shall be given in writing either by hand delivery, or deposited in the United States mail, certified mail, return receipt requested, with sufficient postage, to the following persons:

Arapahoe County
Office of the County Attorney
5334 South Prince Street
Littleton, Colorado 80166

Rincon Research Corporation
101 N. Wilmot Rd., suite 101
Tucson, Arizona 85711
ATTN: Thomas Belknap

15. This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations and representations whether written or oral. Nothing herein shall be deemed to create any contractual relationship, either express or implied, between the Taxpayer and any other consultant or contractor or material supplier to Arapahoe County. Nothing herein shall be deemed to give anyone not a party to this Agreement any right of action against a party which does not otherwise exist without regard to this Agreement.

ARAPAHOE COUNTY

Chair, Board of County Commissioners

Date

ATTEST: Clerk to the Board

TAXPAYER: Rincon Research Corporation

By: Thomas Belknap
Title: Controller
Date: _____

(Revised 7/28/2016)

EXHIBIT A

INCENTIVE PAYMENT AGREEMENT
PROJECT DESCRIPTION AND REPRESENTATIONS

TO: Arapahoe County Commissioners

FROM: Lynn Myers, Denver South Economic Development Partnership

SUBJECT: Rincon Research Corporation

Date: April 5, 2017

Project Description: Rincon Research is a 100% employee-owned company and an incredibly vibrant organization that conceives, analyzes, designs, implements, and tests software solutions for some of the most intriguing Government projects. As a small business headquartered in Tucson, Arizona, they have a 30+ year history marked by steady growth in both revenue and customers.

Rincon Research's support of NASA's Space Network Ground Segment Sustainment (SGSS) program earned them the 2013 Small Business Subcontractor of the year award from the Goddard Space Flight Center. Their development of Main Mission Frontends will move NASA into the next generation of ground system solutions.

Founded in 1983, Rincon Research began as a small research company. Today, their business serves a variety of Government agencies. They have diversified through the expertise of talented teams of scientists, engineers, programmers, and support staff who continue to focus on rapidly developing technology from concept to operation. Their digital signal processing products and services ensure successful outcomes to meet mission and business objectives.

Rincon Research is considering an expansion in metro Denver in order to access our talented workforce. They are considering a build to suit in Centennial at Encompass Business Park near South Potomac Street and East Fremont Avenue. The company plans to build an office that is compliant with the rigorous physical security standards required by their customers. The new facility is estimated to be 50,000 square feet with additional land for expansion. The project will bring approximately \$17.4 million in new capital investment.

The company presently has 35 employees in 16,000 square feet in their current Centennial location and plans to add an estimated 110 additional employees in their new facility. These positions pay an estimated annual wage of \$140,000 for technical positions and \$75,000 for administrative positions. Rincon Research is an employee owned company.

Total Project Impact

- Building & Land: \$15.9 million
- Furniture & Equipment: \$1.5 million
- Number of technical jobs: 100 – 125
- Average technical salary: \$140,000
- Number of admin jobs: 10 – 15
- Average administrative salary: \$75k

Request of Arapahoe County: The Denver South Economic Development Partnership requests Arapahoe County participate in a business personal property tax rebate agreement with the County. We ask that the rebate be for 10 years. Colorado Statute now allows for the business personal property tax rebate to be for a maximum length of 35 year and Rincon Research would like to have that option in their agreement. With agreement to move forward the company representatives will work with Arapahoe County staff to draft the incentive agreement document.

Objective: The objective of this request is to support efforts to attract high quality, highly visible companies to Arapahoe County. Denver South EDP welcomes the expansion of Rincon Research to Centennial and looks forward to working with Arapahoe County to support the growth of this quality company in Colorado.

Thank you for your consideration.

EXHIBIT A

Input/Output Analysis Showing Total Estimated Economic Benefit Based on Denver South Economic Development Partnership Activity, 2017													
Company Name	New	Expansion	Cnty	NAICS	Jobs Mult.	Earnings Mult.	Description	Initial Jobs Added	Direct, Indirect, and Induced Jobs Added	Initial Earnings Added	Direct, Indirect, and Induced Earnings Added	Total New Jobs	Total Added Earnings
Rincon Research		X	Arap	541512	2.25	1.56	Computer Systems Design Services	126	158	\$16,795,000	\$9,405,200	284	\$26,200,200
Totals					2.25	1.56		126	158	\$16,795,000	\$9,405,200	284	\$26,200,200

EMSI 2017.1 Input/Output Data

Business Personal Property Tax Rebate Incentive

Arapahoe County – calculation

County mil levy = 14.039

Computation per \$1,000,000 of personal property

$1,000,000 \times 29\% = \$290,000$

$\$290,000 \times .014039 = \$4,071.31$

100% rebate allowed by County = \$4,071.31 per million

The Colorado legislature passed HB 1029 in March 2012. This legislation allows counties to rebate up to 100% of the business personal property tax collected on the county portion of the tax for a period of up to 10 years. This is for new and expanding businesses. All incentive agreements must be approved by the Board of County Commissioners.

For assistance please contact Lynn Myers, Vice President of Economic Development for the Denver South Economic Development Partnership, (303)531-8385 or Lynn@denversouthedp.org.

Updated January 2017

EXHIBIT B

INCENTIVE PAYMENT AGREEMENT
SCHEDULE OF PAYMENTS

<u>TAX YEAR</u>	<u>TAXPAYER INVOICE DATE</u> (No later than)	<u>INCENTIVE PAYMENT DATE</u> (Approximate)
2019	June 15, 2020	September 1, 2020
2020	June 15, 2021	September 1, 2021
2021	June 15, 2022	September 1, 2022
2022	June 15, 2023	September 1, 2023
2023	June 15, 2024	September 1, 2024

RESOLUTION NO. 170____ It was moved by Commissioner ____ and duly seconded by Commissioner ____ to authorize the Chair of the Board of County Commissioners to sign the Incentive Payment Agreement by and between Arapahoe County and Rincon Research Company relating to the refund of one-hundred percent (100%) of the County levied personal property taxes for tax years 2018 through 2022, pursuant to Section 30-11-123, C.R.S., in connection with the new business facility for Rincon Research Company located at 7140 South Potomac Street, Centennial, Colorado 80112, pursuant to the terms contained therein.

The vote was:

Commissioner Baker, __; Commissioner Conti, __; Commissioner Holen, __; Commissioner Jackson, __; Commissioner Sharpe, __.

The Chair declared the motion carried and so ordered.



Board Summary Report

Date: 11/07/2017
To: Board of County Commissioners
Through: Don Klemme, Community Resources Department Director
From: T.J. Westphal, County Veterans Service Officer
Subject: Veterans Service Officer Summary Report

Direction/Information:

The purpose of this report is to communicate the services provided to veterans and their families by the Arapahoe County Veterans Service Officer during the month of October, 2017.

Background

The Colorado Department of Veterans Services requires assistance to veterans and their families in compliance with Sections 28-5-801 et seq., Colorado Revised Statutes, in receiving their benefits such as, but not limited to:

Burials:

- Provide veterans within Arapahoe County the information regarding their burial allowance
- Advise and assist family members of veterans collection of death pension

Health Services:

- Assist veterans in processing claims for medical benefits
- Assist and coordinate with veterans' Medicaid cases

Claims:

- Prepare, present and appeal claims for VA benefits on behalf of Arapahoe County veterans and their dependents

Links to Align Arapahoe

The services provided to veterans through our Veterans Services Office link to the Align Arapahoe Initiatives of Quality of Life and Service First. By connecting veterans to the resources available for them and assisting them with claims which may increase their available income, quality of life is improved. Service First is met through the timely and professional delivery of services to all veterans and family members who work with the Veterans Service Office.

Discussion

Arapahoe County Veterans Services provides full-time assistance to veterans and their families as required by state statutes.

Alternatives

This document is a state form required by the State of Colorado to be submitted monthly as application for monetary benefits payable to the County General Fund in accordance with Section 28-5-707 Colorado Revised Statutes.

Fiscal Impact

The County receives \$16,560 annually for the services provided to veterans in Arapahoe County. There is also a positive fiscal impact to individual veterans through successful claims recoveries.

Concurrence

This report was presented to Donald A. Klemme, Community Resources Department Director, who recommends approval and signature by the Board of County Commissioners.

Attorney Comments

If appropriate, include this section.

Reviewed By:

Although physical signatures are not required, the BSR must still be reviewed by all necessary departments prior to submitting. You **MUST** provide sufficient time for finance and county attorneys to review your document prior to being submitted. The names of the individuals that have approved must be listed below.

T.J. Westphal, County Veterans Service Officer
Linda Haley, Senior Resources Division Manager
Don Klemme, Community Resources Department Director



ARAPAHOE COUNTY
VETERANS SERVICE OFFICE

Arapahoe County Veterans Service Office October, 2017- Summary Report

For the month of October, 2017:

- The County Veterans Service Office prepared, presented and appealed claims for federal benefits to the Department of Veterans Affairs. The office also administered the Veterans Trust Fund for emergency financial assistance. Staff conducted all daily operations to include meeting with veterans and/or their dependents, conducting community outreach, processing legal correspondence and fielding calls related to claims, resource referrals and general inquiries.
- **Goals and Objectives:**
 - Total phone calls processed: 637
 - Specific to current claim action/status: 136
 - Appointments, referrals, general inquiries: 501
 - Scheduled/walk-in appointments/home visits: 90
 - Claims for federal benefits filed to the VA: 35
 - Other applications and claim correspondence: 62
 - Requests for military records and corrections: 10
 - Veterans Trust Fund requests granted: 0
 - New favorable award notifications received: 16
 - 2017 Favorable decisions to date: 317
 - 2017 VA claim award recoveries to date: \$3,851,618.83
- **Training, Outreach and Community Events:**
 - 10/07/17 – Outreach: 10th Annual Veterans' Resource & Job Fair
 - 10/10/17 – Community: UVC Monthly Meeting

Respectfully Submitted,

T.J. Westphal
County Veterans Service Officer
Arapahoe County, Colorado



Colorado Department of Military and Veterans Affairs
County Veterans Service Officers Monthly Report and Certification of Pay

County of ARAPAHOE Month of OCTOBER 2017

General Information		Request for Medical Records	
Telephone Calls	617	21-4142 & 21-4142a	8
Office Visits	90	Military Records/Corrections	
Home Visits	0	SF180	1
Outreach Visits	1	DD149	0
Community Events	1	DD293	0
Request for Medal	0	NA13075	0
Operation Recognition	0	Other	1
Correspondence Rec'd	38	NSC Pension	
Correspondence Written	92	21-527EZ	0
Info/Referral/Inquiries	501	21-8416	0
VCAA Notice	7	Widows Pension	
State Benefits	0	21-534EZ	1
Income Verifications	4	21-8416	0
New Claims Initiated		DIC	
21-22 CVA	31	21-5234EZ	1
21-22 others	0	Burial Allowance	
SC Entitlement		21P-530	0
21-526EZ	31	40-1330	0
21-0966 Informal	5	21-2008	0
21-526EZ Reinstate	0	26-1817	0
21-526EZ IU	0	Waivers/Compromise	
21-8940 IU	0	21-4138	0
21-4192 IU Employer	0	21-5655	0
21-4138 SMC	0	Appeals	
21-686c Dependency	5	21-0985 NOD	1
21-674 School Attendance	1	VA Form 9	1
VA Healthcare		VA Home Loan	
10-10EZ	0	26-1800	0
CHAMPVA	0	Insurance Claims	
Homeless Veterans Claims		29-357	0
Service Connection	0	29-4364	0
NSC Pension	0	29-336 Beneficiary	0
VOC REHAB		29-4125 Lump Sum	0
28-1900 CH31	0	VTF Requests	
MISC CLAIMS		Rental Assistance	0
21-8678 Clothing Allow	0	Utilities Assistance	0
21-4502 Adaptive Equip.	0	Prescription Assistance	0
26-4555 Housing	0	Food Assistance	0
10-0103 HISA Grant	0	Transportation Assistance	0
CRSC	0	Clothing Assistance	0
Incarcerated Veterans		Other	0
21-526EZ Reinstatement	0		
21-4138 Apportionment	0		

Certification by County Veterans Service Officer

I hereby certify, the above captioned monthly report is true and accurate. I have been paid the following amount(s) for the month of , 20__ from _____ county.

Salary \$	-
Expenses \$	-
Office Space \$	-
Telephone \$	-
Office Supplies \$	-
Travel \$	-
Training Conference \$	-
Other \$	-
TOTAL \$	-



Signature of County Veterans Service Officer

11-6-17

Date

Certification by County Commissioner or Designee

In accordance with CRS 28-5-707, I hereby certify the accuracy of the Report CVA-26 revised 9-11-2015:

County Commissioner or Designee of

County

Date

This certification, submitted monthly, properly signed and executed is considered as application for the monetary benefits to the County General Fund in accordance with 28-5-804 (2002) Colorado Revised State Statute.

Submit this form no later than the 15th day the following month.

Mail to:

Colorado Division of Veterans Affairs
Attention: Deputy Director
1355 South Colorado Blvd.
Building C, Suite 113
Denver, Colorado 80222



Board Summary Report

Date: November 6, 2017

To: Board of County Commissioners

Through: Shannon Carter, Open Spaces and Intergovernmental Relations Director

From: Sandra Bottoms, Grants Program Specialist

Subject: Fall 2017 Open Space Grant Cycle Award Recommendations

Request and Recommendation

Request a resolution to approve the Fall 2017 Open Space Grant Cycle Recommendations. Staff/OSTAB joint recommendation is to fund the highest ranked and qualified Active Recreation Grants (total of 4), totaling \$906,500, as presented in the attached Fall 2017 Grant Cycle Ranking Sheet for Open Space Grant Proposals. This topic was heard by the Board of County Commissioners at a study session on November 6, 2017.

Background

In furtherance of the County Open Space Resolution, Open Space grant funds are invested throughout Arapahoe County communities using 12% of the annual sales/use tax revenue. The goal is to fund eligible, high quality projects that address urgent local needs for open space, parks, and trails. Eligible entities for grant funding include all incorporated municipalities within the County and outdoor recreation-oriented special districts.

At the study session on September 6, 2016, the BoCC gave direction to staff to run a Fall 2017 Special Grant Cycle for Active Recreation projects, such as playgrounds and ballfields, and allocating a maximum of \$1 million for the grant cycle. The grant categories for the Fall 2017 cycle are as follows:

- Large Active Recreation Grant Awards: \$101,000 to \$450,000, 25% total project cost minimum cash match
- Small Active Recreation Grant Awards: \$1,000 to \$100,000, 10% total project cost minimum cash match

Links to Align Arapahoe

Optimize Use of Financial Assets
Improve Park, Trail and Open Space Opportunities
Improve Communication and Stakeholder Input
Improve Customer Experience
Enhance Quality of Life

Discussion

By the deadline of August 25, 2017, five eligible agencies submitted a total of five eligible grant proposals, requesting a total of approximately \$1.3 million, with matching funds of about \$780,000. The County has \$1 million available for the Fall 2017 Grant Cycle.

The evaluation process involved: 1) initial staff review for eligibility and minimum qualifications; 2) evaluator group tour of project sites; 3) individual evaluation and ranking of each grant proposal by evaluators based on specific objective criteria; and 4) merit ranking of projects. The evaluation team consisted of six OSTAB members and five County staff members. Evaluators ranked each project based on the following criteria:

- scope of the project;
- need and urgency of the project;
- leveraging dollars/cash match provided;
- ability of the applicant to achieve the proposed results according to budget in a two year timeframe;
- supporting documentation; and
- capacity of the applicant to maintain the project site in future years

Individual rankings from participating evaluators were averaged to produce a final ranking (attached). Both large and small grant proposals were ranked in the same pool for the available \$1 million. The evaluation team recommends funding the four highest ranked proposals, listed below. One proposal is not recommended for funding at this time due to readiness concerns.

Active Recreation Grants:

- \$300,000 to City of Aurora for ***Olympic Ballfield Complex Lighting Upgrades***
- \$182,000 to Arapahoe Park and Recreation District for ***Spring Creek Park Playground Equipment Replacement & Enhancements***
- \$97,500 to City of Greenwood Village for ***Carson Skate Park Expansion***
- \$327,000 to Cherry Creek Vista Park and Recreation District for ***Lakeview Park Fields & Playground Renovation***

Alternatives

Recommend approval, conditional approval, or denial of each grant project.

Fiscal Impact

Twelve percent of annual revenue from the County Open Space Tax Fund is dedicated to funding competitive grants pursuant to the County Open Space Resolution. Recommended grant awards total \$906,500. The fund balance exceeds this amount.

Concurrence

On October 23, 2017, Open Space and Trails Advisory Board (OSTAB) and Open Spaces Staff discussed the results of the grant evaluation process and made a joint recommendation to the BoCC (attached).

Attorney Comments

None.

Reviewed By:

Sandra Bottoms
Grants Program Specialist

Josh Tenneson
Grants and Acquisitions Manager

Shannon Carter
Open Spaces and Intergovernmental Relations Director

Tiffanie Bleau
Assistant County Attorney

Janet Kennedy
Finance Director

Attachments:

OSTAB Recommendation to the BoCC
Fall 2017 Grant Cycle Ranking Sheet for Open Space Grant Proposals

MOTIONS
(THIS PAGE WILL BE ON GREEN PAPER)

MOTION: I move to approve and authorize a total of \$906,500 in grant awards from the Arapahoe County Open Space Sales and Use Tax Fund, for the four Open Space grant projects listed below, as presented on this date of November 21, 2017:

Active Recreation Grants:

- \$300,000 to City of Aurora for Olympic Ballfield Complex Lighting Upgrades
- \$182,000 to Arapahoe Park and Recreation District for Spring Creek Park Playground Equipment Replacement & Enhancements
- \$97,500 to City of Greenwood Village for Carson Skate Park Expansion
- \$327,000 to Cherry Creek Vista Park and Recreation District for Lakeview Park Fields & Playground Renovation

RESOLUTION NO. _____ It was moved by Commissioner _____ and duly seconded by Commissioner _____ to approve the Fall 2017 Open Space Grant Cycle Award Recommendations, funding the highest ranked and qualified Active Recreation Grants (total of 4), totaling \$906,500, as listed below:

Active Recreation Grants:

- \$300,000 to City of Aurora for ***Olympic Ballfield Complex Lighting Upgrades***
- \$182,000 to Arapahoe Park and Recreation District for ***Spring Creek Park Playground Equipment Replacement & Enhancements***
- \$97,500 to City of Greenwood Village for ***Carson Skate Park Expansion***
- \$327,000 to Cherry Creek Vista Park and Recreation District for ***Lakeview Park Fields & Playground Renovation***

The vote was:

Commissioner Baker, ____; Commissioner Conti, ____; Commissioner Holen, ____; Commissioner Jackson, ____; Commissioner Sharpe, ____

The Chair declared the motion carried and so ordered.



OSTAB Recommendation

Date: October 23, 2017

To: Board of County Commissioners

From: Open Space and Trails Advisory Board (OSTAB)

Subject: **Fall 2017 Open Space Grant Cycle – Ranking of Proposals & Recommendation**

OSTAB Recommendation: After reviewing the results of grant proposal evaluations and rankings for the Fall 2017 Grant Cycle as an action item on this date, the evaluation team composed of five County Staff and six OSTAB members recommends to the BOCC that the County approve grant funding for the Fall 2017 Grant Cycle as follows: Fund the highest ranked and qualified Active Recreation Grants (total of 4) totaling \$906,500, as presented in the attached Fall 2017 Grant Cycle Ranking Sheet for Open Space Grant Proposals. All grant awards are subject to available funds and the execution of an Intergovernmental Agreement (IGA) within 60 days of award notification, unless otherwise approved by County Grants Program Specialist, between the County and each grant applicant for each project.”

Motion by: Dala Giffin

Seconded by: Grider Lee

Vote: 7 Yes

 0 No

 0 Absent and Excused

 0 Abstain

Fall 2017 Active Recreation Grant Cycle Ranking Sheet

Applicant	Grant Request	Cash Match	Total Project	Project Description	FINAL RANK
City of Aurora	\$300,000	\$265,000	\$565,000	Olympic Ballfield Complex Lighting Upgrades	1
Arapahoe Park and Recreation District	\$182,000	\$60,780	\$242,780	Spring Creek Park Playground Equipment Replacement & Enhancements	2
City of Greenwood Village	\$97,500	\$32,500	\$140,000	Carson Skate Park Expansion	3
Cherry Creek Vista Park and Recreation District	\$327,000	\$109,173	\$441,448	Lakeview Park Fields & Playground Renovation	4
South Suburban Park and Recreation District	\$450,000	\$312,700	\$762,700	Progress Park Playground & Restroom	
Fall Grant Cycle Total Requests	\$1,356,500	\$780,153	\$2,151,928		
Total Awards Recommended	\$906,500	\$467,453	\$1,389,228		

Allocated Funding for Fall Cycle: \$1 Million

Recommended Awards: 4/5 Active Recreation Grants



Board Summary Report

Date: November 9, 2017
To: Board of County Commissioners
Through: Jan Yeckes, Planning Division Manager
From: Bill Skinner, Senior Planner
Subject: Case No. Z16-007 - Mountainview Gardens No. 10 Conventional Rezone

Request and Recommendation

The applicant, Art Raines, has made application to Arapahoe County on behalf of the owner, Leland McGill, to rezone 2.19 acres located at 1781, 1783, and, 1793 S. Unita Way from R-PSF PUD zoning to R-1 zoning.

On November 7, 2017 the Planning Commission moved to recommend approval of the application with the condition of approval stated in the staff report. The motion was approved by a vote of 5 for, 0 against, and 2 absent and excused

The Staff recommends approval with the condition of approval stated in the staff report.

Discussion

If approved, this rezoning would reduce the maximum allowed density on the 2.19 acre subject properties from the four dwelling units approved by the existing Z02-011 PDP to a maximum of 2.38 units possible under the proposed R-1 zone district.

The R-1 zone district has a minimum lot size of 40,000 square feet. In practical terms, the change to R-1 zoning would allow no more than 2 units across the entirety of the 2.19 acre parcel, but that would require an additional subdivision action to create two platted lots. It is the applicant's stated intention to combine the three existing lots, drainage tract, and cul de sac right of way into a single lot where they can construct one single family home.

Concurrent R16-004 Administrative Replat and V16-003 Vacation of Easements applications propose a single combined lot.

Compliance with Regulations

Staff review of this application included a comparison of the proposal to policies and goals outlined in the Comprehensive Plan, the Land Development Code, existing uses, and an analysis of referral comments. Staff determined that the proposal was submitted and processed according to adopted regulations, is compatible with surrounding existing uses, and did not generate any negative external comments.

Links to Align Arapahoe

If approved, this rezoning may result in an “improvement to the County’s economic environment” by generating jobs to construct a home the applicant has stated they intend to build on this property once the rezoning is completed.

Alternatives

The Board of County Commissioners has the following alternatives:

1. Approve the application with Conditions of Approval as recommended by the Planning Commission and Staff.
2. Continue the hearing of the application to a date certain.
3. Deny the application.

Fiscal Impact

If approved this rezoning application may result in the applicant’s proceeding with the construction of a home on the currently vacant property. This may result in an increase in property tax revenues assessed to this property.

Concurrence

The Planning Commission and PWD Staff recommend approval with conditions for this case.

Reviewed By:

Bill Skinner
Jason Reynolds
Jan Yeckes
Dave Schmit
Todd Weaver
Bob Hill

Board of County Commissioner's Summary Report

DAVID M. SCHMIT, P.E.
Director

Date: October 23, 2017

To: Arapahoe County Board of County Commissioners

Through: Bill Skinner, Planning Division
Planning Division

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Sue Liu, PE
Engineering Services Division

Case name: **Z16-007 Eagles Nest Subdivision – Rezone**

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This site lies within Basin 5 of the Four Square Mile area (Parker/Mexico Outfall – Line E) and is subject to a storm drainage fee in the amount of \$23,661.00 per impervious acre. The payment of said fee shall be paid at the time of approval of the Plat.
2. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area.
3. Construction activities that disturb 1 acre or more are required by EPA to obtain a construction stormwater permit. The applicant should contact the Colorado

Department of Health, Water Quality Control Division for information regarding said permit.

4. Staff has approved the traffic impact study waiver request based on the minimal trip generation created by the site. The application meets Arapahoe County "Guidelines for Traffic Impact Studies" waiver requirements.
5. The Arapahoe County Technical Review Committee (TRC) including Southeast Metro Stormwater Authority (SEMSWA) met on October 19, 2016, for a regularly scheduled meeting to discuss your waiver requests and made the following recommendation:
 - a. Waiver request to not provide a detention and water quality facility
Based on the information provided by the applicant - approximate 7,000 to 8,000 square foot of impervious area will be proposed on a 2-ac lot, the TRC is supportive the request since the total proposed imperviousness acreage is less than 10 percent of the site. The TRC requests to route the downspouts of the building to pervious/landscape area.
 - b. Waiver request to not provide the phase III drainage Report
The TRC supports the waiver request however, requires a Technical Drainage Letter in lieu of the Phase III Drainage Report be submitted for review.
6. A low Impact grading, erosion and sediment control (GESC) plan and permit will be required for a signal family home construction.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The Applicant provides modifications to the plan and support documentation as identified in the Engineering Staff Report.
2. The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.

DRAFT MOTIONS – Z16-007 - Mountainview Gardens No. 10 Conventional Rezone

APPROVAL

In the case of Z16-007 - Mountainview Gardens No. 10 Conventional Rezone, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

DENY

(This recommendation would not be consistent with the [PLANNING COMMISSION AND/OR STAFF] recommendation. Any alternate motion must include new findings and conditions in support of the motion for denial where those differ from the recommended findings and conditions):

In the case of Z16-007 - Mountainview Gardens No. 10 Conventional Rezone, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to deny this application based on the following findings:

Findings:

1. *State new or amended findings to support "Denial" as part of the motion.*
2. ...

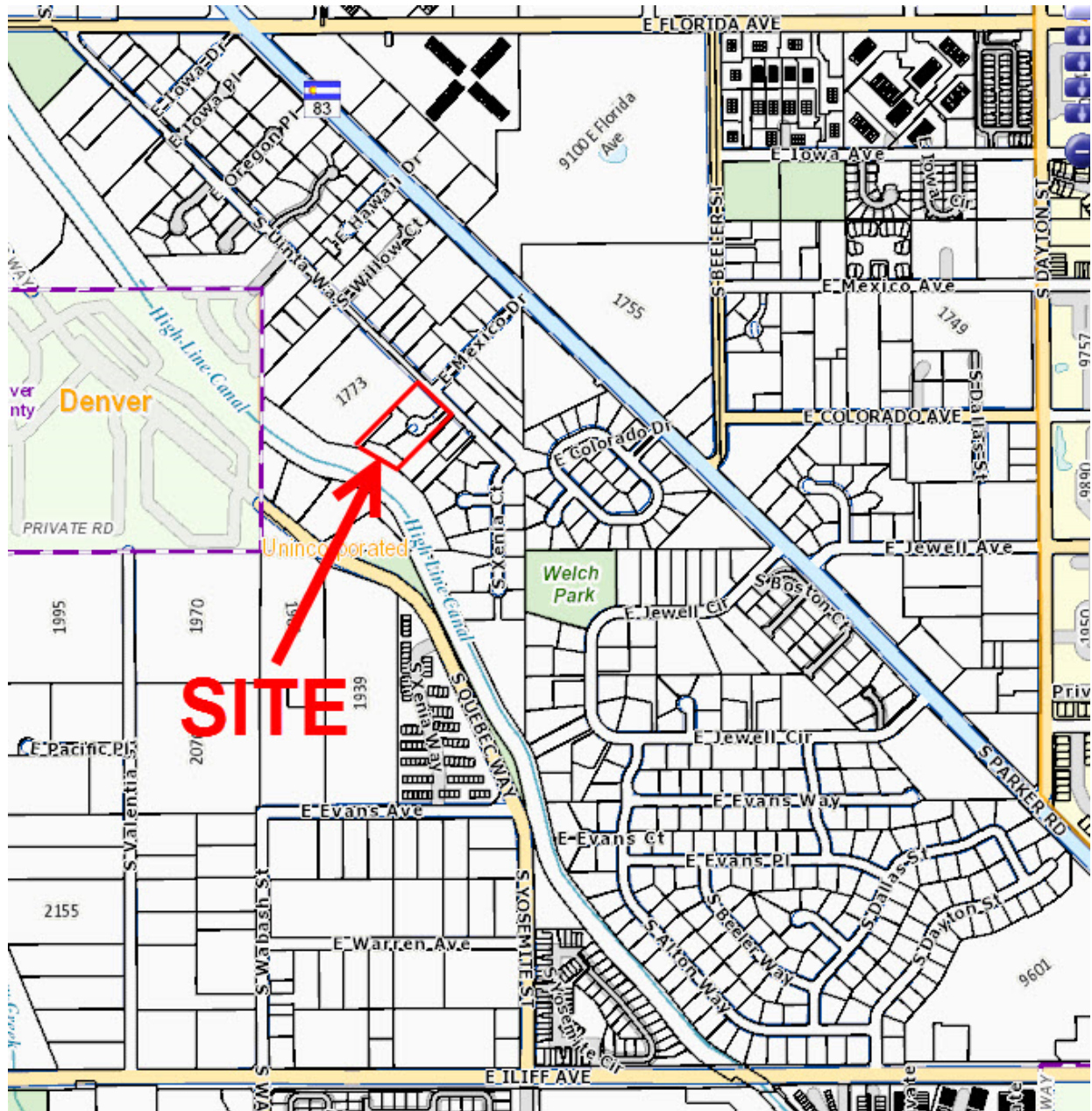
CONTINUE

In the case of Z16-007 - Mountainview Gardens No. 10 Conventional Rezone, I move to continue the decision on this request to [DATE], 2017, date certain, at 9:30 a.m., at this same location [to receive further information] [to further consider information presented during the hearing].

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 7, 2017
9:30 A.M.

CASE # Z16-007, MOUNTAINVIEW GARDENS NO. 10 CONVENTIONAL REZONING
BILL SKINNER, SENIOR PLANNER
NOVEMBER 1, 2017

VICINITY MAP The site is located at 1781, 1783, and 1793 S Unita Way in the Mountainview Gardens neighborhood. This property is in Commissioner District 4.



VICINITY MAP



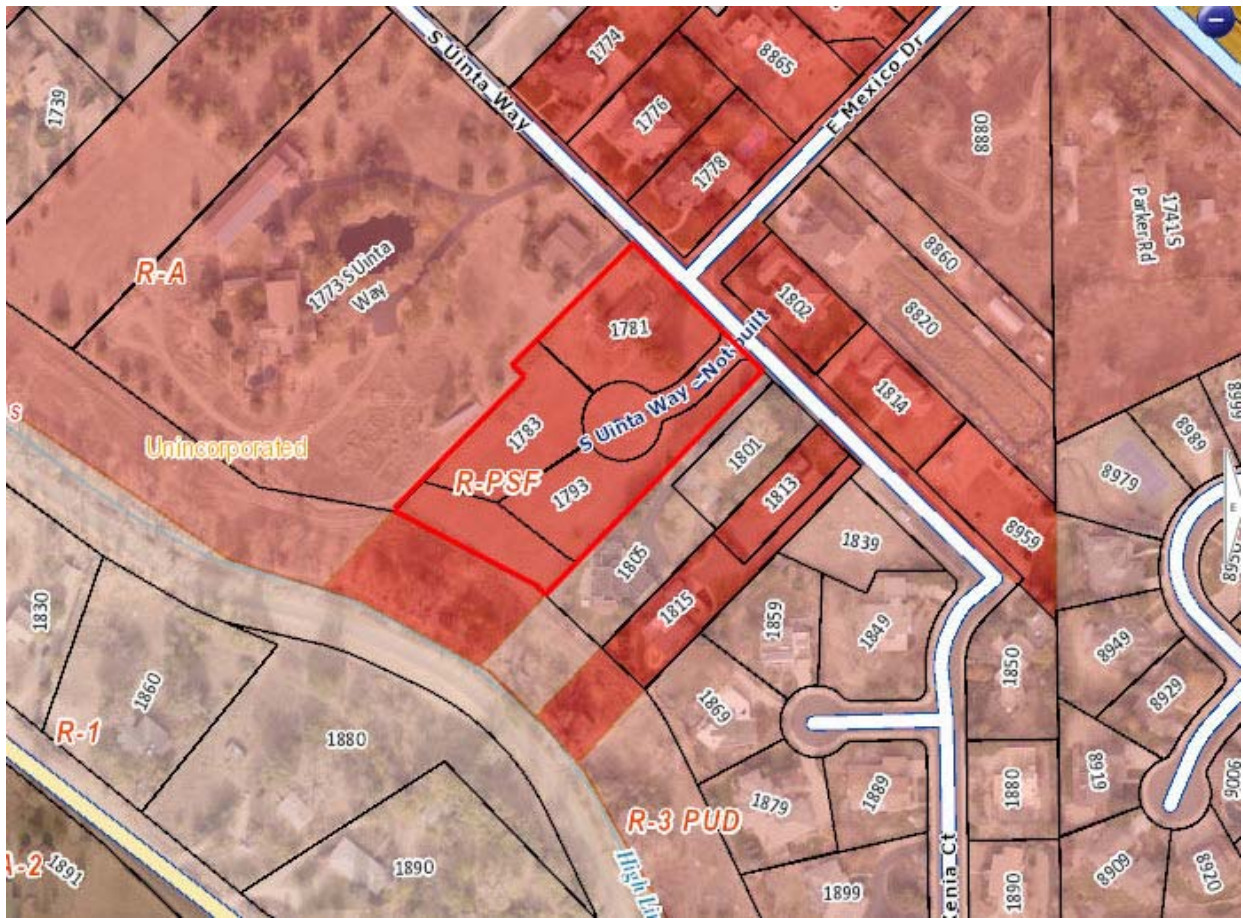
SITE

PROPOSAL

The applicant, Art Raines, has made application to Arapahoe County on behalf of the owner, Leland McGill, to rezone 2.19 acres located at 1781, 1783, and, 1793 S. Unita Way from R-PSF PUD zoning to R-1 zoning. This would reduce the maximum allowed density from the four dwelling units approved by the existing Z02-011 PDP to a maximum of 2.38 units possible on the 2.19 acres parcel. The R-1 zone district has a minimum lots size of 40,000 square feet. In practical terms, the change to R-1 zoning would allow no more than 2 units across the entirety of the 2.19 acre parcel, but that would require an additional subdivision action to create two legal lots. It is the applicant's stated intention to combine the three existing lots, drainage tract, and cul de sac right of way into a single lot where they can construct one single family home. Concurrent R16-004 Administrative Replat and V16-003 Vacation of Easements applications propose a single combined lot.

RECOMMENDATIONS

Staff recommends that the Z16-007 MVG No. 10 Conventional Rezoning application be approved based on the findings contained within this report, and subject to the conditions of approval outlined herein.



DISCUSSION

Staff review of this application included a comparison of the proposal to policies and goals outlined in the Comprehensive Plan, the R-1 Conventional Zone District section of the Land Development Code, existing uses, and an analysis of referral comments.

Comprehensive Plan

The Arapahoe County Comprehensive Plan (Comp Plan) designates this site as "Urban Residential". Urban Residential areas are anticipated to have residential development of varying densities. The Comp Plan recommends a density of 1-6 dwellings/acre for single-family detached homes in the Urban Residential area. Given the property size of 2.19 acres, the maximum number of homes possible would be 2.38 units at a density of 1.089 dwelling units per acre. In realistic terms, no more than two homes could be constructed.

This application complies with the following Goals and Policies of the Comp Plan:

- Policy GM 1.2 – Encourage Urban Development to Locate in Designated Growth Areas.
The proposed application is located in the Urban Residential area, which anticipates continued growth and infill development.
- Goal GM 4 – Promote Compact Growth in the Urban Service Area.
The proposed development maximizes existing public facilities.
- Goal PFS1 – Plan for Adequate Public Facilities and Services in Growth Areas.
Based on responses from service providers, adequate public facilities and services are present in the area.

The site is located within the Four Square Mile Subarea plan and is designated as single-family with a density of 1-2 dwelling units per acre. The proposed zoning would allow up to 2.38 homes on the property, which would result in a density of 1.089 dwelling units per acre, which falls within the recommended density range.

Rezoning Analysis

Section 13-200 – Conventional Rezoning of the Arapahoe County Land Development Code states that, "All rezoning applications must meet the following standards:"

- a. *Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.*

A rezone to R-1 would result in a maximum allowed density that is ½ of the currently approved R-PSF PUD zoning. Demand placed on the services listed above would be significantly less what was envisioned when the Z02-011 PDP was approved.

- b. *Assure compatibility between the proposed development, surrounding land uses, and the natural environment.*

The R-1 zone district limits residential development to single family units on lots of no less than 40,000 square feet. While it is this applicant's intention to construct one home on the property, staff must consider all possible outcomes of the requested rezoning.

If this property were to be re-subdivide under the R-1 zone district regulations, the potential 40,000 square foot lots would be neither the largest nor the smallest lots in the area. In terms of both use and potential lot size this resultant property would be considered compatible with nearby single family residential properties.

- c. *Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.*

A rezone to R-1 would result in a max density that is ½ of the currently approved R-PSF PUD zoning. Demand placed on the services listed above would be significantly less what was envisioned when the Z02-011 PDP was approved.

- d. *Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.*

The activities listed above exist within on Parker Road within ½ mile of the subject property.

- e. *Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic, noise, water pollution, airport hazards, and flooding.*

A rezone to R-1 would result in a maximum allowed density that is half of the currently approved R-PSF PUD zoning. Demand placed on the criteria listed above would be significantly less what was envisioned when the County approved the Z02-011 PDP application.

- f. *Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.*

No internal roads or pedestrian circulation systems (aside from private drives and walks) are required on the single family residential lots that would result from a rezoning to the R-1 district.

The subject property abuts S Unita Way, which provides automobile access to the site. In the event that the property subdivided beyond the applicant's single lot intentions County staff will ensure all lots have access to the adjacent roadways.

Bus service is available a quarter mile away on Parker Road.

- g. *Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.*

There are no significant physiographic features on the site.

- h. *Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.*

The minimum lot size in the requested R-1 zone district is 40,000 square feet. Lots of this size provide ample opportunities for outdoor open areas and recreation.

- i. *Enhance the usable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.*

Demand placed on open spaces would be significantly less what was envisioned when the Z02-011 PDP was approved.

- j. *Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.*

The application complies with the Comprehensive Plan as discussed above.

The proposed zoning change reduces impacts on services. Given this, the current services should continue to adequately serve this property.

Referral Comments for Z16-007

Comments received during the referral process are as follows:

Arapahoe County Assessor	Comments have been addressed
Arapahoe County Pwd Mapping	Comments have been addressed
Arapahoe County Pwd Planning	Comments have been addressed
Arapahoe County Open Space Dept.	No comment
Arapahoe County Pwd/ Zoning	No comment
Four Square Mile Area	No response
Four Square Mile Neighborhoods	No response
Cunningham Fire	Four points of technical direction are given for transmission on to the applicant
Aurora Planning	No response
Post Office - Arapahoe County	No response
Cherry Creek School District 5-Referrals	No response
Centurylink	No response
Xcel Energy - PSCO	No objection
Cherry Creek Valley Water & San Dist.	Service is available
Denver Water	No response
Arapahoe County Assessor	No objection
Colorado Division Of Water Resources	No response
SEMSWA	Comments have been addressed
Urban Drainage	No response

STAFF FINDINGS:

Staff has visited the site, reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable development regulations and analysis of referral comments, our findings include:

1. The Proposed rezone meets the standards established in 13-200 of the L and Development Code.
2. The proposed lot complies with the requirements of the R-1 zone district proposed in the concurrent Z16-007 - Mountainview Gardens No. 10 Rezone application.

3. The uses allowed in the proposed R-1 zone district are aligned with the recommendations of the Comprehensive Plan and the 4 Square Mile Area Sub Area Plan.

RECOMMENDATION:

Based on the findings described herein, staff recommends approval of this Conventional Rezone application, subject to following condition.

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.

DRAFT MOTIONS for Z16-007 - Mountainview Gardens No. 10 Conventional Rezone

Conditional Recommendation to Approve

In the case of Z16-007 - Mountainview Gardens No. 10 Conventional Rezone, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny

In the case of Z16-007 - Mountainview Gardens No. 10 Conventional Rezone, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of Z16-007 - Mountainview Gardens No. 10 Conventional Rezone, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments:

Application & Exhibits
Engineering Staff Report
Referral Comments



Planning Commission Update

Date: October 23, 2017

To: Bill Skinner, Planning Division

From: Sue Liu, Engineering Division

RE: Z16-007 R16-004 V16-003 Eagles Nest Subdivision – Rezone, Replat, Vacation of Drainage Easements

Scope/Location:

Arthur Ranes, on behalf of the property owner is requesting approval of a Preliminary Development Plan, Re-plat and Vacation of Easements applications that allow to build one single family on the lot. The site is 2.1-ac and is located at 1781 S Uinta Way.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This site lies within Basin 5 of the Four Square Mile area (Parker/Mexico Outfall – Line E) and is subject to a storm drainage fee in the amount of \$23,661.00 per impervious acre. The payment of said fee shall be paid at the time of approval of the Plat.
2. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area.
3. Construction activities that disturb 1 acre or more are required by EPA to obtain a construction stormwater permit. The applicant should contact the Colorado Department of Health, Water Quality Control Division for information regarding said permit.
4. Staff has approved the traffic impact study waiver request based on the minimal trip generation created by the site. The application meets Arapahoe County “Guidelines for Traffic Impact Studies” waiver requirements.
5. The Arapahoe County Technical Review Committee (TRC) including Southeast Metro Stormwater Authority (SEMSWA) met on October 19, 2016, for a regularly scheduled meeting to discuss your waiver requests and made the following recommendation:
a. Waiver request to not provide a detention and water quality facility
Based on the information provided by the applicant - approximate 7,000 to 8,000 square foot of impervious area will be proposed on a 2-ac lot, the TRC is supportive the request

since the total proposed imperviousness acreage is less than 10 percent of the site. The TRC requests to route the downspouts of the building to pervious/landscape area.

b. Waiver request to not provide the phase III drainage Report

The TRC supports the waiver request however, requires a Technical Drainage Letter in lieu of the Phase III Drainage Report be submitted for review.

6. A low Impact grading, erosion and sediment control (GESD) plan and permit will be required for a signal family home construction.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' findings, comments, and concerns as identified within the staff report.
2. The applicant agrees to address SEMSWA's comments and concerns.

Bill,

John Warford only has one comment - Water and sewer service is available subject to payment of all fees and compliance with the District's Rules and Regulations.

Thank you.

Lisa Glenn
Cherry Creek Valley Water and Sanitation District
2325 S. Wabash St., Denver, CO 80231
303-755-4474 Phone
303-755-4908 Fax

This electronic message transmission contains confidential information from Cherry Creek Valley Water and Sanitation District. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by email or by telephone (303-755-4474) and delete the original message. Thank you.

Hello Bill,

RE: Case Z16-007 MVG #10 Rezone and V16-003 MVG #10 Vacation of Easements;

The Fire District has reviewed the proposed changes and has the following general comments.

1. Surfaced access roads capable of withstanding the imposed loads of fire apparatus and all required hydrants shall be installed prior to construction.
2. The fire apparatus access road shall comply with the requirements of *Section 503 IFC*
3. *Electronic Plat Submittal – Electronic Plat Submittal shall be submitted to Cunningham Fire Protection District.*
4. *Addresses - Addresses shall be clearly identified from the Fire Department Access road.*

If you need any additional information or have any questions, please contact me at (303) 755-9202 x 1122 The Fire Prevention Bureau fax number is (303) 337-7971.

Sincerely,

Scott Hare

Fire Prevention Officer

Cunningham Fire Protection District

lhare@cfpd.org

303-755-9202 1122





donna.l.georg

1123
Denver,
Telephone:

Right of Way & Permits

West 3rd Avenue
Colorado 80223
303.571.3306
Facsimile: 303. 571.3524
e@xcelenergy.com

June 13, 2017

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Attn: Bill Skinner

Re: Mountainview Gardens Filing No. 10 Replat, Rezone, and Right-of-Way Vacation – Case #s R16-004 / Z16-007 / V16-003

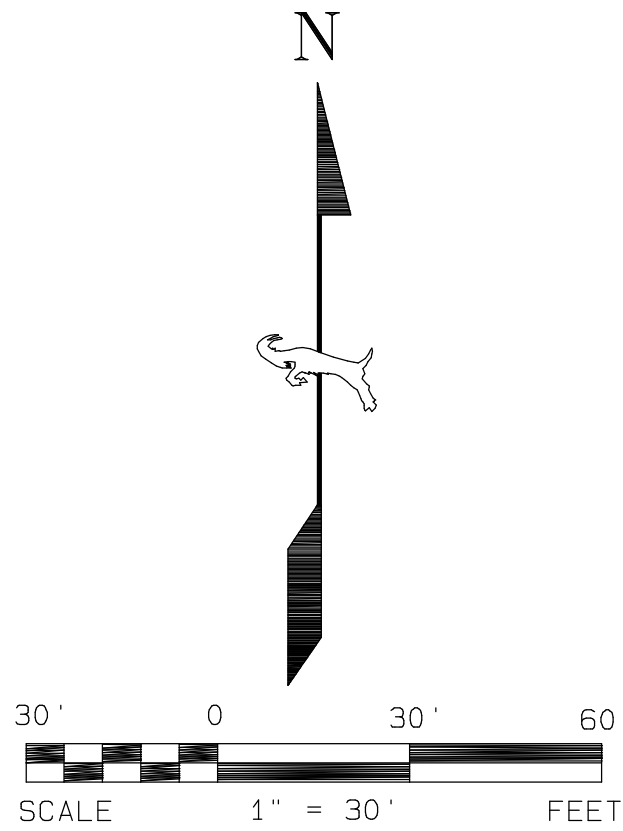
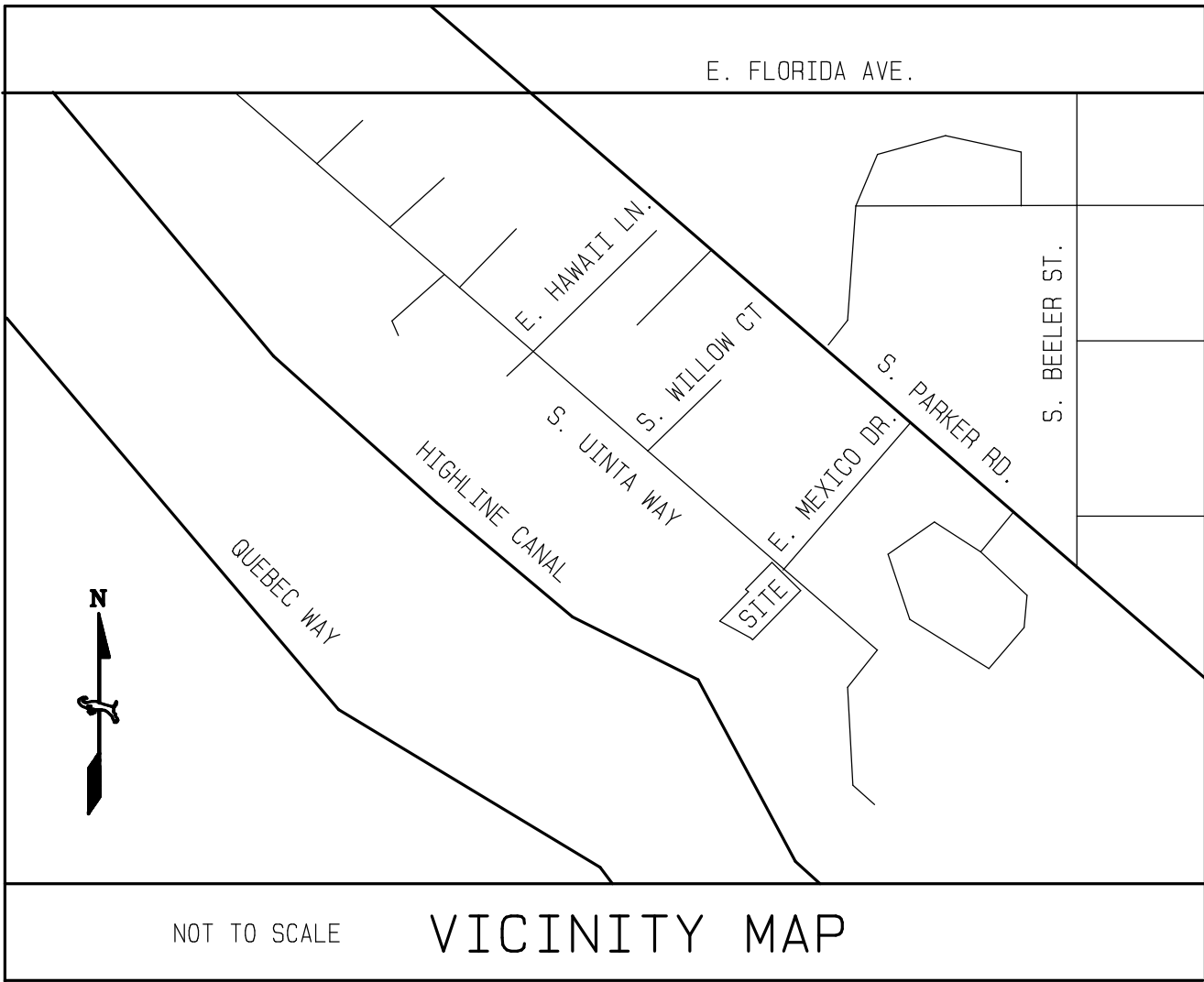
Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat, rezone plan, and right-of-way vacation documentation for **Mountainview Gardens F10**. Please be aware PSCo has existing natural gas and electric facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) and complete the application process for any new natural gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

PSCo has no conflict with the right-of-way and easement vacations as exhibited.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right-of-Way Referral Processor
Public Service Company of Colorado



FOUND REBAR & 3" ALUMINUM CAP IN MONUMENT BOX "LS 13487" LOOSE

MOUNTAINVIEW GARDENS FILING No. 10 - REZONING PLAN

A REPLAT OF LOT 1, LOT 2, LOT 3, TRACT A AND TRACT B, MOUNTAINVIEW GARDENS FILING No. 9
SITUATED IN THE SE 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH,
RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO

EASEMENT DESIGNATION TABLE			
EASEMENT TYPE	USE	EASEMENT GRANTED TO:	SURFACE MAINTENANCE
10' UTILITY EASEMENTS ALL LOT LINES	ELECTRIC, GAS, TELEVISION CABLE TELECOMMUNICATIONS	UTILITY PROVIDER	MOUNTAINVIEW GARDENS FILING No. 10 OR ASSIGNS
EXISTING 8' UTILITY EASEMENTS ALONG LOT LINE, FILING 5	ELECTRIC, GAS, TELEVISION CABLE TELECOMMUNICATIONS	UTILITY PROVIDER	MOUNTAINVIEW GARDENS FILING No. 10 OR ASSIGNS
EXISTING 6' ELECTRIC UTILITY EASEMENTS ALONG NE LOT LINE	ELECTRICAL	ARAPAHOE COUNTY BOARD OF COMMISSIONERS	MOUNTAINVIEW GARDENS FILING No. 10 OR ASSIGNS

STANDARD NOTES

THE OWNERS(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE REPLAT KNOWN AS EAGLES NEST SUBDIVISION AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

FOUR SQUARE MILE AREA NOTE

- A) To include said development within a special district for the purpose of participating in construction of necessary off-site improvements at the time of approval of final development plans.
- B) To cooperate with other owners of other parcels and/or special districts in off-site roadway and open space improvements as necessitated by development impacts as may be determined by the Board of County Commissioners
- C) To include said development in a Master Drainage Improvement District if such district is formed.

TRAFFIC SIGHT TRIANGLE MAINTENANCE

The owners of private property containing a traffic sight triangle are prohibited from erecting or growing any obstructions over three feet in height above the elevation of the lowest point on the crown of the adjacent roadway within said triangle.

MAINTENANCE EASEMENT

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

STORMWATER MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S AND/OR CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER....., AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE OWNER OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

REZONING REQUEST STATEMENT

The intent of this rezoning request is to change the zoning designation of mountainview gardens filing no. 10 from the current R-PSF zoning district to R-1 zoning district.

PROPERTY DESCRIPTION

Lot 1, Block 1, Mountainview Gardens Filing No. 1
Containing 91,274 square feet or 2.095 acres more or less
County of Arapahoe
State of Colorado

NOTES

FLOOD PLAIN NOTE: By graphic plotting only, this property is in "Zone X" of the Flood Insurance Rate Map, Community Panel 08005C0167K which bears an effective date Dec., 17, 2010 and is in an area determined to be outside the 0.2% annual chance flood plain.

Some easements appearing on Mountainview Gardens Filing No. 9 are to be vacated prior to the filing of this plat and are not depicted hereon.

A Benchmark was set on a common property corner between Lots 2 and 3 by Differential GPS using NGS point "Transportation" as the base point. Coordinates for this point are in NAD 83:
Latitude: N 39°41'01.3282"
Longitude: W104°53'11.9828"
Elevation: 5493.88' NAVD 88

THE RATIO OF ERROR FOR THE TRAVERSE USED TO SET PROPERTY BOUNDARIES WAS 1/12,546'.

GENERAL NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CONTRACT SURVEYORS, LTD. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD CONTRACT SURVEYORS, LTD. RELIED UPON THE OFFICIAL RECORDED PLATS AS RECORDED AT THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BOARD OF THE COUNTY COMMISSIONERS APPROVAL

APPROVED BY ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

THIS ____ DAY OF ____ A.D., 20 ____.

CHAIR: _____

ATTEST: _____

CERTIFICATE OF OWNERSHIP

I, Leland McGill, hereby confirm that I am the sole owner of the property described herein, known as Mountainview Gardens Filing No. 10, Case No. 216-007.

Owner of Record

Leland McGill, Owner Mountainview Gardens Filing No. 10

State of Colorado } S.S.

County of Arapahoe }

The foregoing Certification of Dedication and Ownership was acknowledged before me this ____ day of ____ A.D., 20 ____.

By _____ as owner

By _____

Notary Public

Witness my hand and official seal

My commission expires _____

Address _____ State _____ Zip Code _____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS ____ DAY OF ____ A.D., 20 ____.

CHAIR: _____

SURVEYING CERTIFICATE

I, DAN R. GRIGGS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION ON MARCH 3, 2017 AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

DAN R. GRIGGS, PLS No. 38018
2133 S. BELLAIRE ST., #14
DENVER, CO 80222

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CENTER LINE ROAD
- SET PROPERTY CORNER 5/8" REBAR & PLAS. CAP "GRIGGS" PLS# 38018
- FOUND PROPERTY CORNER AS MARKED
- FOUND RANGE POINT IN RANGE BOX
- AS MEASURED
- AS RECORDED

RECORDERS CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY

AT ____ (A.M./P.M.) ON THE ____ DAY OF ____ A.D., 20 ____.

IN BOOK ____ PAGE ____ MAP, ____ RECEPTION No. ____

COUNTY CLERK AND RECORDER

BY _____ DEPUTY

CONTRACT SURVEYORS, LTD.

COMPLETE SURVEYING AND GLOBAL POSITIONING

2133 SOUTH BELLAIRE STREET #14
DENVER COLORADO 80222
(303) 756-3695

DRAWN BY: D.R.G. 03/13/17

REZONING PLAN MOUNTAINVIEW GARDENS FILING NO. 10

REVISED: 10/26/17

ADDRESS: 1787 S. JUNTA WAY, DENVER, CO. 80247

CLIENT: Leland McGill
c/o Arthur C. Rones, Architect
6380 S. Netherland Circle
Centennial, CO 80016

SCALE: 1" = 30'

A PART OF SE 1/4 SEC. 21, T4S, R67W, 6TH P.M., ARAPAHOE COUNTY, STATE OF COLORADO

CLIENT NO.

JOB NO.:

17021

SURVEY DATE:

3/03/17

PAGE

1 OF 1

CASE NUMBER: Z16-007

REZONING

RESOLUTION NO. [Reso #] It was moved by Commissioner [Moved] duly seconded by Commissioner [Seconded] to adopt the following Resolution:

WHEREAS, application has been made by **Leland McGill** for the rezoning of certain property hereinafter described from **R-PSF** zone district to **R-1** zone district, **Z16-007**; and

WHEREAS, after a hearing on this matter, the Arapahoe County Planning Commission has made a **favorable** recommendation for said change in zoning subject to certain stipulations by Resolution of said Planning Commission; and

WHEREAS, subsequently public notice has been properly given of such proposed rezoning by publication on **November 2, 2017** in **The Villager**, a newspaper of general circulation within the County of Arapahoe, by posting of said property and by mail notification of adjacent property owners in accordance with the Arapahoe County Zoning Resolution; and

WHEREAS, pursuant to statute and the aforementioned notice provisions, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the **7th** day of **November, 2017** at **6:30** o'clock p.m., at which time evidence and testimony were presented to the Board concerning said rezoning request; and

WHEREAS, the administrative record for this Case includes, but is not limited to, all duly adopted ordinances, resolutions and regulations, together with all Department of Development Services and Infrastructure Management processing policies which relate to the subject matter of the public hearing, the staff files and reports of the Planning and Engineering case managers, and all submittals of the applicant; and

WHEREAS, representations, statements and positions were made by or attributed to the applicant or its representatives on the record, including representations contained in the materials submitted to the Board by the applicant and County staff; and

WHEREAS, the applicant has agreed to all conditions of approval recommended by County staff, and has agreed to execute all agreements and to convey all rights of way and easements recommended by staff, except as stated in this resolution; and

WHEREAS, pursuant to the authority vested unto the Board of County Commissioners by Article 28 of Title 30 C.R.S. as amended, the Board has concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justifies granting a change in the zoning of the hereinafter described property subject to the conditions precedent and/or other conditions as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. The Board of County Commissioners for Arapahoe County hereby grants and approves rezoning of the following parcel from **R-PSF** zone district to **R-1** zone district, **Z16-007** subject to the conditions precedent and/or other conditions as hereinafter delineated.

LEGAL DESCRIPTION

TO BE PROVIDED

2. Approval of this rezoning is based upon the following understandings, agreements and/or representations:
 - a) The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.
 - b) The representations, statements and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such statements contained in materials submitted to the Board by the applicant and County staff.
3. Approval of this rezoning shall be and is subject to the following conditions precedent and/or other conditions, which the applicant has accepted and which the applicant is also deemed to accept by preparing a mylar for signature by the Chairman of the Board of County Commissioners within sixty (60) days of this date and by continuing with the development of the property:
 - a) The applicant's compliance with the conditions of the Arapahoe County Planning Commission as set forth in its resolution.
 - b) The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record.
 - c) The applicant's compliance with all additional conditions of approval stated by the Board, including
 1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.
 - d) The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record, or contained within the materials submitted to the Board.

4. Upon the applicant's completion of any and all changes to the rezoning mylar as may be required by this Resolution, the Chairman of the Board of County Commissioners is hereby authorized to sign same.
5. That the Zoning Map of Arapahoe County shall be and the same is hereby amended to conform to and reflect said change in zoning.
6. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature, and to make such other changes that are expressly stated by staff before the Board, or are recommended by staff in the written staff reports, or are referred to by the movant Commissioner. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.
7. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.

The vote was:

Commissioner Baker, ____; Commissioner Conti, ____; Commissioner Holen, ____; Commissioner Jackson, ____; Commissioner Sharpe, ____.

The Chair declared the motion carried and so ordered.

Board Summary Report – Update for Nov 21

Date: November 9, 2017
To: Board of County Commissioners
Through: Jan Yeckes, Planning Division Manager
From: Bill Skinner, Senior Planner
Subject: Case No. U17-002 - Raleigh House of Hope Use by Special Review (USR)

This BSR Update includes the following materials:

- An update of the staff recommendation
- Revised Draft Motion language for the Board to consider at the November 21, 2017 hearing
- Citizen comments received after the publication of the previous U17-002 Staff Report
- A reproduction of the Staff Report supplied to the Board for the September 21st hearing of the U17-002 USR application

Updated Staff Recommendation

Staff recommends approval of the application. Staff is removing conditions of approval two and three (see below) from the conditions recommended by staff at the September 21st hearing of the U17-002 USR application.

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns as identified during the review.
2. Prior to the issue of a Certificate of Occupancy, the applicant will address the Tri County Health Department comments.
3. Prior to the issue of a Certificate of Occupancy, the applicant will address the Colorado Division of Water Resources comments.
4. The group home must comply with any and all applicable federal, state and county rules, regulations and/or requirements pertaining to the specific use.

Staff has verified the applicant's progress in satisfying Tri County Health Department's requirements for a redesigned septic system that will meet the needs of the proposed facility, thereby satisfying condition two.

The applicant has provided verification of an updated well permit, thereby satisfying condition three.

Staff recommends the two remaining conditions of approval be left in place, those conditions being:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns as identified during the review.
2. The group home must comply with any and all applicable federal, state and county rules, regulations and/or requirements pertaining to the specific use.

Revised Draft Motions for the November 21st BOCC Hearing of application U17-002

See page 3.

Citizen comments received after the publication of the previous U17-002 Staff Report

- 08-07-2017 Letter from Tracy Ellis, Watkins resident, supplied to staff after the drafting of the previous staff report and distributed at the September 21st BOCC hearing. *Supporting*
- 09-10-2017 Email from Rod Bockenfeld, homeowner in Watkins Farms, supplied to staff after the drafting of the previous staff report and distributed at the September 21st BOCC hearing. *Opposes*
- 11-03-2017 Letter from Cheryl Schmidt, owner of the subject property. *Supporting*
- 11-04-2017 Email from Thea Schmidt. *Supporting*
- 11-08-2017 Email from Olive Crawford. *"Does not oppose"*

Staff Report supplied to the Board for the September 21st hearing of the U17-002 USR application

Follows Additional Citizen Comments

November 21, 2017 BOCC Hearing

DRAFT MOTIONS for U17-002, RALEIGH HOUSE OF HOPE USR

APPROVAL

In the case of U17-002, RALEIGH HOUSE OF HOPE USR, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns as identified during the review.
2. The group home must comply with any and all applicable federal, state and county rules, regulations and/or requirements pertaining to the specific use.

DENY

(This recommendation would not be consistent with the staff recommendation. Any alternate motion must include new findings and conditions in support of the motion for denial where those differ from the recommended findings and conditions):

In the case of U17-002, RALEIGH HOUSE OF HOPE USR, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to deny this application based on the following findings:

Findings:

1. *State new or amended findings to support "Denial" as part of the motion.*
2. ...

CONTINUE

In the case of U17-002, RALEIGH HOUSE OF HOPE USR, I move to continue the decision on this request to [DATE], date certain, at 9:30 a.m., at this same location [to receive further information] [to further consider information presented during the public hearing].

08/07/2017

To: Bill Skinner

Arapahoe County Planning Department

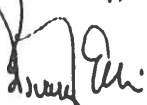
Dear Mr. Skinner,

My name is Tracy Ellis and I currently reside in Watkins, CO. My family has lived in this area for the last forty-five years. I am contacting you in regards to the pending sale of Ted and Cheryl Schmidt's property, which is located not too far from my home. I know they currently have a contract on their property with Raleigh House of Denver. From what I have been told this is an alcohol and drug rehabilitation treatment center and they plan to use the Schmidt residence as another location for their offered rehabilitation programs.

First, I would like you to know I am not opposed to the sale of their home to Raleigh House. Hopefully, the people who seek out their treatment have come to terms with their issues and are choosing to deal with them in a constructive manner and only want to improve their lives. Second, for the people who have had or continue to choose treatment, gives me hope in believing they have come to understand the devastating effects of alcohol and drug abuse played a significant part in the downward spiral of their lives.

If you have any questions you are welcome to contact me at 720-383-2619.

Sincerely,



Tracy Ellis

Bill Skinner

From: Rod Bockenfeld <rod@bockenfeld.com>
Sent: Sunday, September 10, 2017 5:42 PM
To: Bill Skinner
Cc: Andrea Rasizer; Bill L. Holen; Jeff Baker; Kathleen Conti; Nancy Jackson; Nancy Sharpe; Diana Maes; Ron Carl; Kathleen Conti; Nancy Sharpe; Jeff Baker; Nancy Jackson; Bill L. Holen
Subject: Raleigh House USR

Dear Commissioners:

I write this email in objection to the above referenced case.

There is a huge question in regards to the groundwater adequacy to support this use. The Colorado State Water Engineer deals only with what we call **paper water**. Water adequacy is a determination made by the County Commissioners.

I have one question for the Board of County Commissioners. "Would you allow a multi family apartment complex to be developed on this site by using only groundwater?" **Probably not**. In considering both residents and staff, there will be 34 people utilizing this site for residential purposes. That is an apartment complex.

The County's own hydrogeologist, Mr. Jon Ford of Leonard Rice Engineers, supports this conclusion. When the County wrote their Cluster Development Regulations for the eastern part of the County, it was Mr. Ford's determination that the developers should provide additional adjacent land and groundwater resources to support this kind of density. This was done so the Commissioners could feel comfortable in making a groundwater adequacy determination.

Lastly I would like to point out as a Former County Commissioner for 12 years, who represented the rural part of this district, I was always under constant pressure to allow group homes to be built in the rural part of the County. This was done because the development community felt there would be less push back because of the lower densities. In other words, they were trying to manage, "NIMBYISM". The bulk of Raleigh House Residents will be from urban areas of Colorado and should be dealt within those communities in which they derived. **Please do not dump these types of group homes on our rural communities.**

Rod Bockenfeld
34623 E. 10th Dr.
Watkins, CO 80137

(303) 680-9264

Dear Arapahoe County Commissioners,

First of all, I would like to take a moment and praise Commissioner Kathleen Conti for her thoughtful remarks during the Special Meeting on October 26 about the opioid epidemic facing Arapahoe County. In our county alone, more than 100 people died of opioid-related overdoses for the last two years in a row. That trend is sure to continue, as not enough has been done to curtail the abuse of both prescription and illegal opioid drugs through increased access to treatment in our community.

It is a well known fact that rural communities are more disproportionately affected by opioid abuse, and the lack of treatment centers is a major contributing factor to this reality. It has been reported that someone is more likely to die of an opioid overdose in the state of Colorado than they are to die in a traffic accident. Many addicted to opioids find themselves caught in a trap they did not intend to fall in. Whether struggling with alcohol abuse, prescription drugs, or other substances, many of those who seek recovery are our family members, friends, and neighbors--and they need our help.

As the Eastern Plains continue to grow, so does the need for improved access to rehabilitation and treatment facilities for alcohol and drugs. Two new subdivisions, Sky Ranch and Prosper Farms, will bring many new

residents to the area. The landowners of Watkins should embrace the changes that are coming and its officials must prepare for the public health needs of its current and future residents.

For years, we have lived just five miles from the Colorado Division of Youth Corrections for medium juvenile offenders. Ridgeview is located at 28101 East Quincy Ave., Watkins, CO. 80137. The state-of-the-art, academic model program is focused on teaching youth skills and in a normalized high school environment. I believe that such a facility only makes our community better, by offering guidance to young people who have so much potential to get their lives together and become productive citizens.

In the same regard, I believe the Raleigh House of Hope Alcohol and Drug Rehabilitation Center would only serve to improve the quality of life for all citizens of Arapahoe County. As the county grows, we must be proactive when it comes to expanding the number of available treatment options for substance abuse, or the crisis will only get worse. The property at South Almstead Road is a quiet and peaceful area that is perfectly suitable for this use.

Former commissioner Rod Bockenfeld wrote in a letter to this board objecting to the treatment center: "Please do not dump these types of group homes on our rural communities." His statement shows a complete

disregard and disdain for the very individuals and families who reside in our rural communities who are severely impacted by opioid and alcohol abuse. The fact is that this rural community has a huge need for this type of facility.

Permitting a recovery center is not a “dumping” anything on our community in any sense. In fact, permitting such a facility shows that the county cares about its fellow residents and that it is taking a strong stand in the fight against the opioid crisis. Again, those people entering recovery are not criminals and outsiders. They are people just like our own children, spouses and coworkers that are looking to get their lives together and become productive members of society once again.

I urge you to take a stand against alcohol and drug abuse in Arapahoe County and to give our friends and neighbors access to the help they desperately need by supporting the approval of Raleigh House.

Cheryle Schmidt
325 S. Almstead Road
Watkins, CO 80137
303-921-9150

Jason Reynolds

From: Jeff Baker
Sent: Saturday, November 04, 2017 3:03 PM
To: Jan Yeckes; Jason Reynolds
Subject: Fwd: 325 So. Almstead

FYI.

Sent from my iPhone

Begin forwarded message:

From: Thea Schmidt <smalzz71@hotmail.com>
Date: November 4, 2017 at 12:56:41 PM MDT
To: "bholen@arapahoegov.com" <bholen@arapahoegov.com>, "Kconti@arapahoegov.com" <Kconti@arapahoegov.com>, "Nsharpe@arapahoegov.com" <Nsharpe@arapahoegov.com>, "Jbaker@arapahoegov.com" <Jbaker@arapahoegov.com>, "njackson@arapahoegov.com" <njackson@arapahoegov.com>
Subject: 325 So. Almstead

Dear Commisioners of Arapahoe County,

This letter in on behalf of the property on 325 South Almstead. I'm the daughter of Ted and Cheryle Schmidt, my name is Thea. Thank you for giving me this opportunity to explain the importance of receiving sobriety away from busy life.

I live in Grand Junction, small town U.S.A I have had plenty of battles with my own alcoholism. I entered a rehab home in 2004. This took me away from phones, the public, job, liquor stores, traffic, you name it, it was like being kidnapped by the nicest people ever!! I stayed for the entire six months and found my way back into life without the compulsion to drink.

Drug, alcohol, and pharmaceutical addiction in our society is out of control. Every disease has some kind of treatment or support to help all who suffer from them. Addiction is no different. I didnt wake up one day and decide to be a career drunk, it was the lack of knowledge of the alcoholic family dynamic, and realizing I could shut off the pain in my life quickly. I was lucky to find the help I needed, and today my disease is in remission. I do what the rehab home suggested, I stay sober, I live life on life's terms, I help others like me, and I go to AA meetings regularly. Cancer patients find comfort with other cancer patients, same goes for the addicted.

We walk away from our addicted life out in the middle of nowhere, to forty acres of peace and quiet, we become aware of the sunsets and the birds, ya know the little things our addiction took away. We talk to people who dont condemn us for who we have become. 325 South Almstead has everything our addiction doesn't. In

my opinion addiction is a sepperate living breathing entity that controls all we do. It doesnt care about the individual, it just wants to kill our spirit and ruin all it touches. If we change our routines we can change our thinking.

Being concerned about a problem wont fix the problem, action on all our part will give hope where there was none.

Thea Schmidt

Bill Skinner

From: Olive Crawford <ocrawford1030@gmail.com>
Sent: Wednesday, November 08, 2017 7:02 PM
To: Bill Skinner
Subject: Raleigh House

Follow Up Flag: Follow up
Flag Status: Flagged

I do not oppose the approval of the sale of the Schmidt property to Rsleigh House.

Thank You,
Olive and Galen Crawford
1030 S. Bonnie Lane
Watkins, CO



Board Summary Report

Date: August 26, 2017

To: Board of County Commissioners

Through: Jan Yeckes, Planning Division Manager

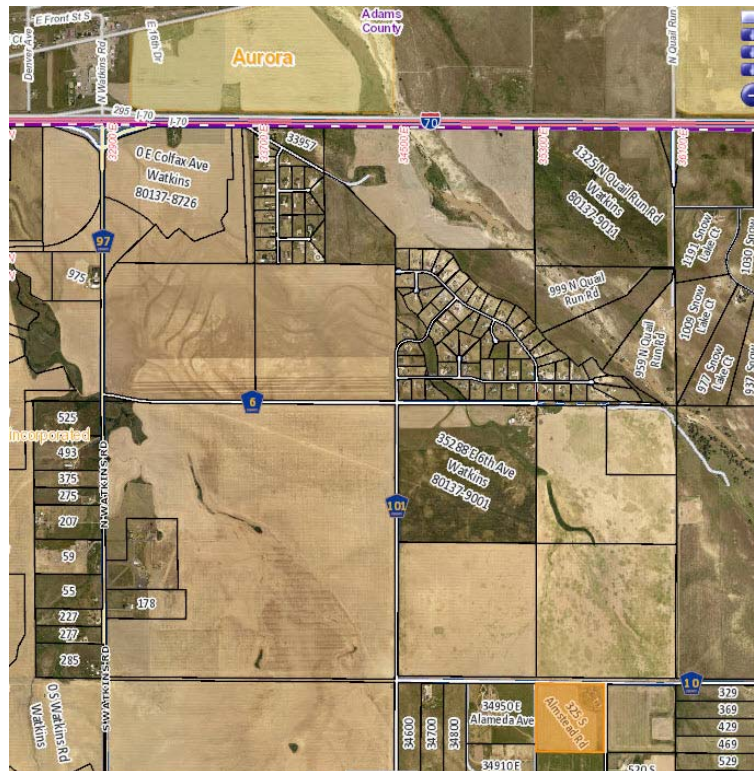
From: Bill Skinner, Senior Planner

Subject: Case No. U17-002 - Raleigh House of Hope Use by Special Review

Request

Eric Lapp, representing Raleigh House of Hope LLC, on behalf of the property owners Ted and Cheryle Schmidt, is proposing utilizing an existing 38.5 acre rural property and the existing single family detached residential structure as a Type B group home for recovering substance abuse patients. No significant external modifications to the existing structures or existing A-1 zoning is proposed at this time.

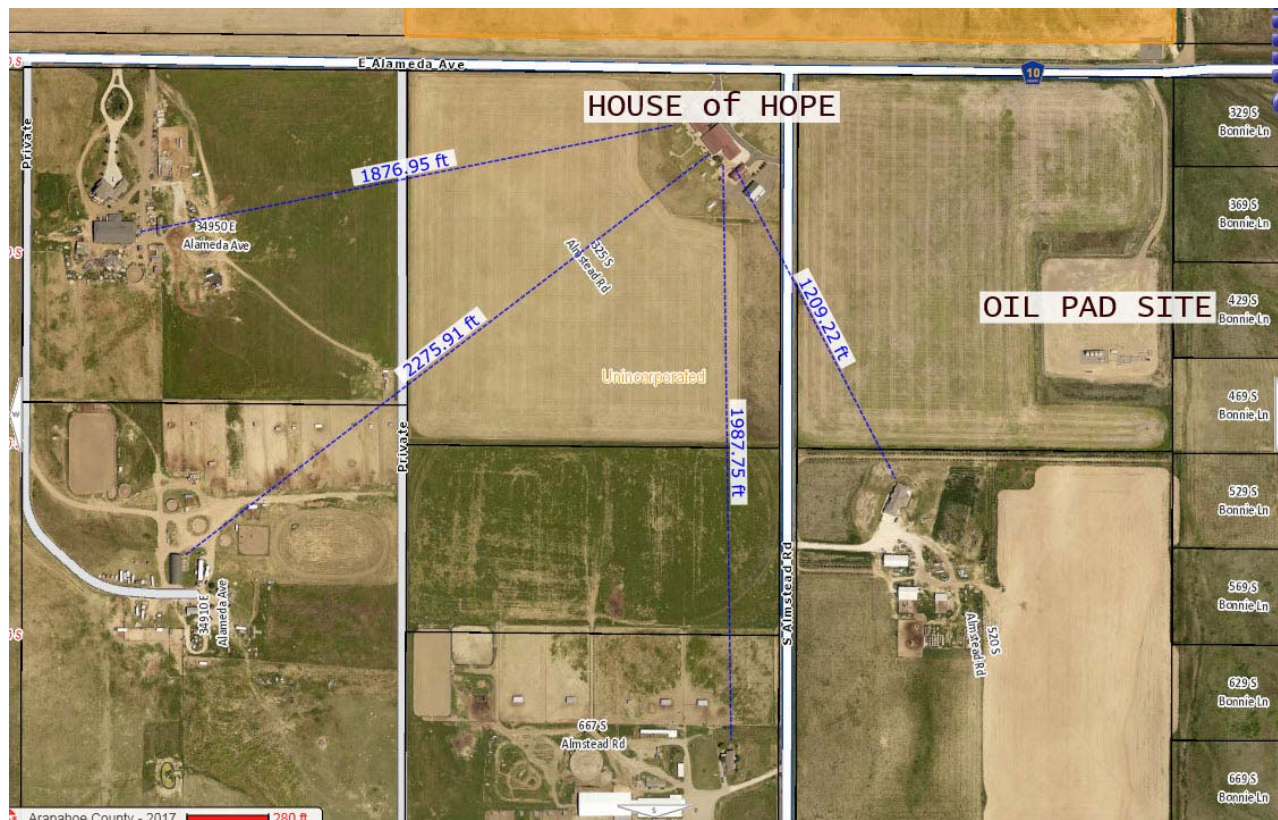
LOCATION: This proposal is in Commissioner's District #3. The site is located at 325 S Almstead Road on the southwest corner of the intersection of County Road 10 (E Alameda Ave) and S. Almstead Road, approximately 2 ¾ miles southeast of the Watkins Road, Interstate 70 interchange.



Location of the House of Hope (indicated by orange shading)



Location of the House of Hope (indicated by orange shading)



Location of proposed House of Hope group home in relation to other homes in the area

Adjacent Subdivisions, Zoning, and Land Use

North	-	Two 150 acre properties zoned A-1. Both sites appear to be actively farmed as indicated by equipment tire tracks in the aerial photographs. No homes exist on these properties.
East	-	A 38.6 acre property zoned A-1. The majority of the lot appears to be actively farmed. Approximately 5 acres of the site are utilized as an oil and gas well site with developed well heads and storage tanks on the property. The oil and gas pad is on the far side of the property from the prospered House of Hope property. No home exists on this property.
Southeast	-	A 39.5 acre property zoned A-1. A single family home and farming activities exist on the property. The home is approximately 1,210 feet from the location of the proposed group home.
South	-	A 20.2 acre property zoned A-1. The property appears to be actively farmed. No homes exist on this property.
Southwest	-	A 44.5 acre property zoned A-1. A home, agricultural buildings, and multiple animal pens exist on the property. The home site is approximately 2,280 feet from the location of the proposed group home.
West	-	A 35.3 acre property zoned A-1. A single family home and agricultural buildings exist on the property. The home is approximately 1,880 feet from the location of the proposed group home.

Proposal

The USR proposes utilizing an existing 38.5 acre rural property and the existing single family detached residential structure as a Type B group home for recovering substance abuse patients. No external modifications to, or expansions of the existing structures are proposed. No change to the existing A-1 zoning is proposed.

If approved, the USR would allow up to 9 rooms that could accommodate beds for up to 28 patients (known as residents) and six on site staff.

The USR states that the “USR will expire if Raleigh House no longer operates at this location.”

The size and type of structures on the property is noted on the USR in the following table.

SITE STATISTICS

GROSS PROPERTY SIZE:	38.51 ACRES FAR: $12,656 / (38.51 \times 43,560) = .00754$
SITE USAGE:	GROUP HOME - TYPE B - DRUG AND ALCOHOL TREATMENT CENTER
NET PROPERTY SIZE:	$38.51 - (12,656 \times 43,560) = 38.22$ ACRES
BUILDING FOOTPRINTS:	MAIN HOUSE: 4,366 S.F.
	NORTHWEST WING: 2,550 S.F.
	(WITH GARAGE TO CONVERT TO RESIDENTIAL AND OFFICE SPACE)
	SOUTHEAST WING: 1,500 S.F.
	BARN #1: 1,582 S.F.
	BARN #2: 2,658 S.F.
GROSS BUILDING SQUARE FOOTAGE TOTAL:	12,656 S.F.
PARKING AND DRIVES:	APPROXIMATELY 32,534 S.F.
OPEN SPACE:	APPROXIMATELY 1,684,165.6 S.F.
TOTALS:	1,716,699.6 S.F.
GROSS SITE SIZE:	38.51 ACRES

Background

The property is zoned A-1 and is the property owner's home. A large single family home and detached storage buildings exist on the site. The majority of the property is actively farmed.

Discussion

Staff review of this application included a comparison of the proposal to: 1) the Comprehensive Plan; 2) the Use by Special Review section of the Land Development Code; 3) analysis of referral comments.

1. The Comprehensive Plan

The Arapahoe County Comprehensive Plan (Comp Plan) designates this site as part of the Planning Reserve, Tier 1 which anticipates a variety of activities located along the I-70 corridor at higher intensities than areas located in rural areas existing farther from the I-70 corridor.

The current Comp Plan does not directly address substance abuse recovery activities.

2. Land Development Code (LDC) Review

Chapter 13-900, Use by Special Review section of the LDC, states that the “Use by Special Review” process provides BOCC review and approval of certain uses which, although permitted within specific zoning districts, may contradict the purpose of the Regulations as required in this Land Development Code, providing for the public peace, health, safety and welfare. The following criteria shall be used to assist in determining that the proposed Use by Special Review is appropriate:

- A. Recognize the limitations of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The proposed development will be served by well water and a septic system. This approval is conditioned on the applicant providing evidence of an septic system that has been approved by the Tri County Health Department, and documentation that the Colorado Division of Water Resources considers the existing well, or a proposal for an expanded well, to be appropriate for the type and intensity of use proposed in this USR application.

- B. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The uses occurring on the surrounding properties include farming, animal husbandry, and oil and gas extraction. The proposed group home use does not appear to be incompatible with the existing activities, and is allowed in the A-1 zone district if approved by a USR. The proposed site configuration places the group home on the corner of the 38.5-acre property that is farthest from the surrounding homes.

- C. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

The proposed group home can be served by existing public services, but may require expansion of the existing sewer and water well installation. This USR approval is conditioned on the applicant obtaining documentation from the appropriate agencies that the facilities on site are adequate for the proposed use.

- D. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure time, and retail centers are in close proximity to one another.

The proposed involves activities that are by their nature contained on the site. The proposed use will not excessively burden nor rely on the activities list above.

- E. Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

There are no known natural and man-made hazards on the property.

- F. Provide for accessibility within the proposed development and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The proposed USR has adequate access to the adjacent public roadways. This land use is not a destination for pedestrian foot traffic. Neither Bennett Fire Protection District nor County Engineering Services Division have concerns about access to the property

- G. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

No significant physiographic features exist on, or adjacent to, this site.

- H. Ensure that the amenities provided, adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions, such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

This USR application does not propose modification to the existing landscape, and has access to typical rural views.

No additional structures that may impact mountain views are proposed with this USR application.

- I. Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open spaces and recreational areas to accommodate a project's residents and employees.

The A-1 zone district does not have a minimum open space requirement. The majority of the property is undeveloped. No additional improvements to the property, aside from those needed for adequate water and sanitary improvements, are proposed with this USR.

In addition to the Use by Special Review criteria found in Section 13-900, this proposal was reviewed for compliance with Section 12-903, which provides guidance for Type B Group Homes. Type B Group Homes include facilities providing services to more than eight (8) resident individuals. Section 12-903 includes the following criteria:

- A. Public Hearing is required prior to establishing all group homes in this category. Depending upon the governing zone district, the procedure which contains such a hearing will be either a Use by Special Review or Planned Unit Development, as described in these regulations. The number of required hearings will depend on the procedure to be used.

Type B Group Homes are a Use by Special Review in the A-1 zone district.

- B. The group home must comply with any and all applicable federal, state and county rules, regulations and/or requirements pertaining to the specific use.

This is included in the conditions of approval.

Criteria C. through F. are omitted from this analysis; they only apply to applications for shelters for victims of domestic violence.

- G. The Board of County Commissioners reserves the right to authorize the PWD Planning Division Manager or PWD Director's, in appropriate cases, to waive or vary the

processing requirements of these Regulations, to the extent necessary to avoid violating any legally protected rights, and to the extent necessary to accommodate persons with disabilities, as may be required by federal, state or local law.

This application has followed the County's standard Use by Special Review process.

- H. The applicant shall request, in writing, the accommodation, waiver or variance required, shall state the reasons the action is needed, and shall submit all backup documentation which supports the reason given by the applicant.

This section is not applicable to the proposed application.

- I. Prior to acting on the request, the Board of County Commissioners or the Planning Division Manager or PWD Director's may require, in their discretion, the applicant to submit additional research, analyses or data, which may include legal opinions upon which the County may rely, as may be needed to assist the Board or Planning Division Manager or PWD Director's in processing the request. The Board or Planning Division Manager or PWD Director's may deny any request for which insufficient supporting documentation is received.

If additional information is required, the Board of County Commissioners may request it during the public hearing.

- J. All such requests shall be finally acted upon by the Board of County Commissioners no later than sixty days following receipt of the request or twenty days following receipt of any additional information requested from or supplied by the applicant, whichever date is later.

If additional information is required, staff will schedule the hearing in accordance with this requirement.

3. Referral Comments

Comments received during the referral process are as follows:

Arapahoe County Assessor	No response.
Arapahoe County Pwd Mapping	Comments have been addressed.
Arapahoe County Pwd Planning	Comments have been addressed.
Arapahoe County Pwd/ Zoning	Comments have been addressed.
Arapahoe County Zoning	No comments.
Bennett Fire Protection District	Technical direction pertaining to which fire codes, review boards, and fire suppression system and equipment access requirements is provided.
Arapahoe County Sheriff	No comments.
CDOT	No objections.
Division Of Water Resources	The existing well permit is inadequate and must be superseded by a non-exempt well permit.

Tri County Health Department	The On Site Wastewater Treatment System must be evaluated, and possibly expanded. The applicant's kitchen facilities will be evaluated for compliance with either Colorado Department of Health Facilities Division, or Tri County Health Department Regulations (to be determined).
East End Advisory Committee 5 Members	One member responding by phone to express support. One member responding by email stating that they do not feel qualified to comment. Three members not responding.
Citizen Comment	Four letters of support from citizens have been received at the time of this report. One phone call was received from a citizen expressing concerns about the existing well, and stating that they were neither for, nor against the proposal but that they expected additional density in the area as time goes on.

STAFF FINDINGS:

Staff has visited the site and reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed Use by Special Review complies with the process and requirements outlined in Sections 13-900 and 12-903 (Use by Special Review (USR) and Type B Group Homes) of the Arapahoe County Land Development Code.
2. The proposed USR conforms to the overall goals and intent of the Arapahoe County Comp Plan in regards to the policies set forth in those plans.

RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of Case No. U17-002, Raleigh House of Hope, Use by Special Review, with conditions recommended and found in the Draft Motions.

DRAFT MOTIONS:

Motions for the Board of County Commissioners are found in the Draft Motions.

LINKS TO ALIGN ARAPAHOE

This request matches Align Arapahoe Outcome - *Foster a Healthy and Vibrant Community*. If approved, the proposed group home will provide access to an additional option for substance abuse cessation and recovery.

Alternatives

The Board of County Commissioners has 3 alternatives:

1. Approve the application with Conditions of Approval.
2. Continue to a date certain for more information.
3. Deny the application.

Fiscal Impact

No appreciable direct fiscal impact is foreseen with the application, but staff acknowledges that every successful substance abuse recovery may result in a reduction in the need and cost of publicly supported social service programs.

Concurrence

PWD Staff recommend approval with conditions for this case.

Reviewed By: Bill Skinner, Jason Reynolds, Jan Yeckes, Dave Schmit, Todd Weaver, Bob Hill

SITE STATISTICS

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NORTHWEST WING: 2,550 S.F.
(WITH GARAGE TO CONVERT TO RESIDENTIAL AND OFFICE SPACE)
SOUTHEAST WING: 1,500 S.F.
BARN #1: 1,582 S.F.
BARN #2: 2,658 S.F.
GROSS BUILDING SQUARE FOOTAGE TOTAL: 12,656 S.F.
PARKING AND DRIVES: APPROXIMATELY 32,534 S.F.
OPEN SPACE: APPROXIMATELY 1,694,165.6 S.F.
TOTALS: 1,716,699.6 S.F.
GROSS SITE SIZE: 38.51 ACRES

THE RALEIGH HOUSE OF HOPE
325 SOUTH ALMSTEAD ROAD
USE BY SPECIAL REVIEW
CASE NO: U17-002

THE NORTHWEST 1/4, NORTHEAST 1/4, SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO
SAID PARCEL CONTAINING 38.51 ACRES MORE OR LESS.

SPECIFIC NOTES

- 1) USE BY SPECIAL REVIEW APPROVAL WILL EXPIRE IF THE RALEIGH HOUSE OF HOPE NO LONGER OPERATES AT THIS LOCATION.
- 2) EXISTING LANDSCAPING IS NOT SHOWN. NO NEW IS PROPOSED AT THIS TIME.
- 3) ALL STRUCTURES ARE EXISTING. NO NEW ARE PROPOSED AT THIS TIME.
- 4) NO ADDITIONAL DEVELOPMENT OR CHANGES TO THE EXISTING SITE LIGHTING ARE PROPOSED AT THIS TIME. ANY FUTURE ADDITIONS OR CHANGES SHALL BE SUBMITTED AS AMENDMENTS TO THIS USR

NOTE:

THE EXISTING PROPERTY IS SERVED BY:
- ELECTRICITY - XCEL ENERGY - TELEPHONE - CENTURY LINK
- WATER - WELL - PERMIT NO. 229884 - GAS - PROPANE (2) TANKS TOTALING 2,000 GALLONS
- SEWER - SEPTIC SYSTEM AND LEACHING FIELDS

BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 64 WEST, OF THE 6TH PRINCIPAL MERIDIAN BETWEEN THE FOUND 2.5" ALUMINUM CAP ON A #5 REBAR IN LS 20680 DATED 2001. FOUND A THE CENTER NORTH ONE SIXTEENTH CORNER OF SAID SECTION 17 AND THE FOUND 2.5" BRASS CAP ON A 2.5" IRON PIPE IN RANGE BOX LS 9652 FOUND AT THE NORTHEAST ONE SIXTEENTH CORNER OF SAID SECTION 17, SAID LINE BEARS S 89°28'24"E (GRID BEARINGS), AS SHOWN HEREON.

Rock Foerster

ARCHITECTURAL EXHIBIT BY - ROCK FOERSTER (303) 862-6852 CELL

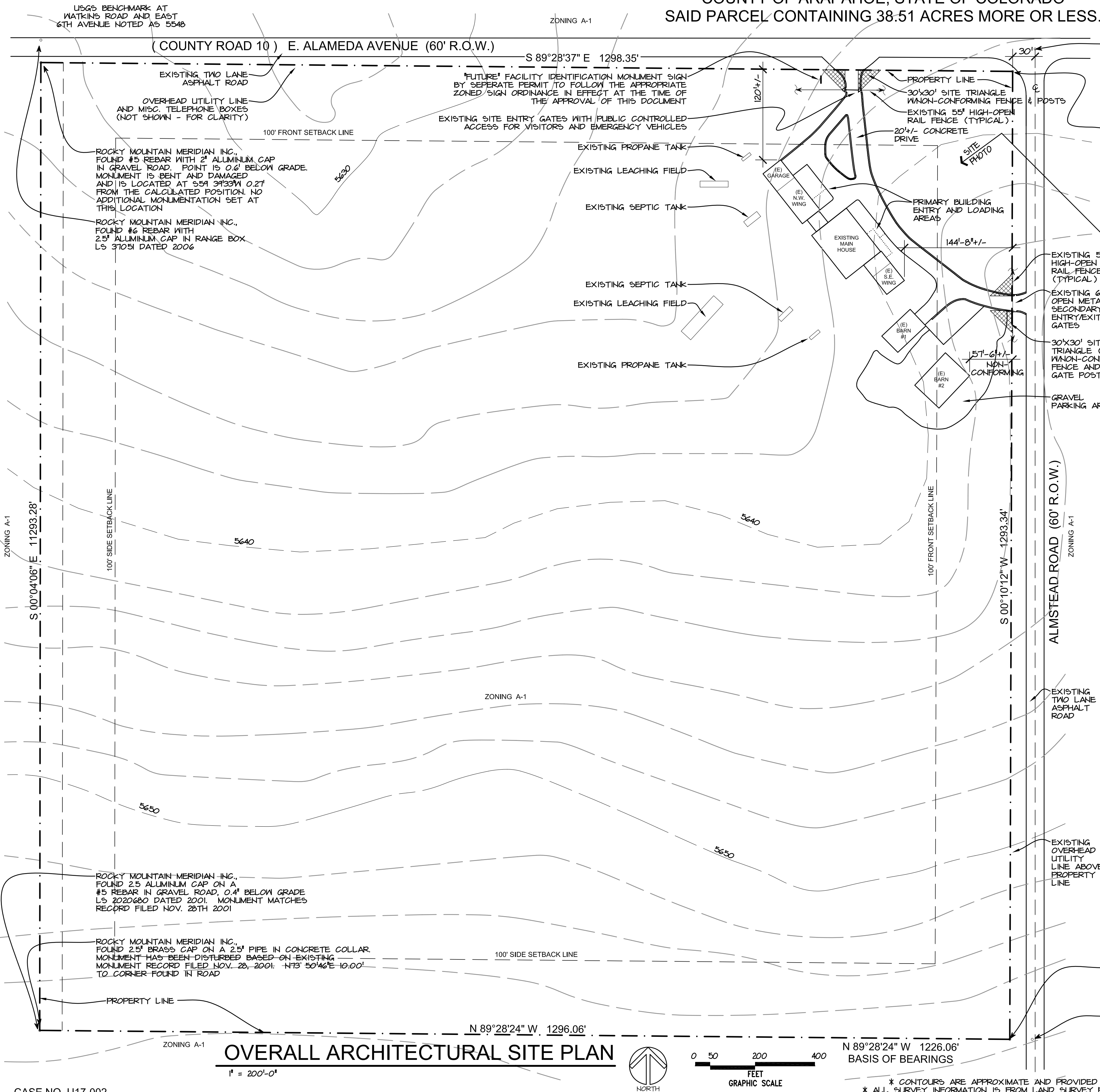
USE BY SPECIAL REVIEW
325 SOUTH ALMSTEAD ROAD
WATKINS, CO

OVERALL ARCHITECTURAL SITE PLAN

DATE: AUG. 25, 2017

SCALE: AS NOTED

REVISIONS:



ROCKY MOUNTAIN MERIDIAN INC.
FOUND #5 REBAR WITH NO CAP
SET IN RANGE BOX. TOP OF REBAR
IS 2.6' BELOW ROAD GRADE.
ATTEMPTED TO PLACE CAP BACK
ON REBAR NOT FEASIBLE DUE TO
DEPTH OF REBAR AND DIAMETER OF
SLEEVING (6") PLACED IN MONUMENT
BOX.

ROCKY MOUNTAIN MERIDIAN INC.
SET #5 REBAR WITH 1.5" PLASTIC
CAP

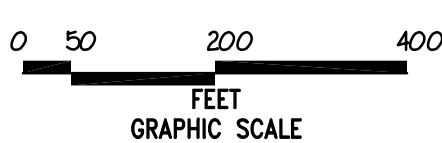


EXISTING SITE PHOTO

EXISTING ZONING: A-1 AGRICULTURAL	CASE NO.: U17-002 PROPOSED USE BY SPECIAL REVIEW
PERMITTED USES IN A-1 DISTRICT: SINGLE FAMILY DWELLING UNIT	MAXIMUM NUMBER OF TRANSIENT RESIDENTS = 28 NUMBER OF BEDROOMS = APPROX. 8 TO 9 WITH 3 - 4 BEDS EACH KITCHEN AREA = APPROX. 366 S.F. BARN #1 = 4,240 S.F. PLUS UPPER LEVEL IN BARN #1
SHELTER FOR AGRICULTURAL IMPLEMENTS AND TOOLS USED TO MAINTAIN THE PREMISES	
ACCESSORY USES: BUILDING AND USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE. ADMINISTRATIVE OFFICES INCIDENTAL TO THE OPERATIONS OF THE PERMITTED USE.	ACCESSORY USES: BUILDING AND USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE. ADMINISTRATIVE OFFICES INCIDENTAL TO THE OPERATIONS OF THE PERMITTED USE.
USE BY SPECIAL REVIEW/ GROUP HOME - TYPE B	APPROVAL OF USR WILL EXPIRE IF THE RALEIGH HOUSE OF HOPE NO LONGER OPERATES AT THIS LOCATION.
BUILDING HEIGHT: NOT TO EXCEED 50'	RESIDENCE APPROX. 29' +/- BARN #1 APPROX. 35' +/-
OCCUPANCY CLASSIFICATION: R-1 (SPRINKLERED) 2015 IBC IRC.	
TYPE OF CONSTRUCTION: V-B	
NUMBER OF STORIES: ONE (BARN #1 HAS AN UPPER LEVEL)	
MAXIMUM AREA LOT WIDTH AND YARD REQUIREMENTS: MINIMUM LOT WIDTH IS 330' FRONT YARD SETBACK: 100' (TO PRINCIPAL STRUCTURE); FRONT BUILDING LINE (ACCESSORY STRUCTURE); FRONT LINE OF PRINCIPAL STRUCTURE SIDE YARD SETBACK: 100' (TO PRINCIPAL STRUCTURE) (ACCESSORY STRUCTURE SIDE YARD SETBACK); 25' MINIMUM LOT AREA IS 19 ACRES	NET LOT WIDTH IS 1,297.21' FRONT YARD (NORTH): APPROX. 120' +/- FRONT YARD (EAST): APPROX. 144'-8" +/- SIDE YARD (WEST): APPROX. 964'-7" +/- SIDE YARD (SOUTH): APPROX. 994'-3" +/- GROSS LOT AREA PER SURVEY: 38.51 ACRES
OPEN SPACE: REQUIREMENTS NOT DEFINED IN A-1	NO ADDITIONAL OPEN SPACE AREA IS PROPOSED.
ANIMALS: (MAXIMUM PETS PER LOT) AGRICULTURAL ANIMALS PER ACRE AGRICULTURAL ANIMALS, SMALL, NON-COMMERCIAL USE	4 NO LIMIT NO LIMIT
PARKING: 1 SPACE PER BEDROOM, PLUS 1 SPACE PER CAREGIVER / EMPLOYEE	9 BEDROOMS PLUS 6 CAREGIVERS / EMPLOYEES = 15 SPACES 1 H.C. SPACE AND 2 OR MORE VANS AND GUEST PARKING CAN BE ACCOMMODATED ON THE LOT AND ON THE DRIVES OR GRAVEL AREAS

OVERALL ARCHITECTURAL SITE PLAN

1" = 200'-0"



N 89°28'24" W 1226.06'
BASIS OF BEARINGS

* CONTOURS ARE APPROXIMATE AND PROVIDED FROM USGS MAPS
* ALL SURVEY INFORMATION IS FROM LAND SURVEY PLAT, PROJECT NO. 11220
AS PREPARED BY ROCKY MOUNTAIN MERIDIAN, INC., 12-16-11



MEMORANDUM

To: Board of County Commissioners
From: Bill Skinner, Senior Planner, Planning Division
Date: November 15, 2017
Re: Additional Comment for U17-001 Raleigh House of Hope Use by Special Review

The following are comments and concerns delivered to staff between the date of the U17-001 Raleigh House of Hope staff report and today, November 15, 2017.

Jason Reynolds

From: Jeff Baker
Sent: Saturday, November 04, 2017 3:03 PM
To: Jan Yeckes; Jason Reynolds
Subject: Fwd: 325 So. Almstead

FYI.

Sent from my iPhone

Begin forwarded message:

From: Thea Schmidt <smalzz71@hotmail.com>
Date: November 4, 2017 at 12:56:41 PM MDT
To: "bholen@arapahoegov.com" <bholen@arapahoegov.com>, "Kconti@arapahoegov.com" <Kconti@arapahoegov.com>, "Nsharpe@arapahoegov.com" <Nsharpe@arapahoegov.com>, "Jbaker@arapahoegov.com" <Jbaker@arapahoegov.com>, "njackson@arapahoegov.com" <njackson@arapahoegov.com>
Subject: 325 So. Almstead

Dear Commisioners of Arapahoe County,

This letter in on behalf of the property on 325 South Almstead. I'm the daughter of Ted and Cheryle Schmidt, my name is Thea. Thank you for giving me this opportunity to explain the importance of receiving sobriety away from busy life.

I live in Grand Junction, small town U.S.A I have had plenty of battles with my own alcoholism. I entered a rehab home in 2004. This took me away from phones, the public, job, liquor stores, traffic, you name it, it was like being kidnapped by the nicest people ever!! I stayed for the entire six months and found my way back into life without the compulsion to drink.

Drug, alcohol, and pharmaceutical addiction in our society is out of control. Every disease has some kind of treatment or support to help all who suffer from them. Addiction is no different. I didnt wake up one day and decide to be a career drunk, it was the lack of knowledge of the alcoholic family dynamic, and realizing I could shut off the pain in my life quickly. I was lucky to find the help I needed, and today my disease is in remission. I do what the rehab home suggested, I stay sober, I live life on life's terms, I help others like me, and I go to AA meetings regularly. Cancer patients find comfort with other cancer patients, same goes for the addicted.

We walk away from our addicted life out in the middle of nowhere, to forty acres of peace and quiet, we become aware of the sunsets and the birds, ya know the little things our addiction took away. We talk to people who dont condemn us for who we have become. 325 South Almstead has everything our addiction doesn't. In

my opinion addiction is a sepperate living breathing entity that controls all we do. It doesnt care about the individual, it just wants to kill our spirit and ruin all it touches. If we change our routines we can change our thinking.

Being concerned about a problem wont fix the problem, action on all our part will give hope where there was none.

Thea Schmidt

Dear Arapahoe County Commissioners,

First of all, I would like to take a moment and praise Commissioner Kathleen Conti for her thoughtful remarks during the Special Meeting on October 26 about the opioid epidemic facing Arapahoe County. In our county alone, more than 100 people died of opioid-related overdoses for the last two years in a row. That trend is sure to continue, as not enough has been done to curtail the abuse of both prescription and illegal opioid drugs through increased access to treatment in our community.

It is a well known fact that rural communities are more disproportionately affected by opioid abuse, and the lack of treatment centers is a major contributing factor to this reality. It has been reported that someone is more likely to die of an opioid overdose in the state of Colorado than they are to die in a traffic accident. Many addicted to opioids find themselves caught in a trap they did not intend to fall in. Whether struggling with alcohol abuse, prescription drugs, or other substances, many of those who seek recovery are our family members, friends, and neighbors--and they need our help.

As the Eastern Plains continue to grow, so does the need for improved access to rehabilitation and treatment facilities for alcohol and drugs. Two new subdivisions, Sky Ranch and Prosper Farms, will bring many new

residents to the area. The landowners of Watkins should embrace the changes that are coming and its officials must prepare for the public health needs of its current and future residents.

For years, we have lived just five miles from the Colorado Division of Youth Corrections for medium juvenile offenders. Ridgeview is located at 28101 East Quincy Ave., Watkins, CO. 80137. The state-of-the-art, academic model program is focused on teaching youth skills and in a normalized high school environment. I believe that such a facility only makes our community better, by offering guidance to young people who have so much potential to get their lives together and become productive citizens.

In the same regard, I believe the Raleigh House of Hope Alcohol and Drug Rehabilitation Center would only serve to improve the quality of life for all citizens of Arapahoe County. As the county grows, we must be proactive when it comes to expanding the number of available treatment options for substance abuse, or the crisis will only get worse. The property at South Almstead Road is a quiet and peaceful area that is perfectly suitable for this use.

Former commissioner Rod Bockenfeld wrote in a letter to this board objecting to the treatment center: "Please do not dump these types of group homes on our rural communities." His statement shows a complete

disregard and disdain for the very individuals and families who reside in our rural communities who are severely impacted by opioid and alcohol abuse. The fact is that this rural community has a huge need for this type of facility.

Permitting a recovery center is not a “dumping” anything on our community in any sense. In fact, permitting such a facility shows that the county cares about its fellow residents and that it is taking a strong stand in the fight against the opioid crisis. Again, those people entering recovery are not criminals and outsiders. They are people just like our own children, spouses and coworkers that are looking to get their lives together and become productive members of society once again.

I urge you to take a stand against alcohol and drug abuse in Arapahoe County and to give our friends and neighbors access to the help they desperately need by supporting the approval of Raleigh House.

Cheryle Schmidt
325 S. Almstead Road
Watkins, CO 80137
303-921-9150

Bill Skinner

From: Olive Crawford <ocrawford1030@gmail.com>
Sent: Wednesday, November 08, 2017 7:02 PM
To: Bill Skinner
Subject: Raleigh House

Follow Up Flag: Follow up
Flag Status: Flagged

I do not oppose the approval of the sale of the Schmidt property to Rsleigh House.

Thank You,
Olive and Galen Crawford
1030 S. Bonnie Lane
Watkins, CO



ORIGINAL PERMIT APPLICANT(S)

CHERYLE SCHMIDT
THEODORE SCHMIDT

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: N/A
Management District: N/A
County: ARAPAHOE
Parcel Name: N/A

NW 1/4 NE 1/4 Section 17 Township 4.0 S Range 64.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 536823.0 Northing: 4395592.0

PERMIT TO CHANGE OR INCREASE USE

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4), for the change/expansion of use an existing well constructed under permit no. 229884, and the findings of the State Engineer dated August 8, 2017.
- 4) The issuance of this permit hereby cancels permit no. 229884.
- 5) The use of ground water from this well is limited to commercial.
- 6) The pumping rate of this well shall not exceed 30 GPM.
- 7) The average annual amount of ground water to be withdrawn shall not exceed 7.9 acre-feet.
- 8) Production is limited to the Upper Arapahoe aquifer.
- 9) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 10) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 11) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 12) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.
- 15) This well shall be located not more than 200 feet from the location specified on this permit.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

WELL PERMIT NUMBER 81200-F

RECEIPT NUMBER 3680847

NOTICE: This permit has been approved subject to the following changes: The UTM coordinate values were calculated from the distances from section lines provided with the permit application. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)



Issued By AILIS THYNE

Date Issued: 8/8/2017

Expiration Date: N/A

Bill Skinner

From: Rod Bockenfeld <rod@bockenfeld.com>
Sent: Sunday, September 10, 2017 5:42 PM
To: Bill Skinner
Cc: Andrea Rasizer; Bill L. Holen; Jeff Baker; Kathleen Conti; Nancy Jackson; Nancy Sharpe; Diana Maes; Ron Carl; Kathleen Conti; Nancy Sharpe; Jeff Baker; Nancy Jackson; Bill L. Holen
Subject: Raleigh House USR

Dear Commissioners:

I write this email in objection to the above referenced case.

There is a huge question in regards to the groundwater adequacy to support this use. The Colorado State Water Engineer deals only with what we call paper water. Water adequacy is a determination made by the County Commissioners.

I have one question for the Board of County Commissioners. "Would you allow a multi family apartment complex to be developed on this site by using only groundwater?" **Probably not**. In considering both residents and staff, there will be 34 people utilizing this site for residential purposes. That is an apartment complex.

The County's own hydrogeologist, Mr. Jon Ford of Leonard Rice Engineers, supports this conclusion. When the County wrote their Cluster Development Regulations for the eastern part of the County, it was Mr. Ford's determination that the developers should provide additional adjacent land and groundwater resources to support this kind of density. This was done so the Commissioners could feel comfortable in making a groundwater adequacy determination.

Lastly I would like to point out as a Former County Commissioner for 12 years, who represented the rural part of this district, I was always under constant pressure to allow group homes to be built in the rural part of the County. This was done because the development community felt there would be less push back because of the lower densities. In other words, they were trying to manage, "NIMBYISM". The bulk of Raleigh House Residents will be from urban areas of Colorado and should be dealt within those communities in which they derived. **Please do not dump these types of group homes on our rural communities.**

Rod Bockenfeld
34623 E. 10th Dr.
Watkins, CO 80137

(303) 680-9264

08/07/2017

To: Bill Skinner

Arapahoe County Planning Department

Dear Mr. Skinner,

My name is Tracy Ellis and I currently reside in Watkins, CO. My family has lived in this area for the last forty-five years. I am contacting you in regards to the pending sale of Ted and Cheryl Schmidt's property, which is located not too far from my home. I know they currently have a contract on their property with Raleigh House of Denver. From what I have been told this is an alcohol and drug rehabilitation treatment center and they plan to use the Schmidt residence as another location for their offered rehabilitation programs.

First, I would like you to know I am not opposed to the sale of their home to Raleigh House. Hopefully, the people who seek out their treatment have come to terms with their issues and are choosing to deal with them in a constructive manner and only want to improve their lives. Second, for the people who have had or continue to choose treatment, gives me hope in believing they have come to understand the devastating effects of alcohol and drug abuse played a significant part in the downward spiral of their lives.

If you have any questions you are welcome to contact me at 720-383-2619.

Sincerely,



Tracy Ellis

08/07/2017

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325 S. Almstead Road
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303-921-9150

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Sent: Saturday, November 04, 2017 3:03 PM
To: Jan Yeckes; Jason Reynolds
Subject: Fwd: 325 So. Almstead

FYI.

Sent from my iPhone

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Follow Up Flag: Follow up
Flag Status: Flagged

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Thank You,
Olive and Galen Crawford
1030 S. Bonnie Lane
Watkins, CO

Jason Reynolds

From: Jeff Baker
Sent: Tuesday, November 14, 2017 9:01 AM
To: Jan Yeckes; Jason Reynolds; Bill Skinner
Subject: FW: Online Form Submittal: Report, Request, Question or Kudo

FYI...

From: maynardconst@aol.com [mailto:maynardconst@aol.com]
Sent: Tuesday, November 14, 2017 6:44 AM
To: Jeff Baker <JBaker@arapahoegov.com>
Cc: Kathleen Conti <KConti@arapahoegov.com>; Nancy Jackson <NJackson@arapahoegov.com>; Bill L. Holen <BHolen@arapahoegov.com>; Nancy Sharpe <NSharpe@arapahoegov.com>
Subject: Fwd: Online Form Submittal: Report, Request, Question or Kudo

-----Original Message-----

From: noreply <noreply@civicplus.com>
To: Maynardconst <Maynardconst@aol.com>
Sent: Tue, Nov 14, 2017 6:25 am
Subject: Online Form Submittal: Report, Request, Question or Kudo

Report, Request, Question or Kudo

Please complete this form to submit a comment, request or question to Arapahoe County.

Notice

Written communication to Arapahoe County is considered public information and can be made available to the public upon request. If you would prefer that your comments not become public record, please contact us by phone.

Contact Information

Full Name	Craig L Maynard
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Email Address	petesmeats1205@aol.com
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Phone Number	303-378-1005
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Message

Please select the subject of your message:	Planning
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Question / Comment	This is in reference to the proposed group home at 325 S Almstead case # U17-002 . I would like to voice my oposition to the group home, I live just South of the property in question
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How do you want us to contact you?

Please respond to me by email.

Exception

Communication made through e-mail or any other computer messaging system shall in no way be deemed to constitute legal notice to the County or any of its agencies, officers, employees, agents or representatives with respect to any existing or potential claim or cause of action. No official legal notices may be submitted through our website or email.

RECEIVED

NOV 15 2017

ARAPAHOE COUNTY GOVERNMENT
BOARD OF COUNTY COMMISSIONERS

11/13/17

Arapahoe County Commissioners,

I am opposed to Case # U17-002 request of special use permit for a group home at 325 Almstead Rd. Watkins, CO.

I live in the neighborhood and I believe the granting of this permit will have a negative impact on the surrounding area. The entire community will be impacted far into the future for the benefit of a few today. Single family dwellings should remain the standard.

I'm not opposed to group homes as such, however they should to be located where zoning already exists to accommodate their needs. Within a mile of the proposed site is land zoned for multi use and multiple family dwellings owned by the town of Prosper. Why not locate the group home there?

County Commissioners should think long and hard about future precedence a yes vote on this issue would set.

Bonnie M. Berner
Watkins, CO





November 15, 2017

Dear Board of County Commissioners:

I am writing this letter regarding the Use by Special Review (USR) process for a drug treatment and rehabilitation facility, the Raleigh House of Hope, being proposed in Watkins and scheduled for review at a public hearing before the Board of County Commissioners next week. Tri-County Health Department (TCHD) reviewed the application and submitted comments on August 1, 2017 regarding the On-Site Wastewater Treatment system and food service plan review. We understand that the dialogue regarding the USR is continuing and, while TCHD does not endorse individual providers, we wanted to comment on several issues relevant to the substance abuse issue in Arapahoe County, particularly the widespread nature of the problem as well as the critical importance of expanding treatment capacity.

First, TCHD very much appreciates the leadership of all of the Commissioners in addressing the growing impact of the opioid epidemic in Arapahoe County. Your support has helped us gain momentum in convening the Tri-County Overdose Prevention Partnership (TCOPP) with partners across all three of our counties in addressing youth prevention, public and provider education, improved access to drug takeback and naloxone, and expanded treatment capacity. Working with partners to improve treatment capacity is one of our top priorities in addressing the epidemic, given that treatment options are limited in the area and that more facilities will be required to meet the need of the community.

Second, regarding the widespread nature of the substance abuse issue, rural areas of our counties are not immune, and nearly one-third of drug overdose deaths in rural Adams and Arapahoe Counties were due to opioids. Additionally, rates of excessive alcohol use are higher in rural Arapahoe County than most other parts of the TCHD jurisdiction. I have included four maps displaying these data for your reference.

- Maps 1 and 2 display data for drug overdose deaths for Arapahoe and Adams Counties during the 15-year period from 2002-16. As Map 1 indicates, the rate of death in the eastern part of Arapahoe County is similar to that of most other census tracts in the county; a similar pattern is seen for Adams County. Map 2 indicates the locations of the persons who died during this 15-year period.
- Maps 3 and 4 address issues with excessive alcohol use (overall, even a bigger health issue than drug overdoses) derived from the Behavioral Risk Factor Surveillance System during the 4-year period from 2012-15 for all three of our counties. As shown on Map 3 (recent binge drinking, defined as drinking 5 or more drinks on an occasion for men or 4 or more drinks on an occasion for women) and Map 4 (recent heavy drinking, defined as drinking 15 or more drinks per week for men or 8 or more drinks per week for women), rates of unhealthy use of alcohol are as or more common in the rural parts of Arapahoe County as more suburban and urban areas.



Third, expanding treatment capacity for substance abuse has been an important priority of the Colorado Consortium for the Prevention Drug Abuse Prevention as well as TCOPP. The importance of this priority was confirmed by a February 2017 report by Keystone Policy Center, which identified substance abuse treatment, including more residential beds, as a need for the Metro area. TCHD's website has an extensive summary of information relevant to the [Opioid epidemic](#) including treatment capacity, and Map 5, which displays substance abuse treatment facilities in the Metro area, shows the sparsity of treatment facilities in our rural communities.

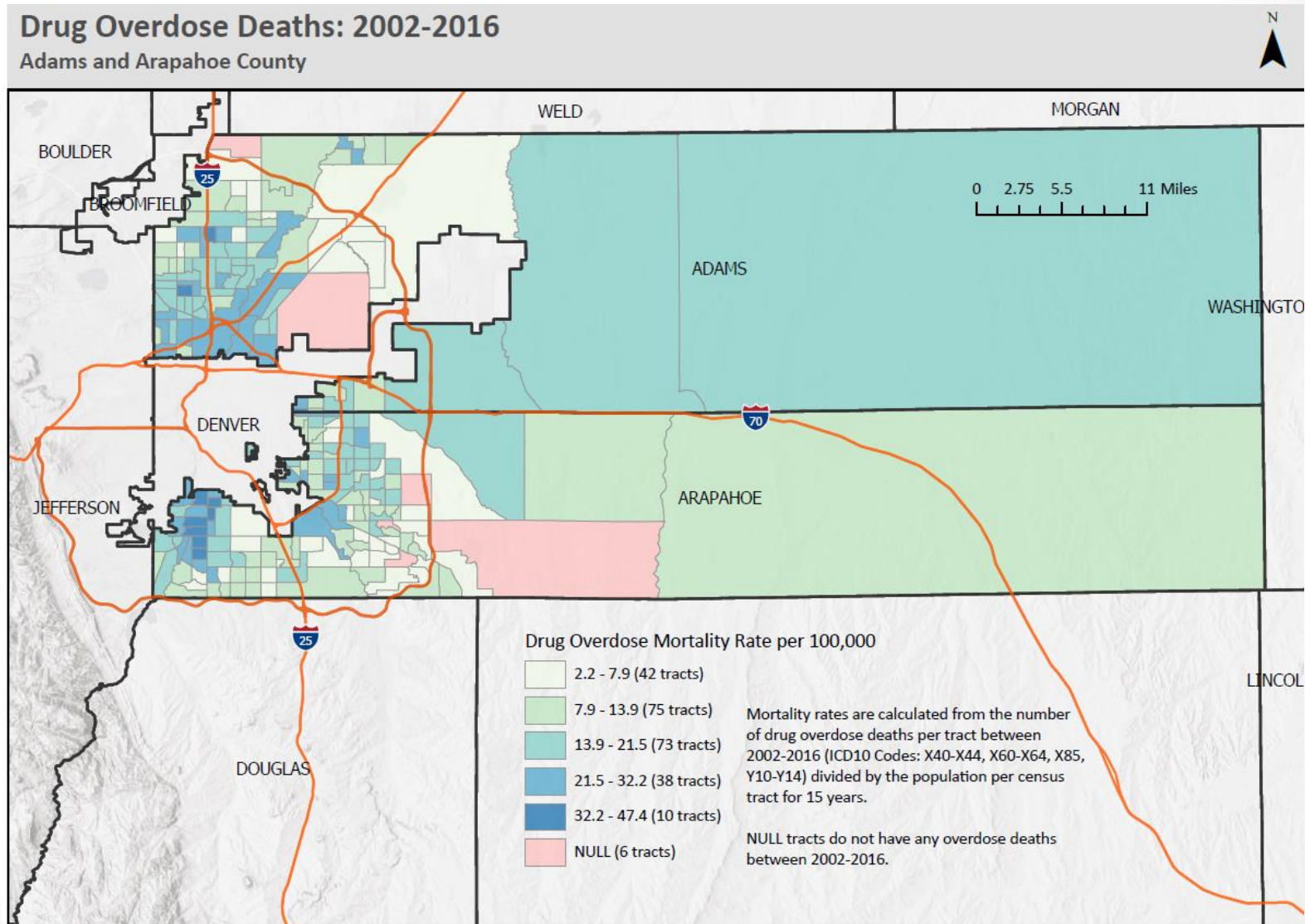
Given the widespread prevalence of the substance abuse epidemic and the suboptimal capacity for drug treatment and rehabilitation options across our across jurisdiction and the Denver metro area as a whole, TCHD actively encourages communities across our three counties to consider ways to make treatment options more easily accessible for all of our residents. As we work together to respond to the substance abuse epidemic, we would ask that you keep in mind the role that increased treatment opportunities can play in addressing this crisis in Arapahoe County.

Sincerely,

A handwritten signature in blue ink that reads "John M. Douglas, Jr., MD". The signature is fluid and cursive, with the initials "JMD" being particularly prominent.

John M. Douglas, Jr, MD
Executive Director

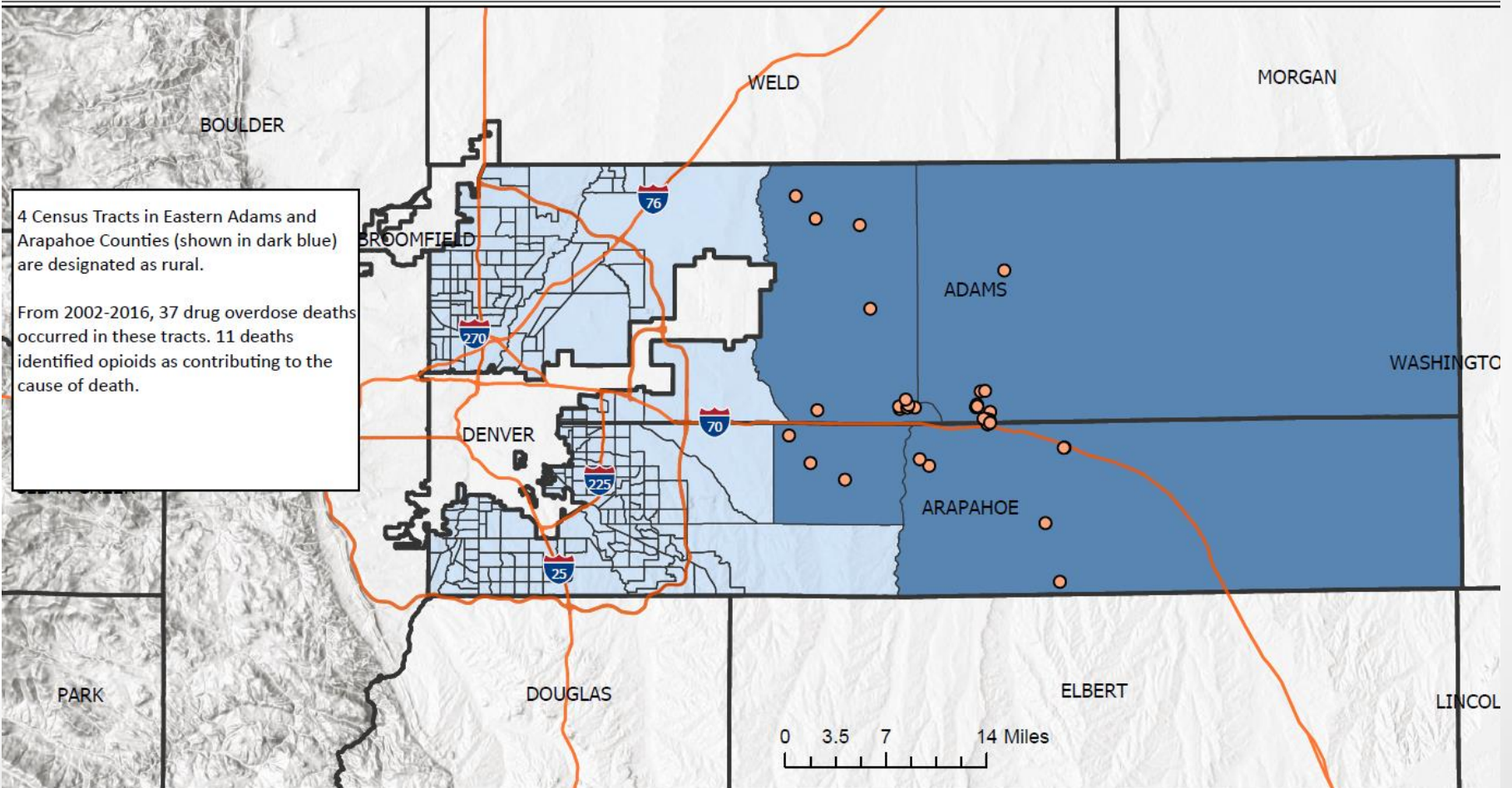
Map 1: Drug Overdose Deaths, Adams and Arapahoe Counties, 2002-2016



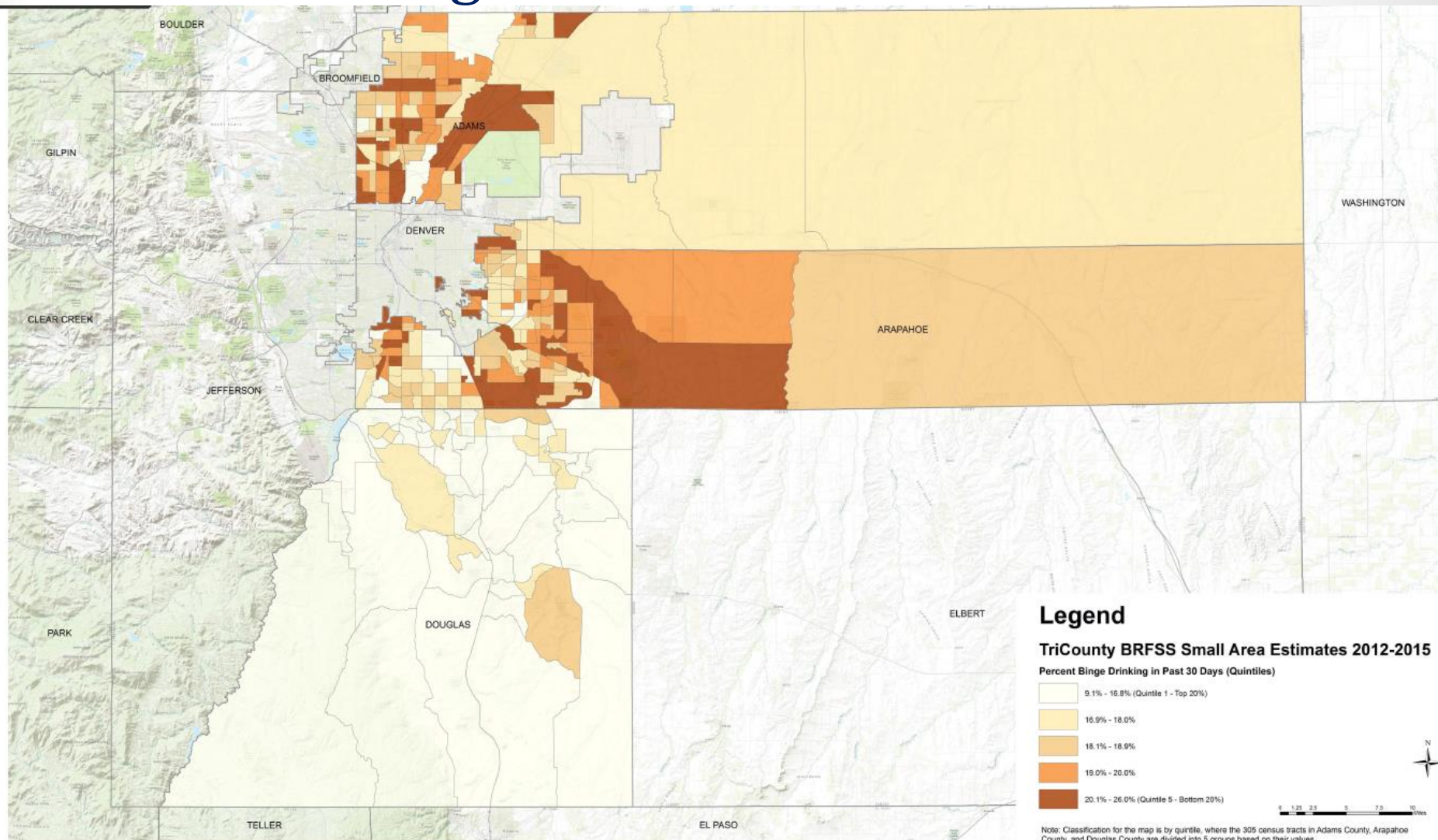
Map 2: Locations of Drug Overdose Deaths, Rural Adams and Arapahoe Counties, 2002-2016

Drug Overdose Deaths in Rural Census Tracts: 2002-2016

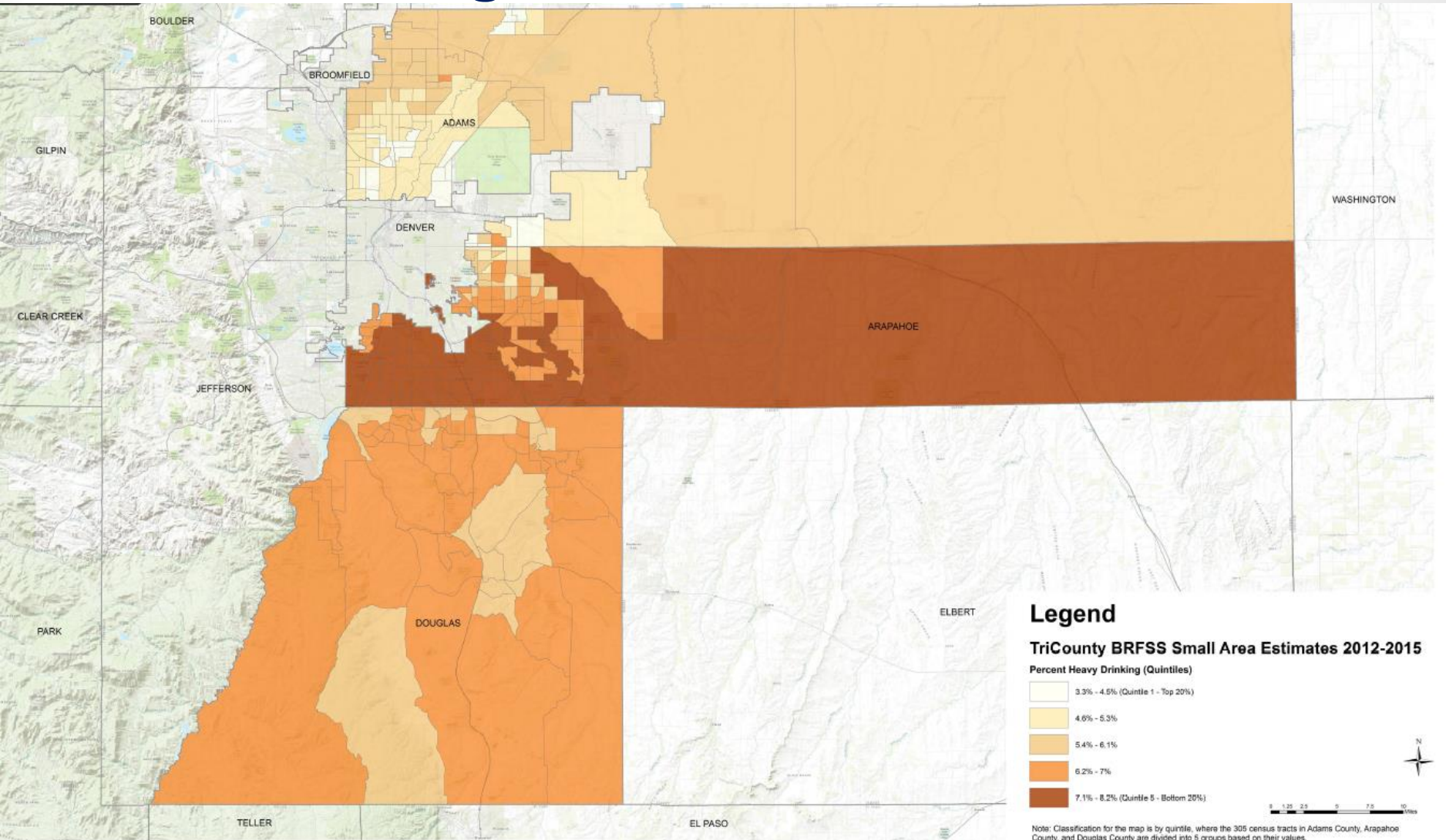
Adams and Arapahoe County



Map 3: Binge Drinking in Adams, Arapahoe, and Douglas Counties, 2012-2015

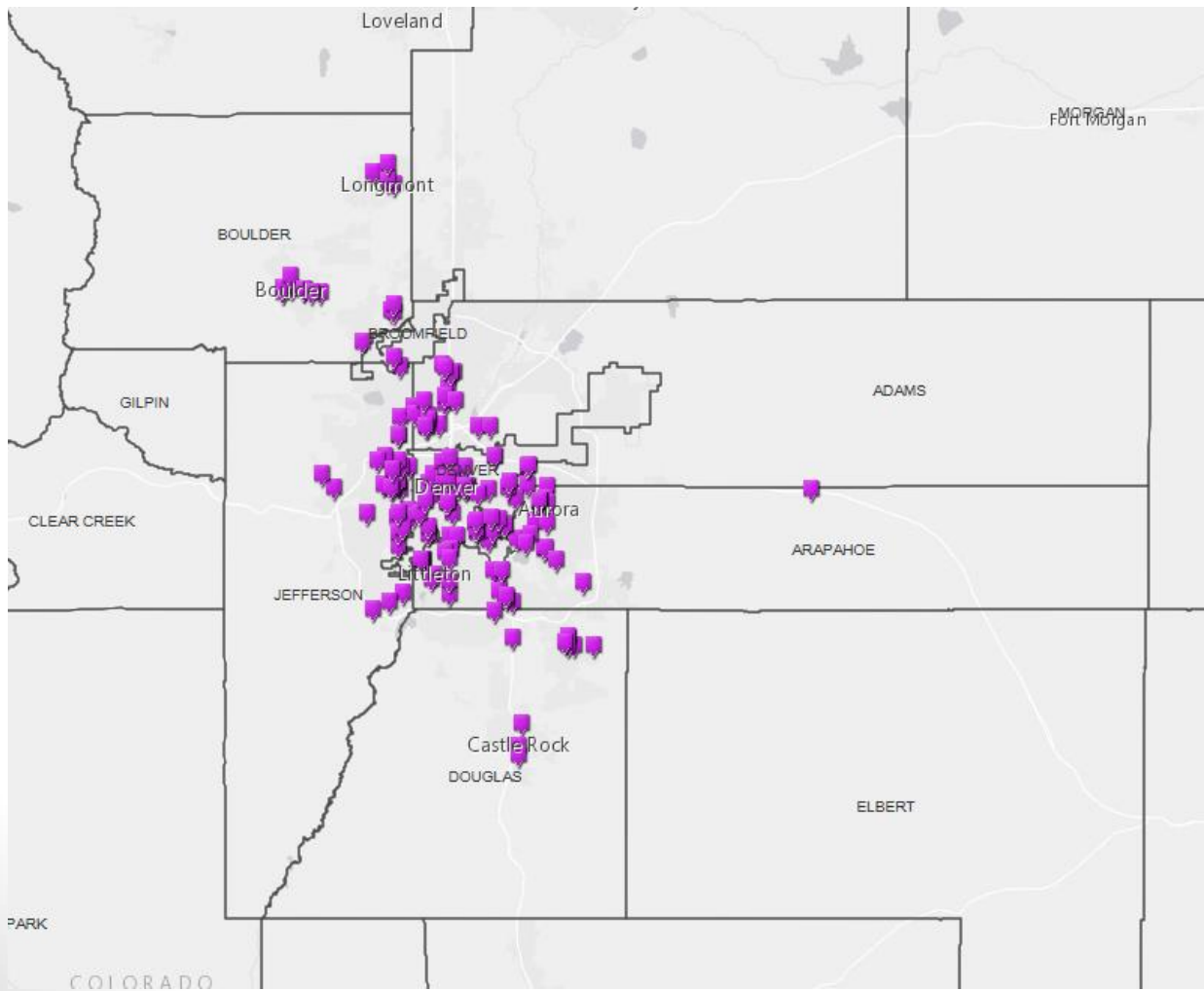


Map 4: Heavy Drinking in Adams, Arapahoe, and Douglas Counties, 2012-2015



Map 5: Substance Abuse Treatment Services Denver Metro Area 2015

The following data was compiled for the Metro Denver region and geocoded by Tri-County Health Department from the National Directory of Drug and Alcohol Abuse Treatment Facilities - 2016 is a listing of Federal, State, and local government facilities and private facilities that provide substance abuse treatment services. The information about each facility that appears in this Directory was provided by that facility in response to the 2015 N-SSATS. N-SSATS is conducted annually by the Substance Abuse and Mental Health Services Administration (SAMHSA).



Bill Skinner

From: keith617@aol.com
Sent: Tuesday, November 14, 2017 8:04 PM
To: Bill Skinner
Subject: Raleigh House of Hope Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Skinner-

Thank you for the opportunity to provide my input into the matter of Raleigh House of Hope as I will not be able to attend the November 21st hearing.

I reside south and east of the subject property. We have resided at our current location for approximately 20 years. Over that time, we have seen many changes to the area (all with the exception of any improvements to the un-maintained section of road that leads to our property). All improvements have been welcomed, especially the paving of the county roads up to the south end of Bonnie Lane. As a homeowner, I have not balked at any of the property tax increases incurred over the duration of my residence in the area. I am aware that in order to provide decent roads and public services, taxes must be assessed, and if you want to see improvements, sometimes you have to give a little more.

However, in contrast, it is apparent that the Watkins area is going to be going through a huge development phase over the next 10 to 15 years. It would be foolhardy to say that I do not have concerns to the issues that this growth may present, especially with the growth being conducive to the existing property owners. While we are not in the direct line of fire for the proposed subdivisions and commercial property, we will have to learn to live with them next to us. With that being said, why should what is going to be an apparent commercial operation be placed in the middle of a residential agricultural community? Would not Prosper Farms or Sky Ridge be a more suitable location for such an endeavor? Is there not a facility or bare ground available in Watkins proper to suit the needs of the prospective buyer?

This issue was raised several years ago with the proposed Rite of Passage Group Home in Box Elder Ranch Estates. That proposal was not passed and was not allowed, mainly due to public outcry from the neighboring residents. I feel that this situation is no different than the previous one in regards to location and use, with the exception of the property value. There is a vast difference when the two values are compared. And, there is always the water issue. I will not go into it, as I am sure that most of you are aware of it. There is not a month that goes by that another water well drilling rig is not seen out here. Keep in mind that property with a dry well has no value to it, especially when there is not a source of public water anywhere near.

In summary, while I realize the need for treatment centers, my personal opinion is that this not a suitable location. The facility, unlike a new restaurant, retail business, or even a commercial operation providing jobs, would bring no value to the table for the existing residents of this area. I am asking that when voting on this, you please take into consideration what the true needs of this area are and vote with the current residents in mind.

Thank You,
Lisa Keith

Full Name	Craig L Maynard
Email Address	petesmeats1205@aol.com
Phone Number	303-378-1005
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