

1. The proposed 1041 Permit application is in conformance with the Arapahoe County Comprehensive Plan, in that it provides for the development of public facilities and services within the Urban Area.
2. The proposed 1041 Permit application appears to be consistent with Arapahoe County 1041 Permit Regulations.
3. This application appears to meet all of the approval criteria for this 1041 Permit application, provided all of the conditions of approval are met.

The Board makes the following findings of fact:

1. The Board of County Commissioners has jurisdiction over the subject matter of this application, for a permit for development in a designated area of state interest pursuant to Article 65.1 of Title 24, C.R.S and in accordance with the 1041 Regulations.
2. At the February 11, 2025, public hearing held on this application, all the statutory requisites and requirements of the Colorado Revised Statutes regarding notice, due process and procedure were met and no objections were made thereto.
3. In considering an application for a permit for development in a designated area of state interest the Board of County Commissioners has considered:
 - a. That the protection of the utility, value and future of all lands within Arapahoe County, including the public domain as well as privately owned land, is a matter of public interest; and
 - b. That land use, land use planning and quality of development are matters which the County has responsibility for the protection of the environment of the County and for the health, welfare and safety of the residents and property owners of Arapahoe County.
 - c. The criteria specified in the 1041 Regulations for the proposed development in the designated areas of state interest.
3. The Arapahoe County Department of Public Works and Development has made comments regarding this application indicating certain concerns that need to be addressed, including:
 - a. The applicant will make changes or modifications to the 1041 Narrative as recommended by the Public Works and Development Staff.
 - b. Prior to issuance of building permits for vertical construction, the applicant shall have completed all pre-conditions for water and sanitation services specified in the Agreement for Extraterritorial Water and Sanitation Services

with the City of Aurora.

- c. The applicant shall provide a spill prevention plan and response plan with all Final Plat and Administrative Site Plan applications.
 - d. The applicant shall contact the County if any paleontological, historic, or archaeological attributes are identified during the time of construction.
 - e. Prior to the any site disturbance, the applicant shall secure all necessary easements for the lines.
5. The Arapahoe County Planning Division has made a recommendation regarding this application.
 6. The proposed development complies with the criteria for development in the area of state interest designated by Arapahoe County pursuant to the Arapahoe County 1041 Regulations.

DECISION

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONER FOR ARAPAHOE COUNTY, COLORADO, that on the basis of the evidence and testimony before the Board of County Commissioners, the aforementioned findings of fact, the entire record and in the interest of the residents and property owners of Arapahoe County, the Board of County Commissioners of Arapahoe County hereby approves the application of Property 292, LLC for a permit (Case No. ASI24-001) to engage in development in the area of state interest designated pursuant to the Arapahoe County Regulations Governing Areas and Activities of State Interest (1041 Regulations), which development is extending water and sewage treatment from Aurora Water. Said development shall be accomplished in accordance with all other applicable land use approvals and necessary federal, state or local permit requirements. This resolution is hereby deemed to be the special permit for development in said area of state interest.

BE IT FURTHER RESOLVED that in accordance with Section 24-65.1-501(5)(b), C.R.S., as amended, the Board of County Commissioners shall preserve the record of the proceedings.

The vote was:

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

The Chair declared the motion carried and so ordered.