

LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

Shiloh House
RCU2016-00015



































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Shiloh House
RCU2016-00015

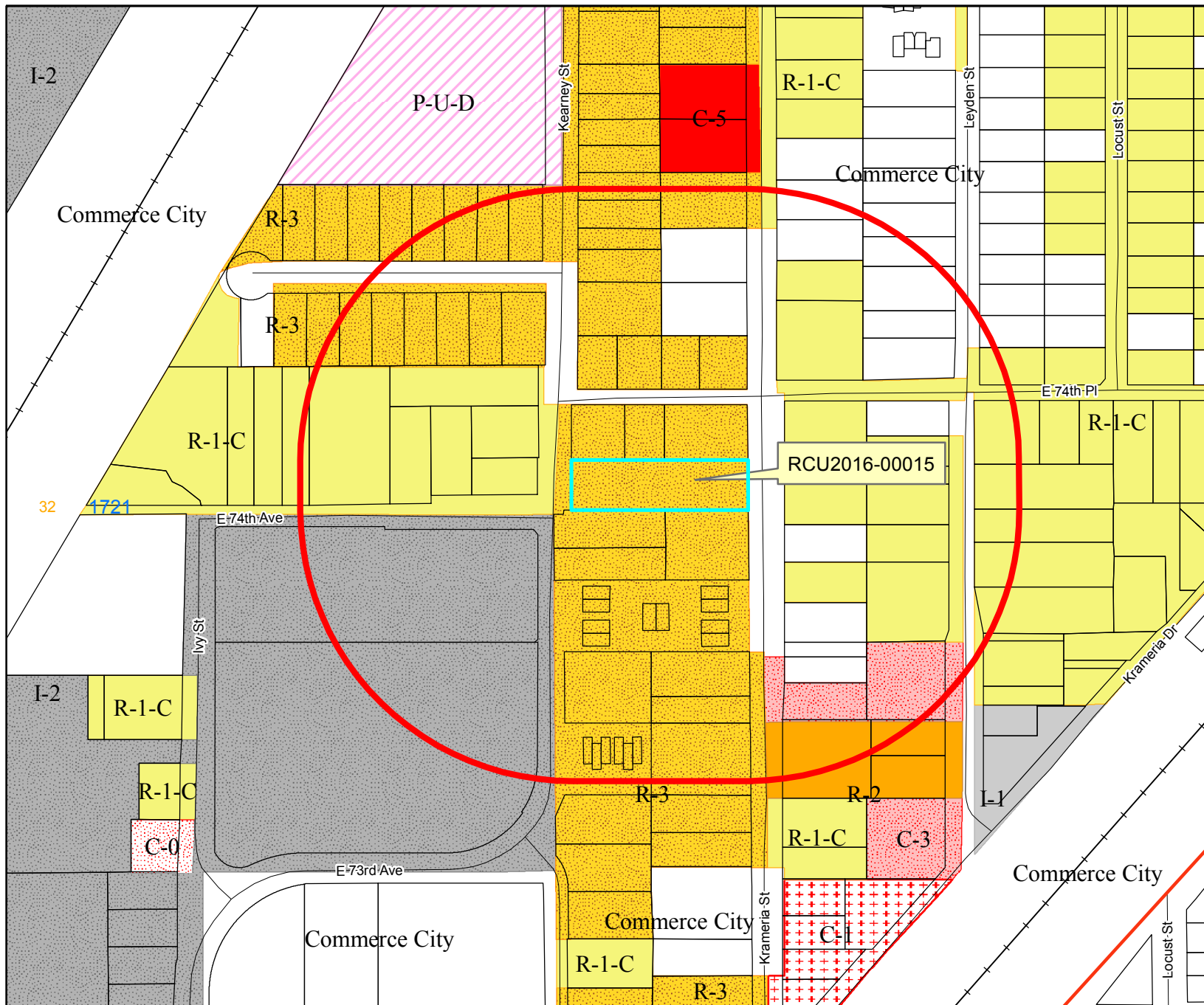


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ADAMS COUNTY
COLORADO

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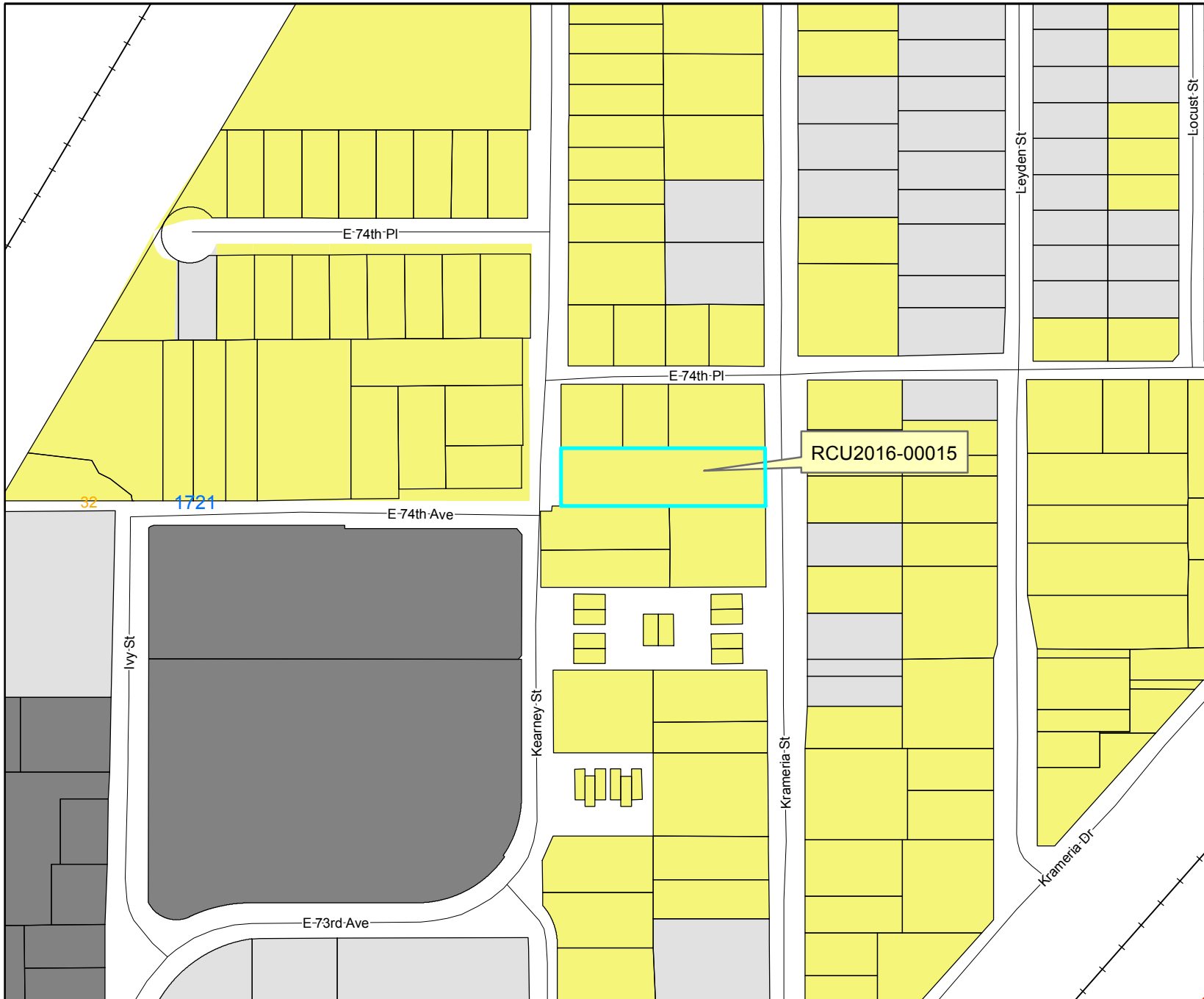
Shiloh House
RCU2016-00015



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Shiloh House
RCU2016-00015



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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

October 11, 2016

CASE No.: RCU2016-00015 CASE NAME: Shiloh House	
Owner's Name:	Shiloh House
Applicant's Name:	Shiloh House
Applicant's Address:	6588 West Ottawa Avenue, Littleton, CO
Location of Request:	7400 Kearney Street
Nature of Request:	Renewal of a Conditional Use Permit for a group living facility for youth and associated office, classroom, group therapy, & family meeting areas in the R-3 Zone District.
Zone District:	Residential-3 (R-3)
Site Size:	13,873.86 square feet
Proposed Uses:	Group living facility and associated office, classroom, group therapy & family meeting areas
Existing Use:	Group living facility and associated office, classroom, group therapy & family meeting areas
Comprehensive Plan:	Urban Residential
Hearing Date(s):	PC: September 22, 2016 / 6:00 p.m.
	BOCC: October 11, 2016/ 9:30 a.m.
Report Date:	September 26, 2016
Case Manager:	Christopher C. La Rue <i>ccx</i>
Staff Recommendation:	APPROVAL with 8 Findings-of-Fact and 3 Conditions
PC Recommendation:	APPROVAL with 8 Findings-of-Fact and 3 Conditions

SUMMARY OF PREVIOUS APPLICATION

- On September 27, 2004, the Board of County Commissioners approved a Conditional Use Permit for a Group Living Facility on the property (Case # RCU2004-00024).
- On March 21, 2005, the Board of County Commissioners approved Case # RCU2004-00067. The request was for a Conditional Use Permit for offices, classrooms, group

therapy, family meeting areas and recreation areas for an adjacent group living facility in the R-3 Zone District.

- In 2009, the Board of County Commissioners approved to renew the Conditional Use Permit for offices, classrooms, group therapy, family meeting areas, recreation areas, and a group living facility on the property. The request combined the previous two permits approved in 2004 into one Conditional Use Permit.

Background

The applicant, Shiloh House, is requesting to renew an existing Conditional Use Permit (CUP) on the subject property. The property is currently used for operating a group home, classroom, and therapy and meeting rooms for children between the ages of three to eighteen years. This use has been operating on the property for the past twelve years. The CUP approved in 2009 will expire on September 28, 2016. No physical changes or any aspects of the operations (i.e. programs) on the facility are being changed, other than to allow coed clients. Currently, the property consists of one parcel and is located southwest of East 74th Place and Kearney Street. Access to the property is via Kearney Street or Krameria Street.

According to the applicant, programs offered on the property include day treatment which consists of counseling and support, and educational schooling for the children. In addition, although the facility is licensed by the State of Colorado to be able to admit children between the ages of three to eighteen, children who participate in the program are normally between the ages of five and twelve. The range of ages on the license issued by the State are kept wide to allow the facility to provide for the needs of the community, which can vary from time to time.

From the project narrative and discussions with the applicant, residents admitted into the program remain under staff supervision at all times while living on the premises. Family member visitations are allowed on the property. In total, the facility could accept up to 20 children in the residential program. However, the typical number of kids in residence at a time has been 10. Combined, the residential, day treatment and the education program have an average of 15 children attending the facility at a given time.

Development Standards and Regulations Requirements

The site is currently zoned R-3. Section 3-15 of the Adams County Development Standards and Regulations outlines requirements for development in the R-3 zone district. Per the Development Standards and Regulations, the purpose of the R-3 District is to provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots.

Per Section 11-02-242 of the Adams County Development Standards, a Group Living Facility is defined as a facility licensed by the Courts, Social Service Department, or other competent governmental authority for housing residents in a group home, which include a group home for the aged, residential treatment center, group home for the mentally ill, home for social rehabilitation, group home for the developmentally disabled, communal home, specialized group facility, receiving home for more than four (4) foster home residents, residential child care

facility, or shelter for domestic violence. Section 3-15-04-02 of the Adams County Development Standards requires a group home in excess of five people to obtain a Conditional Use Permit (CUP).

Section 3-15 of the Adams County Development Standards and Regulations establishes requirements for development in the R-3 zone district. Per this section, the purpose of the R-3 zone district is to provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots. In addition, properties in the R-3 zone district are required to be at least 9,500 square feet in size and have a minimum lot width of 150 feet. The subject property is 13,873.86 square feet in size and has 92 feet of frontage along both Krameria and Kearney Streets. The property has been zoned R-3 since the 1960s and is considered legal nonconforming. This is due to the lot width not conforming to current requirements of the Development Standards.

Future Land Use Designation/Goals of the Comprehensive Plan for the Area

Adams County's Comprehensive Plan designates the subject property and surrounding area as Urban Residential. Urban Residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, and with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.

Continued use of the property as a residential group home is consistent with surrounding uses, and unlikely to cause any negative impact to contiguous residential uses. The intent to use the property for a group home, day treatment and education class is also consistent with uses allowed in the R-3 zoning designation and aligns with the goals of the Comprehensive Plan for Urban Residential designation areas.

Site Characteristics:

Overall, the subject property is 13,873.86 square feet in size. There is an existing single-family home used as office, and two multiple-unit dormitories located on the property. The single family home was constructed in 1946 and the two multiple-unit dormitories were constructed in 1998. The multiple-unit dormitories were originally permitted by the County as two duplexes. There is also a garage on the property, which has been converted to a classroom. This garage was constructed in 1950. The County also issued permits in 2007 to allow construction of two sheds on the property.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-1-C Single-Family	North R-3 properties Single-Family homes	Northeast R-1-C Single-Family homes
West R-1-C Single-Family	Subject Property R-3 Group home, class room, & treatment center	East R-1-C Single-Family homes
Southwest I-2 Vacant	South R-3 properties Single-Family homes	Southeast R-1-C Single-Family homes

Compatibility with the Surrounding Land Uses:

The area surrounding the property is comprised of residentially zoned properties. The properties immediately to the north are zoned R-3 and are developed as single-family homes. The properties directly to the northwest and west are zoned R-1-C and are developed as a single-family homes. The properties directly south of the property are zoned R-3 and are developed with single family homes. There is an I-2 zoned vacant property located to the southwest of the site. To the southeast of the site, are properties zoned R-1-C and developed with single family homes.

Eighty-six notices were sent to the surrounding community and as of writing this report; staff has received no responses to the notices. In addition, the subject use has operated at the subject site for the past twelve years without any reported incidences. Continued use of the property for a group home and therapy/education uses will not negatively impact existing surrounding uses in the immediate vicinity or in the County.

Planning Commission Update

The Planning Commission considered this case on September 22, 2016 and recommended unanimous approval of the request. The PC commended the property owners for working with the surrounding neighborhood for the past years to ensure there are no issues for operating the subject group living facility. The applicant did not have any concerns with the staff report or the recommended conditions and no one from the public spoke in favor or in opposition to the request.

Staff Recommendation:

Based upon the application, the criteria for rezoning approval, and a recent site visit, staff recommends approval of this request with eight findings-of-fact and three conditions.

Findings of fact:

1. The conditional use is permitted in the applicable zone district.

2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions of Approval:

1. No one who is required to register as a sex offender is permitted to reside at this facility.
2. The Conditional Use Permit shall expire on October 11, 2026.
3. The maximum number of children housed at this facility shall not exceed 20 individuals.

PUBLIC COMMENTS

Property Owners Notified	Number of Responses
86	0

Staff received no comments from property owners within 500 feet of the subject site.

COUNTY AGENCY COMMENTS

Adams County Building Safety Division:

No comments or concerns.

Adams County Code Compliance:

No comments.

Adams County Environmental Analyst:

There are no environmental concerns.

Adams County Finance Department:

No comments.

Adams County Parks & Community Resources Department:

No comments.

Adams County Sheriff's Office:

No comments

Adams County Social Services:

No comments

Adams County Treasurer's Office

The property is tax exempt so there are not outstanding tax issues.

Adams County Development Services Engineering

No major concerns were identified. The applicant must obtain construction and/or building permits for any new construction or site improvements on the property.

Adams County Development Services Right-of-Way

Additional right-of-way is not required with this request.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

CDOT

City of Commerce City

Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County School District 14

CDPHE

Century Link

Colorado Department of Human Services

Comcast

Metro Wastewater Reclamation

Neighborhood Improvement Committee HOA
RTD
South Adams Fire District
South Adams Water and Sanitation District
Urban Drainage and Flood Control

Exhibits Table of Contents

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- 1.1 Zoning Map
- 1.2 Aerial Map
- 1.3 Notice area Map
- 1.4 Future Land Use Map

Exhibit 2- Applicant Information

- 2.1 Applicant Written Explanation
- 2.2 Applicant Site Plan
- 2.3 Proof of water and sewer service (current bill)
- 2.4 Applicant response to case comments

Exhibit 3- Referral Comments

- 3.1 Development Review Team Comments (Planning, Engineering, Right-of-Way, Building Safety, and Parks).
- 3.2 Adams County Finance Department
- 3.3 Adams County Treasurer's Office
- 3.4 CDOT
- 3.5 City of Commerce City
- 3.6 Tri-County Health Department
- 3.7 Xcel Energy

Exhibit 4- Citizen Comments

None

Exhibit 5- Associated Case Materials

- 5.1 Certificate of Posting
- 5.2 Public Hearing Notice
- 5.3 Request for Comments
- 5.4 Property Owner Labels
- 5.5 Referral Labels



Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Board of County Commissioners

From: Christopher C. LaRue, Senior Planner

Subject: RCU2016-00015, Shiloh Home

Date: October 11, 2016

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is not consistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the immediate area, would be detrimental to the future development of the area, and would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is not suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are not available and adequate to serve the needs of the conditional use as designed and proposed.



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Planning Commission

September 22, 2016

CASE No.: RCU2016-00015 CASE NAME: Shiloh House	
Owner's Name:	Shiloh House
Applicant's Name:	Shiloh House
Applicant's Address:	6588 West Ottawa Avenue, Littleton, CO
Location of Request:	7400 Kearney Street
Nature of Request:	Renewal of a Conditional Use Permit for a group living facility for youth and associated office, classroom, group therapy, & family meeting areas in the R-3 Zone District.
Zone District:	Residential-3 (R-3)
Site Size:	13,873.86 square feet
Proposed Uses:	Group living facility and associated office, classroom, group therapy & family meeting areas
Existing Use:	Group living facility and associated office, classroom, group therapy & family meeting areas
Comprehensive Plan:	Urban Residential
Hearing Date(s):	PC: September 22, 2016 / 6:00 p.m.
	BOCC: October 11, 2016/ 10:00 a.m.
Report Date:	September 2, 2016
Case Manager:	Christopher C. La Rue <i>ccx</i>
Staff Recommendation:	APPROVAL with 8 Findings-of-Fact and 3 Conditions

SUMMARY OF PREVIOUS APPLICATION

- On September 27, 2004, the Board of County Commissioners approved a Conditional Use Permit for a Group Living Facility on the property (Case # RCU2004-00024).
- On March 21, 2005 the Board of County Commissioners approved Case # RCU2004-00067. The request was for a Conditional Use Permit for offices, classrooms, group therapy, family meeting areas and recreation areas for an adjacent group living facility in the R-3 Zone District.

- In 2009, the Board of County Commissioners approved to renew the Conditional Use Permit for offices, classrooms, group therapy, family meeting areas, recreation areas, and a group living facility on the property. The request combined the previous two permits approved in 2004 into one Conditional Use Permit.

Background

The applicant, Shiloh House, is requesting to renew an existing Conditional Use Permit (CUP) on the subject property. The property is currently used for operating a group home, classroom, and therapy and meeting rooms for children between the ages of three to eighteen years. This use has been operating on the property for the past twelve years. The conditional use permit approved in 2009 will expire on September 28, 2016. No physical changes or any aspects of the operations (i.e programs) on the facility are being changed, other than to allow coed clients. Currently, the property consists of one parcel and is located southwest of East 74th Place and Kearney Street. Access to the property is via Kearney Street or Krameria Street.

According to the applicant, programs offered on the property include day treatment which consists of counseling and support, and educational schooling for the children. In addition, although the facility is licensed by the State of Colorado to be able to admit children between the ages of three to eighteen, children who participate in the program are normally between the ages of five and twelve. The range of ages on the license issued by the State are kept wide to allow the facility to provide for the needs of the community, which can vary from time to time.

From the project narrative and discussions with the applicant, residents admitted into the program remain under staff supervision at all times while living on the premises. Family member visitations are allowed on the property. In total, the facility could accept up to 20 children in the residential program. However, the general average of kids in residence at a time has been 10. Combined, the residential, day treatment and the education program have an average of 15 children attending the facility at a given time.

Development Standards and Regulations Requirements

The site is currently zoned R-3. Section 3-15 of the Adams County Development Standards and Regulations outlines requirements for development in the R-3 zone district. Per the Development Standards and Regulations, the purpose of the R-3 District is to provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots.

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Site Characteristics:

Overall, the subject property is 13,873.86 square feet in size. There is an existing single-family home used as office, and two multiple-unit dormitories located on the property. The single family home was constructed in 1946 and the two multiple-unit dormitories were constructed in 1998. The multiple-unit dormitories were originally permitted by the County as two duplexes. There is also a garage on the property, which has been converted to a classroom. This garage was constructed in 1950. The County also issued permits in 2007 to allow construction of two sheds on the property.

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Southwest I-2 Vacant	South R-3 properties Single-Family homes	Southeast R-1-C Single-Family homes

Compatibility with the Surrounding Land Uses:

The area surrounding the property is comprised of residentially zoned properties. The properties immediately to the north are zoned R-3 and are developed as single-family homes. The properties directly to the northwest and west are zoned R-1-C and are developed as a single-family homes. The properties directly south of the property are zoned R-3 and are developed with single family homes. There is an I-2 zoned vacant property located to the southwest of the site. To the southeast of the site, are properties zoned R-1-C and developed with single family homes.

Eighty-six notices were sent to the surrounding community and as of writing this report, no responses have been received. In addition, the subject use has operated at the subject site for the past twelve years without any reported incidences. Continued use of the property for a group home and therapy/education uses will not negatively impact existing surrounding uses in the immediate vicinity or in the County.

Staff Recommendation:

Based upon the application, the criteria for rezoning approval, and a recent site visit, staff recommends approval of this request with eight findings-of-fact and three conditions.

Findings of fact:

1. The conditional use is permitted in the applicable zone district.
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4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.

6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions of Approval:

1. No one who is required to register as a sex offender is permitted to reside at this facility.
2. The Conditional Use Permit shall expire on October 11, 2026.
3. The maximum number of children housed at this facility shall not exceed 20 individuals.

PUBLIC COMMENTS

Property Owners Notified	Number of Responses
86	0

Staff received no comments from property owners within 500 feet of the subject site.

COUNTY AGENCY COMMENTS

Adams County Building Safety Division:

No comments or concerns.

Adams County Code Compliance:

No comments.

Adams County Environmental Analyst:

There are no environmental concerns.

Adams County Finance Department:

No comments.

Adams County Parks & Community Resources Department:

No comments.

Adams County Sheriff's Office:

No comments

Adams County Social Services:

No comments

Adams County Treasurer's Office

The property is tax exempt so there are not outstanding tax issues.

Adams County Development Services Engineering

No major concerns were identified. However, the applicant must obtain construction and/or building permits for any new construction or site improvements on the property.

Adams County Development Services Right-of-Way

Additional right-of-way is not required with this request.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

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CDOT

City of Commerce City

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Notified but not Responding / Considered a Favorable Response:

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Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Planning Commission

From: Christopher C. LaRue, Senior Planner

Subject: RCU2016-00015, Shiloh Home

Date: September 22, 2016

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

If the Planning Commission does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is not consistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the immediate area, would be detrimental to the future development of the area, and would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is not suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are not available and adequate to serve the needs of the conditional use as designed and proposed.

Shiloh House Project Description

Location of proposed continued use: 7400 Kearney St

7401 Krameria St.

Commerce City, CO 80221

Shiloh House has been operating under the approval of a conditional use since 2004.

The initial approval granted was for 5 years and subsequently approved for 7 years.

Shiloh House is applying the third time for a conditional use permit as the program has been successful and to date has not experienced any community concerns. Shiloh House continues to have a positive working partnership with Adams County Human Services as well as Adams School Districts.

The location at 7400 Kearney St. currently operates as a residential group living facility for youth ages 3-18. This is a 4-plex and each unit is licensed for 10 youth (male and female). The co-ed population may be a point of question and/or concern, however it is important to remember that co-ed is very beneficial. The "real world" is not same-sex and many of the youth need to experience co-ed interaction in a controlled setting. Co-ed group homes help teach youth how to interact appropriately with members of the opposite sex and adequate supervision is provided. The program is designed for youth who are in need of a therapeutic environment to help them address their mental health and behavioral issues that often stem from their abuse and/or neglect. All youth who are referred to Shiloh House are intensely screened and evaluated to ensure that each youth does not pose a risk to the community (refer to Admissions Policy and

Procedure). All the youth are supervised 24 hours a day by awake, highly skilled staff members, with a ratio of at least one staff member per five youth during waking hours and at least one staff member per ten youth during sleeping hours. The staff conducts bed checks throughout the night and this information is logged into an electronic system. In addition to the random bed checks, the doors are equipped with motion alarms to alert staff of any movement within the bedrooms.

Shiloh House utilizes an on call system designed specifically to be an after-hours support system in emergency or crisis situations for staff as well as families and youth on pass. On Call may also be a support in situations where direct care employees are not sure how to handle an immediate issue, or when an employee needs assistance to protect against a liability situation. Direct care staff will also utilize On Call to report unplanned community contact, issues involving neighbors, or to request changes to previously approved activities.

Shiloh House works cooperatively with the local law enforcement and contacts them in times to provide support as needed for the youth in situations where the youth may be struggling behaviorally. This intervention has helped the youth settle and get refocused on the program. There have been no significant incidents that required a community member to contact law enforcement and the contacts on record have been initiated by Shiloh House.

Education is provided to the youth on the Krameria St. location. Providing educational programming to the youth placed at Shiloh House has ensured that there is minimal impact to the Adams School District # 14. In addition to the youth residing in the residential buildings, Shiloh House also provides education and therapy services to

youth in the community (refer to Day Treatment summary). These youth are on grounds during the hours of 8:00am to 4:30p m Monday-Friday. Shiloh House and the school district provide transportation for these youth. Shiloh House holds a separate license with the Colorado Department of Human Services for these services as well as certification with the Colorado Department of Education.

Recreation is a vital part of the program and is utilized to further each youth's individual treatment goals. Activities are planned and reviewed/approve by the Safety Risk Committee on a monthly bases taking into consideration community safety and resources. Youth are supervised by staff during all recreation activities and youth are encouraged to participate. Youth are provided activities on grounds as well as in the community. Community access is determined by the youth's level of functioning and their ability to manage themselves in a safe and orderly manner. The Krameria property located to the east of Kearney residence is also utilized for recreation purposes. The youth participate in various organized sports (to increase their physical activity and develop physical and social skills), arts and crafts, recreational activities (to include fishing, hiking and bicycling), life skills (clients plant and tend to the vegetable garden each summer), field trips and team building activities.

Shiloh House utilizes the Commerce City police when they need additional support with the youth. The police contacts on record have been initiated by Shiloh House for this support and they have not been a result of the a community concern. To date, Shiloh House is not aware of any neighborhood/community concerns related to the programming.

The building located on the east end of the site (7401 Krameria St.) is utilized for family visitation, meetings and individual/group/family therapy provided to youth and their families.

The continued benefits of this program to the community and Adams County Human Services include:

- Local youth can stay close to home thus making it easier for families to remain actively involved in their child's treatment.
- Area youth served within/close to their community have a greater chance of succeeding after discharge as they remain connected with local resources.
- Shiloh House continues to address identified needs in Adams County and has successfully provided programming related to those needs.
- Shiloh House continues to work closely with ACDHS to develop mutually agreeable outcomes for youth and their families.

Shiloh House provides a nurturing, therapeutic, and educational environment that transforms lives through guidance, clinical intervention, and advocacy enabling youth to become productive, contributing members of society. During the years of 2010-2015 Shiloh House successfully discharged 83% of the youth served. These youth either transitioned back to their biological families or a lower level of care ie; foster homes. Shiloh House is licensed by the Colorado State Department of Human Services (refer to licenses included) who conduct annual on-site inspections and we are currently in compliance with all state regulations. Shiloh House attained its national re-accreditation with the Council on Accreditation (COA) in September of 2014. This national accrediting body has higher standards than state of Colorado standards

and COA conducts an intensive on-site review every 4 years. Shiloh House has been accredited since 1996. In addition, Shiloh House remains in compliance with regulations set by the Colorado Department of Education, Tri- County Health Department and Adams County Fire Department.. Each building has a back flow system that is inspected and tagged on an annual basis. Two of the buildings are ADA and one has an ADA restroom available to visitors.

The property is question is currently zoned R-3. The area nearby is comprised of residential, multi-residential, commercial and industrial zoning areas.

Schools/educational buildings are allowed in R-3.

The conditional use will be consistent with the purpose of the standards and regulations as the surrounding area is comprised of business, offices, stores and schools.

The conditional use will comply with all standards and regulations.

The conditional use will be compatible with the surrounding areas. The conditional use will not pose a concern/threat to the health, welfare, or safety to the neighborhood. As outlined above the youth are supervised 24 hours per day by specially trained staff.

There is adequate usable space, adequate access and there is no evidence of environmental constraints.

The parking area will remain the same, as well as, the fencing, open space, screening, landscaping and lighting. The parking area is large enough to accommodate parking for visitors and staff.

The city and county provide sewer, storm water drainage, fire and police protection to the property and existing buildings.

Shiloh House is respectfully submitting this application for the re-approval of the program to include:

1. Residential programming for up to 20 youth (male and female)
2. Educational programming for the residential youth and additional youth in the community.
3. Therapy, family visitation and meetings to be held in buildings on site.

Shiloh House**Admissions Policy and Procedures**

Shiloh House offers nurturing, therapeutic and educational services to empower youth and families to overcome the impact of abuse, neglect and trauma. Through guidance, clinical intervention and advocacy Shiloh House meets the needs of the community while respecting the diversity of youth and families.

Referrals to Shiloh House are accepted twenty-four hours per day, seven days per week for youth ages 3 through 18 years of age. All available written documentation will be gathered at the time of admission and an assessment will be conducted within seven days of admission. Youth are not accepted by self-admission, only by referral of an agency. Private placements are also accepted. Under no circumstances will Shiloh House accept payment or other consideration for referrals. The programs address youth with a variety of mental health and behavioral issues. Shiloh House does not serve physically disabled youth or deaf/blind. Shiloh House does not discriminate based on race, color, creed or sexual orientation. The buildings/offices are accessible to family members or other individuals with physical disabilities.

The referring agency should provide pre-placement documentation. This documentation should include the following: social history, court information including pre-sentence reports, current psychological and educational information including IEP (Individual Education Plan), medical, neurological assessments, previous treatment placement history and medication history. Previous response to treatment and family involvement are considered a part of the review of each case for admission. The documentation will be reviewed within 24 hours and the referral agency will be contacted to the appropriateness and/or availability for the program. Arrangements may be made with the youth and their family for a pre-placement visit prior to intake if determined necessary. The Utilization Review Committee reviews each referral and will determine treatment needs and how those services will be delivered.

The youth will successfully attain established goals relating to presenting problems prior to discharge. During the course of placement, it may be determined that a youth is no longer appropriate for Shiloh House's community based residential programs. This recommendation may be based in, but is not limited to the following considerations; assessment of increased risk, disclosure of new information that contradicts the appropriateness of placement, non-compliance in treatment, increased psychiatric needs and/or satiation of treatment interventions.

Shiloh House provides a non-denominational religious philosophy. Shiloh House does not use religious/cultural interventions to control behavior nor deny medical care. Youth in the care of Shiloh House are provided every opportunity to participate in recreational activities, religious/cultural activities and community life. These practices will be evaluated upon intake (refer to cultural/religion policy). All youth and family members (if appropriate) are encouraged to actively participate in their treatment. If there are any concerns during the treatment process the family/youth, legal guardian or referring agents are encouraged to follow the grievance procedure that is discussed at admission (refer to grievance procedure).

Each youth will have a preliminary assessment/screening of presenting problems of social, physical health, mental health, psychological concerns, previous physical or sexual abuse. Also any previous delinquent, assaultive or destructive behavior will be reviewed.

When appropriate, Shiloh House will obtain current intake information including, but not limited

to, social health, family history and developmental assessment or mental health assessment. Shiloh House will attempt to obtain this information prior to intake. If the information cannot be obtained, the facility will document the reasons. In an emergency placement situation, Shiloh House will obtain at least the following information: name, birth date, physical description; name, address, telephone number and authority of person bringing the youth and the reason for placement.

A placement agreement will be developed with the youth, the parent(s) or guardian(s) and the placing agency representative. The agreement will include the following:

- 1) Family contact and involvement; how family contact and involvement will occur; the nature and goals of care, including any specialized services or specialized treatment to be provided; the religious orientation and practices of the youth and/or family; and the anticipated planned discharge date and plan for the youth following discharge.
- 2) The policy and procedure regarding the use of physical management will be reviewed. A behavior intervention plan will be developed to include the following:
 - A. Antecedents to harassing, violent, or out-of-control behavior
 - B. The effectiveness of previous uses of behavioral interventions
 - C. Psychological and social factors that can influence use of such interventions
 - D. Medical conditions or factors that could put the youth at risk
- 3) A delineation of the rules and responsibilities of all agencies and persons involved with the youth and his family.
- 3) Written authorization will be obtained for the following:
 - A. Care and Treatment
 - B. Routine Medical and Dental Care
 - C. Emergency Medical and Dental Care
 - D. Legal Status of Custody of the youth
- 4) Within twenty-four (24) hours the youth will be given and orientation to the facility to include the following:
 - A. Tour of the facility and instruction on fire alarm and fire evacuation procedures, escape routes and exits.
 - B. The rules and regulations of the facility.
 - C. Procedures dealing with the youth's behavior, including limiting or restricting a youth's rights where allowed, the type of discipline used in the facility and consequences for certain behaviors. The procedures for youth's rights and grievances will be reviewed.

DAILY SCHEDULE (MONDAY THROUGH FRIDAY)

5:00 AM - 6:30 AM	Wake - up, hygiene, rooms clean, breakfast preparation.
6:30 AM - 7:30 AM	Breakfast/Chores, finish getting ready for school, count medication, administer medication, log medication administered in MAR, walk through facility to assure cleanliness, check calendar for appointments.
7:30 AM - 7:45 AM	Participation In Treatment Group/Check In Group
7:55 AM	School in session. Communicate any relevant information to the School staff.
8:00 AM	Return to the unit and complete any paperwork that has not been completed. Walk through facility, turn off lights, double check cleanliness and turn down thermostat.
8:00 AM – 3:00 PM	Youth in school. Throughout different points in the day, youth meet with their clinician for individual or family therapy depending on the clinicians and family's schedule. At 2:45 PM Participation In Treatment/Check In group with treatment counselors and teachers
2:45 PM	End of school day
3:10 PM - 3:30 PM	Facility Group
3:30 PM - 5:00 PM	Recreational Therapy
5:00 PM - 6:00 PM	Study Hall / Treatment Time (Individual work)
6:00 PM - 7:00 PM	Dinner, chores, medication administration and documentation.
7:00 PM - 8:00 PM	Participation In Treatment/Check In Group
8:00 PM	Free time until bed time. Bedtimes will vary depending on facilities and levels. Medication administration and documentation.

This schedule is used as a guide.

A detailed schedule of daily activities must be documented by the lead treatment counselor or program coordinator/supervisor on the schedule column on the communication log.

**WEEKEND SCHEDULE
(HOLIDAYS AND SUMMER MONTHS)**

8:00 AM - 9:00 AM	Wake up, hygiene, clean rooms, breakfast preparation, medication count, administration and documentation, and Participation In Treatment/check in group.
9:00 AM - 10:00 AM	Breakfast and chores.
10:00 AM - 11:30 AM	Weekend chores
11:30 AM - 12:30 AM	Lunch, chores, medication count administration and documentation, and Participation in Treatment/Check In Group.
1:00 PM - 4:00 PM	Weekend activity and or recreational therapy
4:00 PM - 5:00 PM	Treatment time (Individual work)
5:00 PM - 6:00 PM	Dinner, chores, medication count, administration and documentation.
6:00 PM	Free time until bed time. Bedtimes differ depending on facility and level. Medication count administration and documentation, Participation In Treatment/check in group.
NOTE:	On Sunday evening, there will be some type of therapeutic or educational group at 7:00 PM. The weekend schedule will be utilized during holidays, or when school is out for the summer. During the summer months, there will be 1 ½ to 2 hours in the afternoon for study hall / treatment time. There will also be therapeutic groups in the evening, Monday through Thursday.

This schedule is used as a guide.

A detailed schedule of daily activities must be documented by the lead treatment counselor or program coordinator/supervisor on the schedule column on the communication log.

Shiloh Home, Inc.
7400 Kearney St.
Commerce City, CO 80022



Day Treatment Education/Therapy Program

Program Overview:

Shiloh House Day Treatment services, located at 7401 Krameria St., Commerce City, CO 80022 are available to youth (male and female) between 5 to 18 years of age who are proficient in speaking English. The program is specifically designed for those youth who demonstrate a pattern of maladaptive behaviors that interfere with their adaptive community functioning. The program focuses on skills development where the youth recognizes their maladaptive behaviors and associated thinking errors and where the use of a greater repertoire of positive social skills and adaptive coping skills is supported. The referred youth practice these new cognitive and behavioral skills with peers and teachers in the program, in group therapy with their family and in the community at large. Progressions through the program is assisted by a feedback system in which the youth's behavior and quality of work on phase projects at Shiloh House and at home is tied to their program privileges. Forward movement through the program also involves successful completion of written and behavioral assignments and the development of a relapse prevention plan.

Components of the program:

- Educational, psychological and clinical assessment services to include identifying relationship concerns and/or barrier to achieving treatment goals
- Individual, family, group and milieu therapies (typically offered on a weekly basis)
- Case management
- Academic curriculum-credits transferable to public school
- Special education services
- Transportation to/from school
- In-home service/per case need
- Community activities
- Monthly progress reports to include on-going assessment:
 1. Risk and safety concerns with interventions to address any identified concerns
 2. Recommendation for services and/or safety measures to ensure safety of youth
 3. Efforts made to engage family members in counseling services
 4. Goals revised/updated to include clear and measurable objectives with timeframes
- 24/hour on-call assistance
- Transitional services/staffing to public

Eligibility Criteria:

Shiloh House Day Treatment programs serve youth age 5 to 12 years of age with behavioral disorders and mental health issues. Significant considerations for admission include, but are not limited to: level of risk to family, victim and community, typology of youth, level of denial, intellectual functioning, secondary diagnostic features and substance abuse issues. Youth with the following issues are generally considered not appropriate for the program:

- Severely limited cognitive abilities (IQ below 65)
- Ongoing medical issues that cannot be supervised/managed by staff
- The inability or significantly impaired ability to understand and/or communicate in English.
- Is actively psychotic

During the course of treatment, it may be determined that a youth is no longer appropriate. This recommendation may be based on, but is not limited to, the following considerations: assessment of risk, disclosure of new information which contradicts the appropriateness for placement, non-compliance with the program, increased psychiatric need and/or satiation of treatment interventions.

Counseling Services:

The focus of treatment sessions is both cognitive (teaching new, healthy, empathic and reality-based way of thinking) and behavioral (teaching and rehearsing healthy ways to behave when overwhelmed by feeling and perceived needs).

Group counseling is offered daily within the program. A master's level clinician facilitates group therapy least twice per week. These groups address a variety of issues, including independent living, coping skills/tools, social skills and cognitive restructuring. These groups promote development and maintenance of a positive peer culture. They teach accountability, support youth better utilizing self-monitoring and enhance improved self-control and decision-making.

Individual Psychotherapy is typically offered weekly by a master's level therapist. The focus is on fine-tuning and individualizing the youth's service plan for how to respond with coping "tools" in difficult family, school and community situations.

Education Services:

It is the purpose of Shiloh House Day Treatment programs to provide an educational component to all youth as well as related services for youth so that reentry into public school or private education is made possible. Shiloh School assures a continuity of care for each youth and has the overriding goal that each student achieve, maintain and/or reestablish emotional and/or physical health, maximum growth and adaptive capability.

The educational program provides services year around with a minimum of six hours days, five days a week (with exceptions for holidays/teacher in-service days). The program provides education experiences which remediate, maintain and improve academic, intellectual and social functioning. Educational experiences include occupational and recreation classes, as well as, academic and remedial classes.

The teachers are certified with the required CDE license and endorsements. Curriculum is based on Colorado State Standards and there will be a commitment to ensure adequate progress assessed utilizing the Wide Range Achievement Test (WRAT) at intake and discharge.

Supplemental funding sources will be state approved PPOR and individual excess costs paid by the individual school districts based on this facility's rate for special education students. All materials and resources will be provided by Shiloh Home.

Recreation Activities:

Recreation is a vital part of the youth's treatment program. Indoor and outdoor recreational and leisure activities are regularly scheduled. Recreational outings require staff supervision (1:5 ratio) and all activities are reviewed on a monthly basis to ensure safety for youth and the community. Activities are based on the youths' interests (with personal and treatment needs being considered) and community resources are utilized.

A comprehensive service plan is developed during the intake process. This plan identifies goals for successful completion and a plan for a system of care following completion of the program. Monitoring, evaluation and review of the service plan is ongoing. Monthly reviews where the referred client, caregivers and other relevant participants in the youth's system of care are held. At each monthly review, the multidisciplinary team meets to discuss the following:

- The physical, emotional and behavioral well-being of the client.
- Potential risk/safety issues with the client, and plans to address these issues that support youth and community safety.
- Caregiver's role in implementing the service plan.
- Progress toward treatment goals/interventions.
- Appropriateness of objectives and interventions services.
- Caregiver issues that may serve as barriers toward successful program completion.
- Community issues that may serve as barriers toward successful program completion.
- Youth's issues that may serve as barriers toward successful program completion.
- Possible remediation to address any identified barriers, both Shiloh House home-based remediation, as well as community-based supports.

Performance Outcomes:

- Successful transition to public school upon completion of program
- Youth will remain in the caregiver home or less restrictive setting after discharge
- Academic improvement as evidenced by WRAT (Wide Range Achievement Test) administered at intake and discharge
- Link youth and caregivers to identified community resources (mental health, medical, dental, community support center etc.) prior to discharge
- Increase parenting competency as evidenced by
 1. pre and post test utilizing MFG curriculum
 2. parents will ensure a safe environment that is free of present dangers or impeding threats

Shiloh House. Outcome Measures

Outcomes measures are utilized by the agency to inform and provide feedback on the quality of care provided to youth and families. The ultimate goal of outcome measures is to help ensure high quality standards are implemented that will ensure intervention success. Outcomes are assessed at various identified key points in the treatment process. Outcome measures assess treatment progress and program effectiveness. Information collected from outcome measures assist in treatment and case planning.

Outcomes monitored by Shiloh House include the following:

- Each youth's progress is reviewed on a monthly basis. Progress noted on identified goals is documented, revised and updated. Included in this review:
 1. Control over behavior as evidenced by number of critical Incidents to include but not limited to; aggressive behavior toward self and others, police intervention, AWOL's, Physical Managements
 2. Family visitation (if appropriate)
 3. Academic progress
 4. Personal and interpersonal skills and behavior
- Progress in program is measured by the following:
 1. Increase control over behavior as evidenced by decrease in critical incidents and physical managements
 2. Improvement of personal and interpersonal skills and behavior as evidenced by positive interactions and communication with others.
 3. If client is on medication progress is evidenced by a decrease in level of anxiety.
 4. Progress evidenced by improvement in pre and post scores:
 - a. CCAR (Colorado Client Assessment Record) – clinical/behavioral functioning as evidenced by the client's improvement in one or more of the following:
 1. Anxiety
 2. Thought process
 3. Depression
 4. Emotional withdrawal
 5. Manic issues
 6. Attention issues
 - b. GAF (Global Assessment Functioning) – to rate the social, occupational and psychological functioning of individuals.

- c. WRAT (Wide Range Academic Testing) – measures the basic skills of reading, spelling and math computation. These academic skills are necessary for effective learning, communication and thinking.

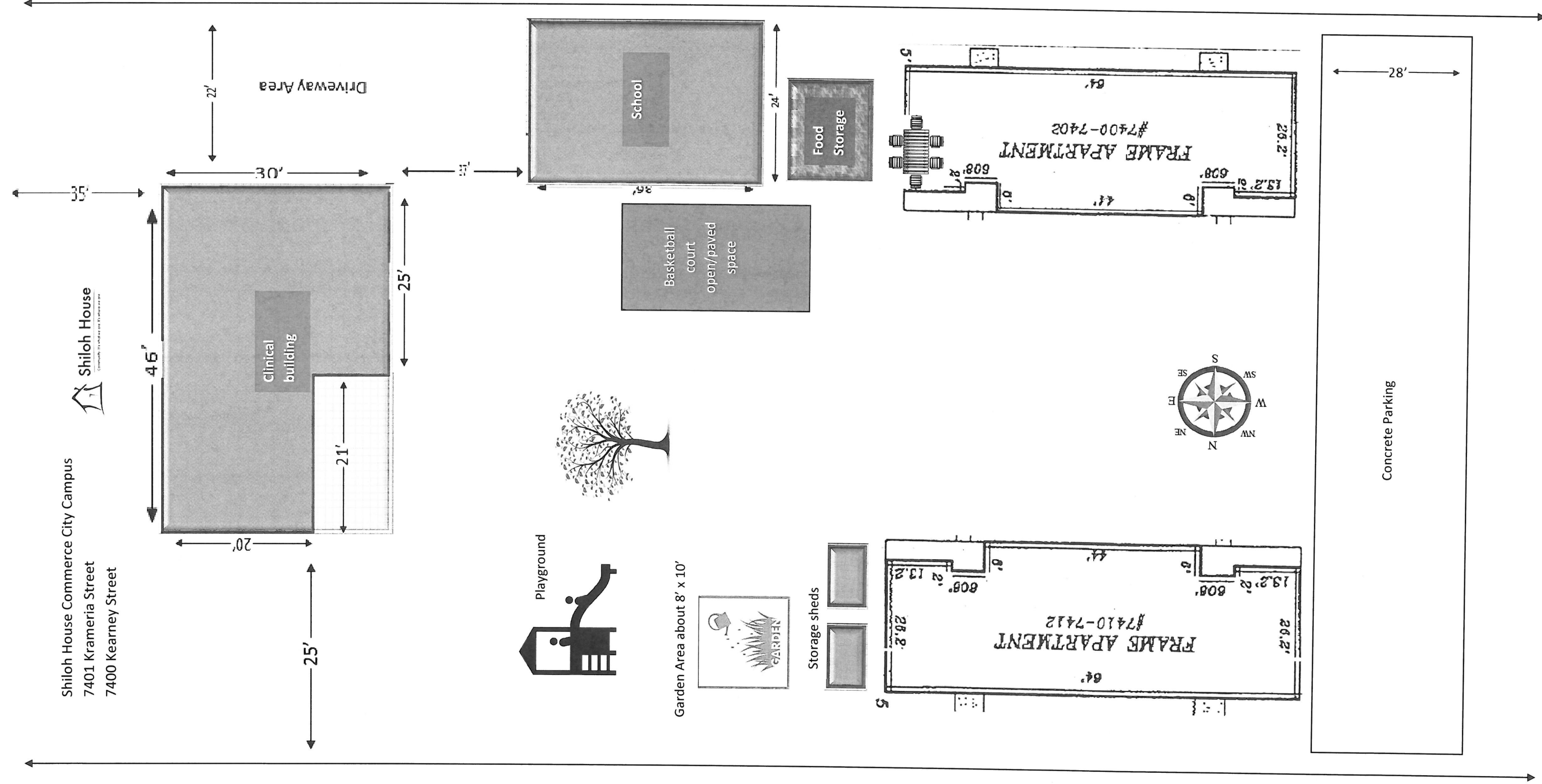
- Aggregate outcomes :

Successful discharge from the program as evidenced by the following:

1. Reduction in level of psychosocial distress from admitting symptoms.
2. Positive change in admitting problems as defined by youth and family reports.
3. Youth transition to a lower level of care

During the years of 2010-2015, Shiloh House successfully discharged 83% of the youth in our program.

- Overall evaluation of programs success:
Discharge survey completed at discharge
- Agency performance outcomes:
 1. Staff retention/turnover measured annually
 2. Financials reviewed quarterly/annually by the Governing Body
 3. Workmen's Compensation
 4. Agency continued growth as evidenced by opening new programs

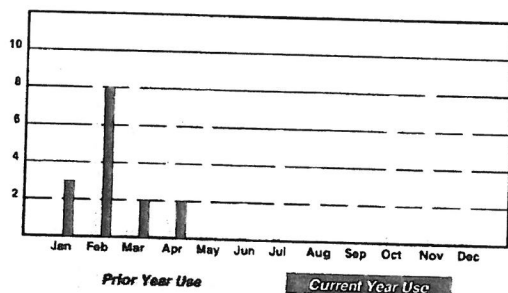




South Adams County
Water & Sanitation District
6595 E 70th Avenue
Commerce City CO 80022
303.288.2646 www.sacwsd.org

8600.1A

7400 KEARNEY ST LLC C/O SHILOH
6588 W OTTAWA AVE
LITTLETON CO 80128-4572



Special Message

Dedicated to Providing
Affordable and Sustainable
Water Resources

Water and Wastewater Account Information

Account Number: 0408051.00
Service Address: 7400 KEARNEY ST
Service Period: 3-14-2016 to 4-13-2016
Billing Date: 4-13-2016
Due Date: 5-3-2016

Water Meter Reading: *Use measured in 1,000 gallon increments

	Previous		Current		Total Use*
Date	Reading	Date	Reading		
Domestic	3-3-2016	49	4-4-2016	51	2

Current Water and Sewer Charges

Water-Commercial Service Fee	
Multi Unit Water 3/4"	\$22.52
Sewer-Commercial	
Multi Unit Sewer 3/4"	\$79.62

Current Bill Summary

Previous Bill Amount:	\$102.14
Payments Received:	\$-102.14
Current Water & Sewer Charges:	\$102.14
TOTAL AMOUNT DUE	\$102.14



July 25, 2016

Response to Development Review Team Comments

1. Comment ENG1: The applicant must obtain construction and/or building permits for any new constructions or site improvements.

Response: Shiloh House is not planning any new projects of new construction. In the event of future plans for new construction etc., Shiloh House will apply for all the necessary building permits prior to any construction projects being started.

2. Comment PLN6: There appears to be discrepancies on the ages of the clientele served. The overall description and admissions policy states ages allowed are 3 to 18 years. The day treatment limits ages from 5-18. Under eligibility criteria the ages listed are 5 to 12 years. Please provide some updated information regarding the exact ages to be served.

Response: Shiloh House currently has two licenses with the Colorado Department of Human Services. The residential license is for ages 3 to 18 and the Day Treatment (educational services) is for ages 5 to 18. Although, we have never had clients under the age of 5 or older than 12 we keep the ages on the licenses diverse to be able to provide for the needs that vary from time to time for the youth of Adams County Human services. Adams County Human Services had requested with have the ability to care for younger children in the event they had a young sibling group that they needed short term placement for until a permanent situation could be secured. Having the ability to offer this for the county, it would eliminate the hardship of having the keep the children in the offices of the county until a permanent placement is located.

3. Comment PLN 7: In the past the number of clientele was limited to 20 individuals. The previous restriction stated the maximum numbers of boys accepted or housed shall not exceed 20 individuals. Does the also include the day treatment clients? Please clarify and provide some more information. When was the day treatment component added to the facility?

Response: The residential buildings where the clients live, is licensed for 10 in each site totaling 20 individuals. The residential census has been lower and consequently Shiloh House has averaged 10 youth in the residential buildings. An education component was approved in the 2009 zoning resolution and the Day Treatment programming to offer education to community youth was started in March 2012. With all the programs offered on the campus there has been an average daily census of 15.4 youth.

4. Comment PLN8: Since there are two buildings on site, are girls and boys housed in separate buildings?

Response: Co-ed living situations can be very beneficial. The "real world" is not same sex and many youth in a group home are stepping down to a less restrictive setting and



Shiloh House

Community - it's what we are, it's where we are.

can benefit from the co-ed experience/interaction in a controlled setting such as Shiloh House. Co-ed living environments help to teach youth how to interact appropriately with members of the opposite sex. We believe the benefits outweigh the risks and take precautions to minimize any risks to include:

1. 24 hour staff supervision
2. Alarms above sleeping areas
3. Female and males are in bedroom separated by staff office
4. Separate bedrooms

Shiloh House endeavors to meet any and all gender specific needs of youth and will offer co-ed programming requested by Adams County Human Services.

5. Comment PLN9: Please address the parking for the site. Has there ever been a parking problem? How many staff members are on the site? How often are visitors on the property? Is there adequate parking for the visitors and staff at the busiest times? Is there enough parking for the residents/visitors and the day attendees of the school?

Response: To date Shiloh House has not experienced any problems with parking and/or shortage of parking space. There may be up to 6 staff on site at any one time and up to 2-3 visitors. There is parking located on the west and east side of the property. Shiloh House also owns the property located at 6100 E. 74th Place (north side of 7400 Kearney St. property. There is parking available at this location that could accommodate any overflow and off street parking. The day students are transported by Shiloh House's vehicles and/or the public school bus and therefore there is no additional vehicles/parking needed for the day students.

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 7/14/2016

Project Number: RCU2016-00015

Project Name: Shiloh House

Note to Applicant:

The following review comments and information from the Development Review Team is based on submitted documents only. For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 06/22/2016

Email:

Complete

No comment or concern

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 06/24/2016

Email:

Complete

ENG1: The applicant must obtain construction and/or building permits for any new construction or site improvements.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 06/17/2016

Email:

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 06/17/2016

Email:

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 07/14/2016

Email:

Resubmittal Required

PLN1. This request was previously permitted by CUP through case #s RCU2009-00020 (expires 9/28/16), RCU2004-00067, & RCU2004-00024.

PLN2. Per Section 11-02-242 a Group Living Facility is defined as: A facility licensed by the Courts, Social Service Department, or other competent governmental authority for housing residents in a group home which include a group home for the aged, residential treatment center, group home for the mentally ill, home for social rehabilitation, group home for the developmentally disabled, communal home, specialized group facility, receiving home for more than four (4) foster home residents, residential child care facility, or shelter for domestic violence.

PLN3. Per Section 3-15-04-01 and 3-15-04-02 a group living facility in excess of 5 people and a primary or secondary school requires a CUP.

PLN4. Site is zoned R-3. Per Section 3-15-01 the purpose of the R-3 District is to provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots.

PLN5. Site is located in the Urban Residential future land use. Urban residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.

PLN6. There appear to be discrepancies on the ages of the clientele served. The overall description and the admissions policy states ages allowed are 3 to 18 years. The day treatment limits ages from 5-18. Under eligibility criteria the ages listed are 5 to 12 years. Please provide some updated information regarding the exact ages to be served.

PLN7. In the past the number of clientele was limited to 20 individuals. The previous restriction stated the maximum number of boys accepted or housed at this facility shall not exceed 20 individuals. Does this also include the day treatment clients? Please clarify and provide some more information. When was the day treatment component added to the facility?

PLN8. Since there are two buildings on site, are girls and boys housed in separate facilities on site?

PLN9. Please address the parking for the site. Has there ever been a parking problem? How many staff members are on the site? How often are visitors on the property? Is there adequate parking for visitors and staff at the busiest times? Is there enough parking for the residents/visitors and the day attendees of the school?

Commenting Division: ROW Review

Name of Reviewer: Robert Kovacs

Date: 07/05/2016

Email:

Complete

ROW1: No ROW concern regarding continued operation of Group Home within existing buildings.

From: [Ben Dahlman](#)
To: [Chris LaRue](#)
Subject: RE: RCU2016-00015 Shiloh Home Request for Comments
Date: Friday, June 17, 2016 12:40:22 PM

Hi Chris, I have no comments related to this item. Ben

From: Chris LaRue
Sent: Thursday, June 16, 2016 11:52 AM
To: Aaron Clark; Amanda Overton; Ben Dahlman; Brigitte Grimm; Christine Francescani; Eric Guenther; Greg Labrie; Jen Rutter; Justin Blair; Marc Pedrucci; Mark Moskowitz; Matthew Emmens; Michael Kaiser; Nathan Mosley; Nikki Blair; Patsy Melonakis; Robert Kovacs; Tonia Fuller; Gail Moon; Chris Kline
Subject: RCU2016-00015 Shiloh Home Request for Comments

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Renewal of a Conditional Use Permit for offices, classrooms, group therapy, family meeting areas, recreation areas, and a group living facility for youth in the R-3 Zone District.

This request is located at: 7400 KEARNEY ST

The Assessor's Parcel Number is: 0172132300056

Applicant Information: Shiloh House
 VICKI RAMIREZ
 6588 W OTTAWA AVE
 LITTLETON, CO 80123

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **07/08/2016** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Regards,

Christopher C. LaRue

Senior Planner, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

o: 720.523.6858 | clarue@adcogov.org

www.adcogov.org

From: [Jennifer Lothrop](#)
To: [Chris LaRue](#)
Cc: [Brigitte Grimm](#)
Subject: RCU2016-00015 Shiloh House
Date: Friday, June 24, 2016 4:53:43 PM
Attachments: [RCU2016-00015 Shiloh Home Request for comments.pdf](#)
[image001.png](#)

Case Name: Shiloh House
Case Number: RCU2016-00015
Parcel #'s 0172132300056

The above mentioned parcel is paid in full, therefore, the Treasurer's Office has no negative input regarding this request.

Jennifer Lothrop
Treasurer Technician

Adams County Treasurer's Office
4430 S. Adams County Pkwy., Ste. C2436
Brighton, CO 80601
720.523.6761 | www.adcotax.com
Mon. - Fri. 7am - 5pm



Adams County Mission
To responsibly serve the Adams County Community with integrity and innovation.



From: [Loeffler - CDOT, Steven](#)
To: [Chris LaRue](#)
Subject: RCU2016-000015, Shiloh House
Date: Thursday, July 07, 2016 2:08:28 PM

Chris,

I have reviewed the request for comments regarding a renewal of CUP for a group living facility located at 7400 Kearney Street and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P [303.757.9891](tel:303.757.9891) | F [303.757.9886](tel:303.757.9886)
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



MEMO

To: Chris LaRue, Case Manager

From: Robin Kerns, City Planner

Subject: RCU2016-00015

Date: July 7, 2016

Thank you for allowing the City of Commerce City the opportunity to comment on land use cases in Adams County.

Staff has reviewed the proposal and has the following comments:

- The city would request that if approved, the same conditions as the original approval be applied to the subject case.

Please contact me with any questions at rkerns@c3gov.com or 303-289-3693.





July 11, 2016

Chris LaRue
Adams County
Community and Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W200
Brighton, CO 80601

RE: Shiloh House, RCU2016-00015
TCHD Case No. 3962

Dear Mr. LaRue:

Thank you for the opportunity to review and comment on the Resubmittal of the Conditional Use Permit for a group living facility located at 7400 Kearney Street. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations and has no comment.

Please feel free to contact me at 720-200-1580 or vrichard@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'V. Richardson', with a long horizontal line extending to the right.

Vanessa Richardson

Environmental Health Specialist II

CC: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

July 8, 2016

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Chris LaRue

Re: Shiloh House, Case # RCU2016-00015

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed **Shiloh House** and has **no apparent conflict** with the renewal of this conditional use permit for offices, classrooms, group therapy, family meeting areas, recreation areas, and a group living facility for youth.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. Should the project require any new gas or electric service or modification to existing facilities, the property owner/developer/contractor must contact the **Builder's Call Line** at <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) or 1-800-628-2121 to complete the application process. 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.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

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

CERTIFICATE OF POSTING



I, Christopher C. La Rue do hereby certify that I had the property posted at

7400 Kearney Street

on September 8, 2016

in accordance with the requirements of the Adams County Zoning Regulations

Christopher C. La Rue

Christopher C. La Rue



Public Hearing Notification

Case Name:	Shiloh House
Case Number:	RCU2016-00015
Planning Commission Hearing Date:	09/22/2016 at 6:00 p.m.
Board of County Commissioners Hearing Date:	10/11/2016 at 9:30 a.m.

August 29, 2016

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Renewal of a Conditional Use Permit for offices, classrooms, group therapy, family meeting areas, recreation areas, and a group living facility for youth in the R-3 Zone District.

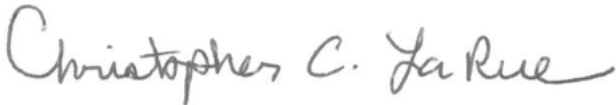
This request is located at: 7400 KEARNEY ST

The Assessor's Parcel Number(s): 0172132300056

Applicant Information: Shiloh House
VICKI RAMIREZ
6588 W OTTAWA AVE
LITTLETON, CO 80123

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. The full text of the proposed request and additional colored maps can be obtained by contacting this office.

A handwritten signature in dark ink that reads "Christopher C. LaRue". The signature is written in a cursive style with a large initial 'C' and a long, sweeping underline.

Christopher C. LaRue
Senior Planner



Request for Comments

Case Name:	Shiloh House
Case Number:	RCU2016-00015

June 16, 2016

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Renewal of a Conditional Use Permit for offices, classrooms, group therapy, family meeting areas, recreation areas, and a group living facility for youth in the R-3 Zone District.

This request is located at: 7400 KEARNEY ST

The Assessor's Parcel Number is: 0172132300056

Applicant Information: Shiloh House
VICKI RAMIREZ
6588 W OTTAWA AVE
LITTLETON, CO 80123

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **07/08/2016** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Chris LaRue
Case Manager

7400 KEARNEY STREET LLC
6400 W COAL MINE AVENUE
LITTLETON CO 80123

ALVARADO NALLELY RAMIREZ
7396 KEARNEY ST
COMMERCE CITY CO 80022-1965

7441 LEYDEN LLC
3245 E 128TH PL
THORNTON CO 80241-2142

ARCHULETA MARY LIVING TRUST THE
3595 E 89TH AVE
DENVER CO 80229-4012

A AND A LLC
811 CITY VIEW DR
DENVER CO 80229-4929

BARAJAS GENE RAY
7371 LEYDEN ST
COMMERCE CITY CO 80022-1927

A AND A LLC
811 CITY VIEW DRIVE
DENVER CO 80229

BARBER PAULA M
7390 KRAMERIA STREET
COMMERCE CITY CO 80022

ADAMS JAMES
505 HARLAN ST
LAKEWOOD CO 80226-1863

BAUTISTA MICHAEL P
7351 KRAMERIA ST
COMMERCE CITY CO 80022

ADAMS MENTAL HEALTH FOUNDATION
DBA COMMUNITY REACH CENTER FDN INC
1850 E EGBERT ST STE 200 BOX 5
BRIGHTON CO 80601-2484

BRAYMAC HOLDINGS LLC
1525 HAVANA ST
AURORA CO 80010-2325

ADAMS MENTAL HEALTH FOUNDATION
DBA COMMUNITY REACH CENTER FDN INC
8931 HURON ST
THORNTON CO 80260

BROCK HANS
14152 ADAM CT
BROOMFIELD CO 80023-8234

AGUILAR PORFIRIO
7421 LEYDEN STREET
COMMERCE CITY CO 80022

CARLSON RICHARD
PO BOX 741201
ARVADA CO 80006-1201

AHEARN JOANNA C
7431 LEYDEN ST
COMMERCE CITY CO 80022-1341

CARMICHAEL LISBON JOSEPH
7830 MONACO ST
COMMERCE CITY CO 80022-1193

ALPINE LUMBER COMPANY
C/O MARK MORRISON
10170 CHURCH RANCH WAY UNIT 350
BROOMFIELD CO 80021-6061

CARRANZA JOSE ANIBAL
6061 E 74TH PLACE
COMMERCE CITY CO 80022

CARRUTH KATHRYN
6011 E 74TH AVE
COMMERCE CITY CO 80022-1326

EUBANK ROBERT G/WEIHONG TRUSTEES OF
THE EUBANK 2007 FAMILY TRUST
90 W 84TH AVE
DENVER CO 80260-4808

CASTANON MARIA AND
CARRILLO CASTANON PAULO
7480 KRAMERIA ST
COMMERCE CITY CO 80022

FIELDS MARY
7890 LARKWOOD ST
COMMERCE CITY CO 80022-1035

CHILDRENS OUTREACH THE
6400 W COAL MINE AVE
LITTLETON CO 80123-4501

FLORES BUSTOS PEDRO
6502 E 67TH PL
COMMERCE CITY CO 80022-2870

CORTEZ LILIANA V
5412 LOCUST ST
COMMERCE CITY CO 80022-4304

GARCIA MANUEL E AND
MARQUEZ DIANA M
6101 E 74TH PL
COMMERCE CITY CO 80022-1331

CRAIG BILLIE S AND
CRAIG NORMA
13393 ELMENDORF PLACE
DENVER CO 80239

GERMAIN INVESTMENT COMPANY
1825 LAWRENCE ST NO. 112
DENVER CO 80202-1817

CUI BO
6076 ELMBRIDGE DR
SAN JOSE CA 95129-3007

GRF CORPORATION
7461 LOCUST ST
COMMERCE CITY CO 80022-1345

DELGADILLO SILVIA AND
RODRIGUEZ ENRIQUE
6141 E 74TH PLACE
COMMERCE CITY CO 80022

HAMILTON STEVE D/ERMELINDA AND
BERNAL ELOY M/PATRICIA M
12125 NEWPORT DRIVE
BRIGHTON CO 80602

DORRANCE KENNTH D AND
DORRANCE RHONDAL L
7491 LEYDEN
COMMERCE CITY CO 80022-1353

HARRIS RAYMOND
6120 E 74TH PL
COMMERCE CITY CO 80022-1332

ELLEN LLC
6571 S COOK CT
CENTENNIAL CO 80121-3640

HEATER DONALD RAY AND
HEATER SHERRY A
5980 E 74TH PL
COMMERCE CITY CO 80022-1328

ESQUEDA JOSE
7460 KEARNEY ST
COMMERCE CITY CO 80022-1335

HERNANDEZ GERARDO
6041 E 74TH AVE
COMMERCE CITY CO 80022-1326

HERRERA GRACIELA GARCIA AND
VILLESCAS JOSE A
7391 LEYDEN ST
COMMERCE CITY CO 80022-1927

LUCERO LEONARD JOE AND
LUCERO TRACY ANN
14887 MADISON STREET
BRIGHTON CO 80601

INMAN JUDY
7450 LEYDEN ST
COMMERCE CITY CO 80022-1352

MADRID SILVIA
6091 E 74TH AVE
COMMERCE CITY CO 80022-1326

KELLY KEARNEY STREET LLC
13504 VERMILLION ROAD
LONGMONT CO 80504

MAGALLANES SEGOVIA BENITO AND
MAGALLANES FRANCISCA
7350 KRAMERIA STREET
COMMERCE CITY CO 80022

KULP DANIEL JR
25026 COUNTY ROAD 18
KEENESBURG CO 80643-9631

MAJALCA ANGEL J ROJO
7130 E 75TH AVE
COMMERCE CITY CO 80022-1620

LANDIN RONALD A AND
LANDIN EVELYN M
7495 LEYDEN ST
COMMERCE CITY CO 80022-1353

MASON ROBERT A
8985 LANDER STREET
WESTMINSTER CO 80030

LARGE GAYLE A
7440 LEYDEN ST
COMMERCE CITY CO 80022-1342

MC CANN SCOTT A AND
MC CANN ANNETTE S
6869 W 95TH AVE
WESTMINSTER CO 80021

LOCUST STREET LLC
PO BOX 20398
BOULDER CO 80308-3398

MC MILLAN BARBARA
6795 COLORADO BLVD
COMMERCE CITY CO 80022-2220

LOPEZ BARBARA ELAINE
7361 KRAMERIA ST
COMMERCE CITY CO 80022-1938

MORALES GABRIELA
7397 KRAMERIA ST
COMMERCE CITY CO 80022-1938

LOPEZ JOSE HERNANDEZ
7390 LEYDEN ST
COMMERCE CITY CO 80022-1928

MUNOZ ROGELIO AND
MUNOZ ALICIA
7471 LEYDEN ST
COMMERCE CITY CO 80022-1386

LOPEZ JUDY A
7386 KRAMERIA ST
COMMERCE CITY CO 80022-1939

MUNOZ ROGELIO AND
MUNOZ ALICIA
33 LARKSPUR LANE UNIT B
AVON CO 81620

NETTROUR DAVE
C/O GRACE MANAGEMENT
2200 E 104TH AVE SUITE 105
THORNTON CO 80233

RUIZ ANTHONIO M
7427 KEARNEY ST
COMMERCE CITY CO 80022-1334

OYAMA MARY AND
OYAMA LINDA S/DONALD
7331 KRAMERIA ST
COMMERCE CITY CO 80022-1938

RUIZ MARIA L
6041 E 74TH PL
COMMERCE CITY CO 80022-1329

PARRA VICTOR M
7477 W CEDAR CIR
LAKEWOOD CO 80226-2021

RUSSELL CRAIG
811 CITY VIEW DRIVE
DENVER CO 80229

PINON LUIS F AND
PINON BRENDA L
6020 E 74TH PL
COMMERCE CITY CO 80022-1330

SANDERS SCOTT C AND
HEILMAN MELISSA R
7446 LEYDEN ST
COMMERCE CITY CO 80022

PITIAK ROBERT S AND
PITIAK KATHLEEN E
7496 KRAMERIA ST
COMMERCE CITY CO 80022

SANTANA JUAN MANUEL MALDONADO
12269 E FORD AVE
AURORA CO 80012-3313

PULIDO ROBERTO AND
OTGONTOGOO SARANTSETSEG
7398 KEARNEY ST
COMMERCE CITY CO 80022-1965

SIRRAG REAL PROPERTIES LTD
9006 E 50TH AVE
DENVER CO 80238

REMMENGA R RICHARD AND
REMMENGA NANCY
6701 E 72ND AVENUE
COMMERCE CITY CO 80022

SNEATH PEGGY SUSAN AND
SNEATH FRANK E
7490 KRAMERIA ST
COMMERCE CITY CO 80022-1354

RENT RIGHT LLC
12649 E CALEY AVE STE 120
CENTENNIAL CO 80111-6464

SORIANO PABLO
7380 KRAMERIA ST
COMMERCE CITY CO 80022-1939

RIOS DANIEL AND
SANCHEZ MARIA
1735 BURDICK EXPY E
MINOT ND 58701

SPENCER ROBERT W AND
JUMP DONNA
7421 KEARNEY ST
COMMERCE CITY CO 80022-1334

RODRIGUEZ RAUL
7439 KRAMERIA ST
COMMERCE CITY CO 80022

TERRAZAS FIDEL
7450 KEARNEY ST
COMMERCE CITY CO 80022-1335

VALERO NORMA
7480 KEARNEY STREET
COMMERCE CITY CO 80022

VICTORY LIFE MINISTRIES INC
C/O ANTHONY GABALDON
6201 E 74TH PL
COMMERCE CITY CO 80022

WEBER HENRY J AND
LEON WEBER SUSANA
5960 E 74TH PL
COMMERCE CITY CO 80022-1328

WHITEMAN PHILLIP A
7396 LEYDEN ST
COMMERCE CITY CO 80022-1928

WILLIAMS ROBERT D SR
7474 KEARNEY ST
COMMERCE CITY CO 80022-1335

YOUNGS LIZETH
7481 LEYDEN ST
COMMERCE CITY CO 80022-1353



Referral Listing
Case Number RCU2016-00015
Shiloh House

Agency	Contact Information
Adams County Development Services - Building	Justin Blair JBlair@adcogov.org 720.523.6825 JBlair@adcogov.org
ADAMS COUNTY SCHOOL DISTRICT 14	Patrick Sanchez 5291 E. 60th Avenue COMMERCE CITY CO 80022 303-853-3204 psanchez@adams14.org
CDPHE - AIR QUALITY	JAMES A. DILEO 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303-692-3127 jim.dileo@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
Century Link	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720.578.3724 720.245.0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLORADO DEPT OF HUMAN SERVICES	DIVISION OF CHILDCARE 1575 SHERMAN ST, 1ST FLOOR DENVER CO 80203-1714 303-866-2281
COLORADO DEPT OF TRANSPORTATION	BRADLEY SHEEHAN, P.E. 2000 SOUTH HOLLY ST. REGION 6 DENVER CO 80222 303-512-4271 bradley.sheehan@dot.state.co.us

Agency	Contact Information
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
Commerce City Planning Division	Robin Kern 7887 East 60th Avenue COMMERCE CITY CO 80022 303-289-3693 rkerns@c3gov.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
Neighborhood Improvement Committee	LARRY QUINTANA 7780 MAGNOLIA ST COMMERCE CITY CO 80022 3039557758
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedruci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com

Agency	Contact Information
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org
SOCIAL SERVICES	CHRIS KLINE 7190 COLORADO BLVD. COMMERCE CITY CO 80022 (303) 287-8831
SOUTH ADAMS CO. FIRE DISTRICT	Kevin Phillips 6550 E. 72ND AVENUE COMMERCE CITY CO 80022 303-288-0835 FAX: 303-288-5977 kcphillips@southadamsfire.org
South Adams County Water & San Dist	Steve Voehringer 10200 E 102nd Ave Henderson CO 80022 720.530.8396 svoehringer@sacwsd.org
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

RECEPTION#: 2009000072275,
09/29/2009 at 11:13:12 AM, 1 OF 3,
TD Pgs: 0 Doc Type: ZONHEA
Karen Long, Adams County, CO

STATE OF COLORADO)
COUNTY OF ADAMS)

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 28th day of September, 2009 there were present:

Larry W. Pace	Chairman
Alice J. Nichol	Excused Commissioner
W.R. "Skip" Fischer	Commissioner
Hal B. Warren	County Attorney
Kristen Hood, Deputy	Clerk of the Board

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

ZONING HEARING DECISION - CASE #RCU2009-00020, SHILOH HOME

WHEREAS, on the 28th day of September, 2009, the Board of County Commissioners, held a public hearing on the application of Steven Ramirez, Case #RCU2009-00020; and,

WHEREAS, this case involved an application for: renewal of a conditional use permit for offices, classrooms, group therapy, family meeting areas, recreation areas and a group living facility in the R-3 Zone District on the following described property:

LEGAL DESCRIPTION: 7400 Kearney Street Parcel A: Beginning at a point 50 feet East of the Southwest corner of the Northeast ¼ of the Southwest ¼ of Section 32, Township 2 South, Range 67 West and running thence North 92.5 feet; thence South 92.5 feet; thence West 150 feet to the point of beginning, County of Adams, State of Colorado.

LEGAL DESCRIPTION/7401 KRAMERIA STREET:

The part of the NE ¼ of the SW ¼ of Section 32, Township 2 South, Range 67 West, described as follows: Commencing at a point on the South line of said NE ¼ of SW ¼, 200 feet East of the Southwest corner of said NE ¼ of SW ¼; thence North 92.5 feet; thence East 150 feet; thence South 92.5 feet; West 150 feet to the point of beginning.

APPROXIMATE LOCATION: 7400 Kearney St.

WHEREAS, substantial testimony was presented by members of the public and the applicant; and,

WHEREAS, the Adams County Planning Commission held a public hearing on the 10th day of September, 2009, and forwarded a recommendation of APPROVAL to the Board of County Commissioners.

Please Return To
BoCC 6th Floor

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Planning and Development and the Planning Commission, the application in this case be hereby **APPROVED** based upon the following findings of fact and subject to the fulfillment of the following conditions precedent and conditions by the applicant:

FINDINGS OF FACT:

1. The conditional use is consistent with the purposes of the Adams County Development Standards and Regulations.
2. The conditional use is permitted in the applicable zone district.
3. The conditional use will comply with the requirements of the Adams County Development Standards and Regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, is harmonious with the character of the neighborhood, will not be detrimental to the immediate area, will not be detrimental to the future development of the area, and will not be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Conditions:

1. No one who is required to register as a sex offender is permitted at this facility.
2. The Conditional Use Permit shall expire on September 28, 2016, seven years from the date of the approval by the Board of County Commissioners.
3. The applicant shall provide current copies of all the necessary license(s) from the Colorado Department of Human Services or Adams County Department of Social Services, or other applicable governmental authorities.
4. The maximum number of boys accepted or housed at this facility shall not exceed 20 individuals.

5. The applicant shall comply with all the requirements of the South Adams Water and Sanitation District as described in their e-mail dated August 3, 2009.

Note to the Applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Pace	_____	Aye
Nichol	_____	Excused
Fischer	_____	Aye
Commissioners		

STATE OF COLORADO)
County of Adams)

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 28th day of September, A.D. 2009.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Karen Long:

By:



A handwritten signature in dark ink, appearing to be "KL", is written over a light blue horizontal line.

Deputy

STATE OF COLORADO)
COUNTY OF ADAMS)

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 21st day of March, 2005 there were present:

Larry W. Pace _____	Chairman
Alice J. Nichol _____	Commissioner
W.R. "Skip" Fischer _____	Commissioner
James D. Robinson _____	County Attorney
Kristen Hood, Deputy _____	Clerk of the Board

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

ZONING HEARING DECISION - CASE #RCU2004-00067
SHILOH HOME #2

WHEREAS, on the 21st day of March 2005, the Board of County Commissioners, held a public hearing on the application of Steven Ramirez Case #RCU2004-00067; and,

WHEREAS, this case involved an application for: Conditional Use Permit for offices, classrooms, group therapy, family meeting areas and recreation areas for an adjacent group living facility in the R-3 Zone District on the following described property:

LEGAL DESCRIPTION: SECT,TWN,RNG:32-2-67 DESC: BEG 50 FT E OF SW
COR NE4 SW4 SEC 32 TH N 92/5 FT TH E 300 FT TH S 92/5 FT TH W 300 FT TO
POB 0/64A

SECT,TWN,RNG:32-2-67 BEG AT PT ON S LN NE4 SW4 SEC 32 200 FT E OF SW
COR TH N 92/5 FT TH E 150 FT TH S 92/5 FT TH W 150 FT TO BEG 0/32A.

APPROXIMATE LOCATION: 7401 Krameria Street.

WHEREAS, substantial testimony was presented by members of the public and the applicant; and,

WHEREAS, the Adams County Planning Commission held a public hearing on the 24th day of February 2005, and forwarded a recommendation of APPROVAL to the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Planning and Development and the Planning Commission, the application in this case be hereby **APPROVED** based upon the following findings of fact and subject to the fulfillment of the following conditions precedent and stipulations by the applicant:

Findings of Fact:

1. The conditional use is consistent with the purposes of the Adams County Development Standards and Regulations.
2. The conditional use is permitted in the applicable zone district.

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CASE #RCU2004-00067
SHILOH HOME #2

3. The conditional use will comply with the requirements of the Adams County Development Standards and Regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, is harmonious with the character of the neighborhood, will not be detrimental to the immediate area, will not be detrimental to the future development of the area, and will not be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for proposed conditional use.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Conditions Precedent:

1. The applicant shall obtain all necessary license(s) from the Colorado Department of Human Services or Adams County Department of Social Services, or other applicable governmental authority.

Stipulations:

1. No one who is required to register as a sex offender is permitted at this facility.
2. The Conditional Use Permit shall expire on March 21, 2010, five years from the date of the approval by the Board of County Commissioners.

Note to the Applicant:

1. All applicable building, zoning, health, engineering and fire codes shall be adhered to with this request.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Pace	_____	Aye
Nichol	_____	Aye
Fischer	_____	Aye

Commissioners

STATE OF COLORADO)
County of Adams)

I, Carol Snyder, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 21st day of March, A.D. 2005.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Carol Snyder:



By:



Deputy



20041007001006000 Adams Co 1/3
10/07/2004 12:56:13PM \$.00
Carol Snyder, Clerk \$.00

5.8

STATE OF COLORADO)
COUNTY OF ADAMS)

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 27TH day of September, 2004 there were present:

Elaine T. Valente _____ Chairman
Larry W. Pace _____ Commissioner
Ted L. Strickland _____ Commissioner
James D. Robinson _____ County Attorney
Kristen Hood, Deputy _____ Clerk of the Board

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

ZONING HEARING DECISION - CASE #RCU2004-00024
SHILOH HOME

WHEREAS, on the 27th day of September, 2004, the Board of County Commissioners, held a public hearing on the application of Steven Ramirez, Case #RCU2004-00024; and,

WHEREAS, this case involved an application for: Conditional Use Permit for a Group Living Facility in the R-3 Zone District pursuant to Section 2-02-08 and 3-15-04-01 on the following described property:

LEGAL DESCRIPTION: Beginning at a point Fifty (50) feet East of the Southwest corner of the Northeast One-Quarter (1/4) of the Southwest One-Quarter (1/4) of Section Thirty-two (32), Township Two (2) South, Range Sixty-Seven (67) West and running thence North 92.5 feet; thence East 150 feet; thence South 92.5 feet; thence West 150 feet to the Point of Beginning, County of Adams, State of Colorado.

APPROXIMATE LOCATION: 7400 Kearney Street.

WHEREAS, substantial testimony was presented by members of the public and the applicant; and,

WHEREAS, the Adams County Planning Commission held a public hearing on the 9th day of September, 2004, and forwarded a recommendation of APPROVAL to the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Planning and Development and the Planning Commission, the application in this case be hereby **APPROVED** based upon the following findings of fact and subject to the fulfillment of the following conditions precedent and stipulations by the applicant:

Findings of Fact:

1. The conditional use is consistent with the purposes of the Adams County Development Standards and Regulations.

2. The conditional use is permitted in the applicable zone district.
3. The conditional use will comply with the requirements of the Adams County Development Standards and Regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, is harmonious with the character of the neighborhood, will not be detrimental to the immediate area, will not be detrimental to the future development of the area, and will not be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Conditions Precedent:

1. The applicant shall obtain all necessary license(s) from the Colorado Department of Human Services or Adams County Department of Social Services, or other applicable governmental authority.
2. The applicant shall connect the subject site to parcel #172132300035 (7401 Krameria Street) through a deed restriction to ensure the parcels cannot be conveyed independently of each other thereby preserving the recreation opportunities for the residents.

Stipulations:

1. No one who is required to register as a sex offender is permitted at this facility.
2. The Conditional Use Permit shall expire on September 27, 2009, five years from the date of the approval by the Board of County Commissioners.
3. The maximum number of boys accepted or housed at this facility shall not exceed 20 individuals.
4. Any use (modification of structures or conducting any activity) associated with the group home on parcel #172132300035 (7401 Krameria Street) other than for recreational purposes shall require a major amendment to the Conditional Use Permit.

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CASE #RCU2004-00024
SHILOH HOME

Notes to the Applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

2. Building requirements include that a building & fire safety inspection will be required prior to operation.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Valente _____	Aye
Pace _____	Aye
Strickland _____	Aye
Commissioners	

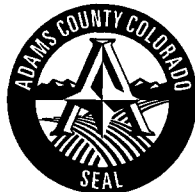
STATE OF COLORADO)
County of Adams)

I, Carol Snyder, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 27th day of September, A.D. 2004.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Carol Snyder:

By:



Deputy

UNOFFICIAL