

USE BY SPECIAL REVIEW

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

WHEREAS Little Sunshine’s Playhouse and Preschool have made an application for a Use by Special Review daycare, USR23-002, for certain property hereinafter described, to wit:

PER TITLE COMMITMENT NO. ABC7081818022-5, PREPARED BY LAND TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF DECEMBER 15, 2023, AT 8:00 A.M.

LOT 2, BLOCK 1, COPPERLEAF FILING NO. 30. AURORA, CO 80018

ASSESSOR PARCEL NUMBER: 2073-12-2-34-002 AND IS 2.03 ACRES IN SIZE.

and

WHEREAS, public notice of hearing before the Board of County Commissioners for Arapahoe County, Colorado, was made for a hearing on such proposed Use by Special Review by publication on February 6, 2025 in the Littleton Independent, Englewood Herald, and Centennial Citizen, newspapers of general circulation within the Arapahoe County, by posting of said property, and by mail notification of adjacent property owners in accordance with the Arapahoe County Land Development Code; and

WHEREAS, pursuant to applicable law and the Arapahoe County Land Development Code, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 25th day of February 2025, at 9:30 o'clock A.M., at which time evidence and testimony were presented to the Board concerning said Use by Special Review request; and

WHEREAS, pursuant to the authority vested unto the Board of County Commissioners by Article 28 of Title 30 and Article 20 of Title 29, C.R.S. as amended, the Board has concluded that the public health, safety, convenience, and general welfare, as well as good zoning practice, justifies granting the Use by Special Review of the hereinafter described property subject to the conditions precedent and/or stipulations as hereinafter delineated.

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

1. The Board of County Commissioners for Arapahoe County hereby grants and approves the application for Use by Special Review, USR23-002-Little Sunshine’s Playhouse and

Preschool for the property described in this Resolution, subject to the stipulations and/or conditions precedent as hereinafter delineated.

2. Approval of this Use by Special Review is based upon the following understandings, agreements and/or representations:
 - a) The applicant's assent and/or agreement to make all modifications to the final version of the necessary documents to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.
 - b) The representations, statements, and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such representations made at the hearing and statements contained in materials submitted to the Board by the applicant and County staff.

3. Approval of this Use by Special Review shall be and is subject to the following stipulations and/or conditions precedent, which the applicant has accepted and which the applicant is also deemed to accept by preparing a mylar for signature by the Chairman of the Board of County Commissioners within sixty (60) days of this date and by continuing with the development of the property:
 - a) The applicant's compliance with the stipulations of the Arapahoe County Planning Commission as set forth in the record of its proceedings, except as modified in this Resolution.
 - b) The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record.
 - c) The applicant's compliance with all additional conditions of approval stated by the Board, including:
 1. Before the signature of the final copy of these plans, the applicant must address Public Works and Development staff comments and concerns.
 2. The applicant must meet all Arapahoe County Health Department requirements and receive licensing from Colorado Department of Early Childhood prior to opening for the public.
 - d) The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record or contained within the materials submitted to the Board.

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

The vote was:

Commissioner Baker, ___; Commissioner Campbell, ___; Commissioner Fields, ___;
Commissioner Summey, ___; Commissioner Warren-Gully, ___.

The Chair declared the motion carried, and so ordered.