

November 5, 2008

Greenwood Village Colorado
Community Development
6060 South Quebec Street
Greenwood Village, CO 80111

Attn: Deborah Bickmire, Planner II
Chris Glore, AICP, Development Review Supervisor

Re: Community of Christ Church / 1695 East Orchard Road

Pursuant to our meeting of October 30, 2008 is the following descriptive narrative of my understanding of our current submission. Our meeting was to discuss the proposed Special Use Application for the Community of Christ Church located at 1695 E. Orchard Road, Greenwood Village, Colorado. This application has been in the submission / review process for several years and based on past history, change of staff, and length of time our discussion did result in a couple of alternatives available to the Community of Christ Church regarding this matter. The alternatives are based on the following understanding:

Understanding

Greenwood Village has assigned Deborah Bickmire, Planner II to our project. The Special Use Permit for the current church operation has not been located and therefore the Community of Christ Church operates in as a Non-Conforming use in a Residential Zone District. Another neighborhood meeting will have to be conducted to allow review of the submission by the surrounding neighbors. A mailing shall be conducted to all neighbors within a 1000 foot radius of the property. The list for mailing will be established from county records and prepared by the City Planning Department. The mailing will meet the requirements set forth by the Greenwood Village Community Development regulations. All specific components of the Special Use will be described by documents submitted for review and shall include existing and any future use(s) and / or changes from the current use as of this date. All previous submitted documents will be updated to reflect current conditions. An example would be the Transportation Study prepared by Aldridge Transportation Consultants will be reviewed by the consultant, updated as necessary, and reflect a current date. All references made relating to a proposed pre-school will reflect number of students, times of operation, age range of students, and other factors in support of this operation. All design documents shall be updated with a current date, be available for the neighborhood meeting review and discussion, and be submitted to Greenwood Village following the meeting for consideration by the Department of Community Development. With support from the Community Development Department the Special Use will be set for Greenwood Village Colorado

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Planning Commission review with the available schedule upon approval by the Planning Commission the schedule will be set forth for the required site posting and City Council agenda for public review and approval. Upon approval by City Council the Special Use shall be granted and all recorded documents shall become valid for the use stated and described therein. This action will supersede any and all prior actions and establish a Special Use by Right for the Community of Christ Church and any other church organization if the property is transferred by deed to new owners at a future date.

Since the activities required for consideration is a long process to complete, any and all request for any items relating to the use, demolition, re-construction, new construction, use of land by Greenwood Village for a recreational playground, water use, responsibility of cost, and maintenance thereof, and any other property description(s) should be included with the Special Use request. The completion of the process through City Council approval will establish by ordinance the Special Use and the components within the property boundary.

Separate permits for any demolition, re-construction, and new construction shall be secured to perform the specific work and will follow the Special Use documentation approved and recorded in the City of Greenwood Village, Colorado.

Additional fees for the Special Use request and submittal will be waived by the City of Greenwood Village and only construction permit fees shall be paid upon issuance of individual permits for the work approved.

Alternatives

Option One: Proceed with the Special Use submittal process as described above and revise all documents to reflect the intentions of the Community of Christ Church whether or not the proposed is current and / or future in nature. This action will establish a legal basis for use and follow the property if sold to another religious organization in the future.

Option Two: Stop any submission for a Special Use application and continue operations as a Non-Conforming use in the Residential Zone District. Apply for re-construction permits to repair and replace portions of the parking lot in areas approximately 10,000 square feet in area and complete re-construction in several phases of construction. This will allow the parking lot to be repaired without any other additions and or change in use or added uses that may be desired in the future. Any sale of the property would have to follow the current use(s) and / or the new ownership would have to submit a Special Use request to Greenwood Village under their own efforts to modify the existing current Non-Conforming use.

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Based on this information, if the congregation of the Community of Christ Church desires to proceed with the Special Use permit process what date would be available to schedule a neighborhood meeting? Consider two weeks for the mailing time requirement for notification. Verify available department personnel for attendance and in addition, what is the time requirement to complete the process to receive Community Department approval based on the update of the current information on file?

The playground area maintained by Greenwood Village and located on land owned by the Community of Christ Church is leased by the City of Greenwood Village. Please search for documentation relating to this area and provide a response with your written confirmation. This area should also be a part of a Special Use submission and establish the use for these grounds.

Please confirm in writing the receipt of this letter and respond to any specific item that needs clarification that is inconsistent with our understanding.

Your attention to this matter is appreciated. Please call if you desire to discuss any of the information stated herein.

Respectfully submitted,

Arthur C Ranes, Architect
DesignTrack, LLC

cc. Bill Hyatt, Pastor Community of Christ Church
Dave Nii, Rocky Mountain Mission Center