


The Facts—President / Public Relations / Development: Open

Vice President / Environmental Advocate: Diane Suchomel E-mail: diane@cohopejeffco.com
Secretary: Cheri Paavola 303-972-8080
 E-mail: cheri@cohopejeffco.com
Treasurer/Newsletter/Membership: Ray Moore
 303-978-1145 E-mail: wrmoorej@msn.com

Upcoming Meetings:

Open Space: July 10, 2025, 6 pm, 700 Jefferson Co Pkwy, Suite 100
 Board of County Commissioners Every Tuesday at 9:00 am
 Foothills: July 22, 6 pm, The Peak and Zoom.
 Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One, 100 Jefferson County Parkway
 DRCOG: July 16, 6:30 pm, 1001 17th Street 1st Floor, Aspen /Birch Conference Room
 Planning Commission: 1st, 2nd, 4th, and 5th Wed. 6:15 pm, Hearing Room One, 100 Jefferson County Parkway

Calendar for upcoming meetings: July 2 STR Discussion, Aug 6, Sept 3

In This Issue: Information and Minutes 1-2, Backyard 2-4, Draft STR Regulations 4-6

COHOPE Treasury Activity: June 2025

Beginning Balance June 4, 2025

Deposits

Withdrawals

June Website \$20 July Newsletter \$ 3.60

Ending Balance July 2, 2025

W. R. Moore, Treasurer

\$ 699.99

\$ 0.00

\$ 23.60

\$ 676.39

Draft Minutes for June 4 meeting: Attendance: Diane Suchomel / At Large, Ray Moore / At Large, Cheri Paavola / At Large, Al Hintz / At Large, Maureen Sielaff / At Large, Galen & David Wiese / Columbine Hills Civic HOA., Michael Pichler / Columbine Knolls HOA, Tom Majcen / Columbine Knolls South Estates HOA.

The meeting started at 6:00 p.m.

Diane Suchomel, Vice President, welcomed everyone.

No one from **Jefferson County Sheriff's Department, Jefferson County Public Schools or Foothills Parks and Recreation District** was present.

The BMX people have an event on July 18 - 20. The BMX people installed old bleachers from Bandimere without getting advanced permission from FHPRD. This was a violation of their contract with FHPRD. The bleachers were unsafe, in addition to being in violation of their contract and FHPRD required them to remove them. FHPRD will temporarily move bleachers there from elsewhere in the park only for this event.. They expect thousands of people to attend.

We had no speaker. Our scheduled speaker did not show up. We later found out that he no longer works for Xcel.

(update: Xcel has apologized for the mix-up and has offered to send a speaker to another meeting.)

Jeffco Information: DDR 25-112315 is for 7596 W. Jewell Ave. They want to allow a national medicine healing center. The location currently permits Professional offices.

MS 25-11099 is for 8501 W. Bowles Ave. It is a zoning verification letter for the main mall at Southwest plaza

PA 25-111847 is for 5400 S. Alkire St. They want to rezone from Agricultural to Industrial. It is south of Belleview.

RDP 25-111131 is for 6626 S. Lee St. It is a distressed property.

RZ 25-111121 is for 6609 S. Yukon St. They want to amend the Woodmar ODP and change rezoning from Light Commercial to Residential 1. It is currently a shopping center.

SD 25-111249 is for 5355 S. Alkire St. It is Headwaters Alkire. It is a multi-family complex. They want to modify the existing SDP for a covered walkway and landscape modifications. It is on the west side of Belleview.

SU 25-111441 is for 6004 S. Kipling Pkwy. It is for the Redemption Hills Church. Now it is at 7462 S. Everett St. They are applying to use the former Elvis Cinema for religious meetings.

SV 25-111733 is for Southwest Plaza Metro District. This is the 4th amendment. There are now documents on the website and comments are due June 16.

There are already applications for many fireworks stands.

Short Term Rental - No change. Cassidy no longer works there; it is now Russ Clark. *(update: On June 5 the County*

sent an email with proposed draft STR regulations. The comment period will last until July 20. Comments can be submitted by email to STR@Jeffco.us. "An informational community meeting will be held on June 24, 2025 at the Jefferson County Administration Building, in Hearing Room 1 from 6:00 pm – 8:00 pm. You will have the option to join in person or online. The meeting will be recorded and published on our web site." The July 2nd Cohope meeting will be dedicated to discussion of the proposed regulations.)

National Night Out is coming up. Columbine Hills is already working with them to set something up. They purchased safety vests to hand out to the first kids to attend.

Columbine Library has been reserved for July and Aug.

Old Business / New Business / Announcements: None.

We adjourned at 6:20 p.m. —Cheri Paavola, Secretary

THE BACKYARD

Columbine Hills News

From CHCA Annual Planning Meeting: May 1, 2025, 6:05-7:00 pm Attendance: Officers: Galen Wiese, Jennifer Gerdes, David Wiese Other members: Michaelle Otto, Kelly Goodbar, Janet Hopkins Community Members: John Issac

TREASURER'S REPORT: David Wiese Approve: Jennifer Gerdes – Second: Michaelle Otto Tree fund: \$3541.00

Paying members: 156 Expenditures: Insurance only expenditure – purchased signs the day of the meeting

Review Board minutes April 2025: All Approve: Jennifer Gerdes – Second: David Wiese

OLD BUSINESS: Trash pick-up Day: Thank you for Robert's Deli. 10-11 signed up/ 16 showed up. BIG SHOUTOUT to Bob Bruso of Robert's Deli for the lunch. Thank you to all of the participants.

NEW BUSINESS: Signs: Designed and purchased. Should have new signs before end of month. Bent gutter: CHCA will be handling.

Facebook and Website: People can go to website to get newsletter/ website, Facebook, Instagram are all looking amazing. Thanks Kelsey and Gii for all your hard work

EVENTS: Garage sale will be June 6, 7: Make sure you sign up to have your address on the map

DD June 14: Will have surveys – and have dumpsters through same company (Bargain Bins); will have donuts and coffee

Community Xeric Garden: Starting May 17 – 9-10a

Newsletter walkers: Need one more

Columbine Knolls HOA

Resolution of CKHA Regarding Businesses Run Out of Homes On May 19, 2025 the Columbine Knolls Homeowners Association Board of Directors passed a Resolution of CKHA Regarding Businesses Run Out of Homes. The Board asked our CKHA attorney to draft the Resolution to help clarify this situation. Businesses operating out of homes that are conducted entirely within the dwelling do not constitute a violation. Businesses that adversely affect neighbors can be considered a violation, see number 4 of the Resolution for further clarification. Our Covenants were created when the neighborhood was built in the 1960s and Covenant C-1 states that "No lot shall be used except for residential purposes." The Resolution will be posted on our website www.ckha.org and a copy is included in this newsletter. Thank you.

- The CKHA Board of Directors

CKHA Upcoming Events In 2025—June 6-7-8, 2025: Neighborhood Garage Sale

June 20, 2025: Summer Solstice Celebration 5:30-7:30 p.m

July 4, 2025: Fourth of July Parade

July 30, 2025: CKHA Pool Party

August 5, 2025: National Night Out

September 13, 2025: Clean Up Day

Dutch Creek Village News

From Highlights From The Annual HOA Meeting April 17, 2025 — We appreciate all the great questions and feedback from our residents at the recent HOA Annual Meeting. Below is a summary of key topics discussed, along with updates and next steps.

Chickens in the Community? Q: Are chickens (without roosters) allowed? A: No. The Master Association Governing Documents clearly state that no livestock (including chickens) is allowed within the community.

Toddler Pool – Handrail Request Q: Can a handrail be added to the toddler pool area? A: Jason Fish, our pool manager, is currently researching the costs and feasibility. This addition could be especially helpful for grandparents supervising small children.

Motorcycle Issues on Dutch Creek Trail

Q: Can we post signs to address illegal motorcycle use on the trail? A: A sign request was submitted April 28. Jeffco Open

Space has forwarded the request to Foothills Parks & Recreation, which manages the trail.

Want to help? More requests = more attention: ifoothills.org, 303-409-2100. If no response, submit online at jeffco.us/open-space

Repaving S. Pierce Street Q: Will repaving be completed on S. Pierce St.? A: The most recent project has been finished. Concerns or requests should be directed to: Jeffco Road & Bridge Division, jeffersoncountyco.qscend.com

Traffic Light Delay at Weaver & Pierce Q: The light takes too long—what can be done? A: Report issues to: 303-271-5200 jeffersoncountyco.qscend.com – Use “Report a Road or Traffic Concern”

Sprinkler Damage from Fiber Optic Work Q: Who do I contact if my sprinkler system was damaged? A: Try the following:

Mitch (formerly with DL Broadband): 720-234-3396 (may be outdated); BAM Broadband (current provider): 720-851-1111 co.bambroadband.com

No Motorized Vehicles in Greenbelt Q: Can we post permanent “No Motorized Vehicles” signs in the greenbelt between W.

Euclid Pl. & Hoover? A: The Board is actively looking into it. Unauthorized use by motorcycles and cars is damaging vegetation and creating dust and weeds. A fence was installed on the east side to help block access.

Reminder: Only utility vehicles are permitted in this area. Thank you to everyone who attended and continues to support our community! Have questions or concerns? Reach out to your HOA Board or visit our website for updates

The Leawood Reporter

From LCA Minutes Attending: Nancy Bock, Rhonda Eveleth, Paul Klinger, Chip Langowski, Dave Sarno, Laurie Sarno, Camille Sankey. Guests: Fisher Matthis, Nicole & Robert Matthis, Cassidy Anderson, Father Anderson & Sister Anderson.

Treasurer Report: approved for April. Paul reported membership dues are still coming in. As of now, 77 families have joined or renewed their membership. This is down from last year.

General Announcements: Laurie reported she attended the April Park board meeting. They have scheduled a park cleanup and hope this will be the first of an annual cleanup every spring. This year it is scheduled on May 31 at 8:30am, and everyone is meeting at the Weaver Park Pavillion.

Membership: Chip has been in contact with Paul K. and Mike Major to try and clean up the website issues.

Scholarship: Both Fisher & Cassidy and their families were present. Nancy presented them with a check.

Garage Sale: Rhonda reported only eight families have signed up for the garage sale.

Front Yard Parties: Two scheduled in June & one in August.

Leawood Picnic: date is August 23rd. Food budget will be discussed at the June meeting.

Meeting ended at 7:40pm.

Leawood Metropolitan Recreation And Park District Meeting minutes of April 12, 2025: The Leawood Park Board would like to announce the new board members starting May 6, 2025: Marci Turaga, Logan MacMillan, Carole Gottlieb
Volunteers: Judy Anderson, Tom Bryant. Park Manager: Ken Leaf. We still have 2 open board seats with compensation of \$100/board meeting. Summer meetings will be held at Vintage Reserve Clubhouse.

The meeting was called to order at approximately 6:00 p.m. with all current board members (Gottlieb, Anderson, Halbert, Dupree, Sargent) and two future board members present, along with the Park Manager, Ken Leaf.

Key Discussion Points: Public Comments: Public comments made during the meeting were noted and referenced in the relevant sections.

Contractor Discussions: The board heard presentations from representatives of Weston Landscape and Cox Professional Landscape regarding their 2025 landscaping/maintenance contract bids.

Weston's contract was the most expensive. (up 30%) Cox's contract was the least expensive and included some services Weston excluded.

Resident Tom Bryant raised concerns about Weston's safety practices and reported damage to grass and sidewalks by their equipment. A motion was made and passed (4-1) to engage Cox Professional Landscape for the 2025 growing season, with some discussion about cost savings versus maintaining continuity with the current provider (Weston).

Park Assets: ATV and Water Tank: Storage and related costs were discussed, highlighting past issues with transparency and unauthorized storage arrangements. Discrepancy noted regarding the trade-in of a previous ATV.

The board decided to retain the water tank for now, based on the new Park Manager's potential use, and will continue paying the \$25 storage fee.

Broken Slide: Ken will obtain a quote for repair, estimated around \$1,000.

Insurance Update: Volunteer coverage has been added to the policy. Limited discussion occurred about potentially increasing insurance deductibles to save money. A discussion took place regarding President Gottlieb's objectives in filing an insurance claim related to perceived mismanagement (referencing a 2010 arborist survey and recent \$118,000 quote to remove dead trees in Weaver.). Board Sargent was the only board member who questioned the validity and approach of this claim. No further action was taken.

Vintage Reserve & Country Farms: Concerns raised again by President Gottlieb about the Park boards lack of appropriate communication to Vintage Reserve and Country Farm since 2010 who contribute property taxes to Park.

Board made no decision leaving this to new board.

• Other Topics: The board's decision to request a refund from the former Board attorney was discussed. President

Gottlieb defended the decision as the attorney failed to meet any of the objectives requested, while Director Sargent and Secretary Dupree expressed their view that the prior attorney performed appropriately. A motion passed (3-2) to pursue a partial refund from the prior board educator.

UPDATE: Park board received \$5,600 refund from prior attorney

A community member requested more transparency in meeting minutes regarding who makes suggestions. The Treasurer and President acknowledged the feedback.

Treasurer's Report: The report was accepted unanimously. Bills paid or to be paid included various utilities, vendors, professional services, and petty cash for the Park Manager.

The board questioned a high invoice from Keeperly LLC and unanimously approved payment only upon negotiating lower amount.

US Bank Single Point and Dropbox: Treasurer Halbert encountered issues with the transition to ACH with US Bank Single Point, incurring some expenses. Due to her upcoming departure as Treasurer, she will not pursue a new bank account, leaving the decision to the new board.

Park Manager Contract: The contract for Ken Leaf was unanimously approved, including a \$600 petty cash provision with monthly receipt requirements for reimbursement.

Website Update: This topic was not covered during the meeting.

Park Documents: President Gottlieb stated that Director Sargent had not provided requested documents since his resignation as President in Jan 2025. The board reiterated the need to consolidate all park documents digitally in a central, accessible location. No actions were taken.

Woodbourne HOA Newsletter

From Notes From The May Board Meeting Well, we made it! Summer break is officially here and while we had some issues with weather for our opening weekend, we scurried and improvised to get the pool repairs completed in time. We do want to remind all residents that it is up to the lifeguards on duty to make their best guided decision when it comes to adverse or dangerous weather events. As we have transitioned to a new pool/lifeguard management company this year, we will work with them to ensure that notices are posted when a prolonged early closure is warranted due to a full/partial day of closure required for safety. There may also be prolonged times, when the pool is open, but lifeguards will be indoors for their safety. IF NO LIFEGUARDS ARE PRESENT, there is NO admittance allowed due to Woodbourne liability issues. Please ensure proper education is provided to all family members and users of the pool in your household so that everyone follows this requirement. Again, signage is being provided so that pool closures are communicated in real time to any residents that attempt to swim during inclement weather/ other closures.

We were unable to host our monthly meeting for May due to lack of quorum. Some last-minute end of school functions and emergency issues reduced the ability of our small board staff to attend. To that, please note that if you desire to join our board, you attend our rescheduled annual meeting in June. The posting on date and time are in the newsletter, and you should have received a mailed notice of the meeting. Our most immediate matters are to complete the ingest with our pool management company, as well as work to ship our first set of replacement pool furniture. We will also be installing a new LED lighting system for the flagpole so that we can fly our flag proudly. We will also be completing our reviews of landscape options for the clubhouse and main entrance to ensure purposeful and cohesive design that flows between locations.

With two quotes, we are seeing that the restroom renovation project is going to be far more expensive than we had initially projected. We had hoped to begin that project as soon as the pool closes in September, but we may need to wait a bit longer to ensure we do not need to extend our reach into our reserve fund to complete the project. As always, the Board takes our financials seriously so that we don't risk increasing monthly dues at any cost. The bathrooms are serviceable for another season but realize they are long overdue for updating. We will continue to keep you informed on updates. Please check the Woodbourne Social Calendar to ensure you are up on all upcoming events.

We are going to reschedule the Electronics recycling and of course Fourth of July is coming fast.

We wish the Wave Swim team continued success as they kick off their season. They have roughly 95 swimmers this year and are looking forward to further extending their team and teen-age mentors to continue to provide a fun, relaxed and neighborhood bonding experience.

We look forward to seeing you out-and-about as the weather starts consistently warming, and walks, bike rides and yard work is in full swing — *Your Woodbourne HOA*

Proposed Draft of Short-term Rentals – Zoning Regulation Section 46 (As of June 6, 2025)

A. Intent and Purpose This section is intended to allow for the use of certain residential dwellings for rental on a short-term basis. While a certain amount of Short-term Rentals ("STRs") may be beneficial to Jefferson County, a balance in the number of licenses is intended to: 1) protect long-term housing resources; 2) minimize risk of life during emergency evacuations; 3) facilitate responsible, safe STR usage to ensure compatibility with surrounding communities; and 4) balance the benefits and burdens of administration and enforcement of STR licensing and enforcement. **B. General Standards.** 1. It shall be unlawful for any person, firm or corporation to operate an STR and/or commence any of the following activities without first obtaining an STR License from the Jefferson County Planning and Zoning Department.

2. An STR may be permitted within Single-Family Detached, Single-Family Attached, Duplex or Accessory Dwelling

Units. 3. STRs shall operate in compliance with the provisions of this section and all applicable County, state and federal laws, rules and regulations. 4. Only one STR License shall be issued for a property at any time. 5. An STR shall not allow simultaneous rental to more than one party under separate contracts. 6. An STR shall take access directly from a road that is maintained by the county, a city, the state, a Metropolitan District or a Homeowners association ("HOA"). If access is taken from a road that is maintained by an HOA or Metropolitan District, then documentation of such maintenance is required. 7. Properties used for STRs shall not be located within seven-hundred and fifty feet (750) feet of another property containing an existing and permitted STR. 8. Up to 1% (one-percent) of dwelling units within a Fire Protection District are allowed to be STRs. 9. STRs shall have a minimum of one (1) off-street parking space, plus one (1) additional off-street parking space per bedroom. 10. The dwelling shall be equipped with operable smoke alarms, fire extinguishers and carbon monoxide alarms. An operable carbon monoxide alarm shall be installed within fifteen (15) feet of the entrance to each bedroom used for sleeping purposes. The smoke alarms shall be installed pursuant to the current International Building Code as adopted by the Jefferson County Division of Building Safety. 11. The number of occupants is limited to two (2) per bedroom or as limited by the on-site wastewater treatment system, whichever is more restrictive. No STR shall exceed ten (10) occupants, no matter the number of bedrooms or wastewater treatment system allowance. 12. If the STR is in an Accessory Dwelling Unit, the number of occupants is limited to three (3), or in conformance with ADU regulations as updated. 13. If an Accessory Dwelling Unit is utilized as an STR, the Single-Family Dwelling on the same property cannot be used for any rental purposes. 14. Compliance with the Jefferson County Noise Abatement Policy is required. 15. Properties in the Mountain Areas of the County are required to use only bearproof trash cans. 16. Outdoor fires using wood, pellets, charcoal, or similar fuel are prohibited. 17. Outdoor fires fueled by propane/natural gas shall be equipped with a shutoff timer. 18. The Owner of an STR shall notify the renters of the STR of any State, County or local fire restrictions. 19. STRs that are served by Onsite Wastewater Treatment Systems must have the system pumped and inspected annually. 20. An STR License may only be issued to the owner of the subject property. The owner is responsible for compliance with all the requirements set forth in this Zoning Resolution for the building, structure and/or activity covered by the permit. 21. STRs are not permitted within Recreational Vehicles, Detached Living Space, or other accessory structures not defined and permitted as an Accessory Dwelling Unit. 22. All advertisements for an STR must clearly list the County STR license number and approved occupancy limits. 23. A copy of the STR License must be displayed in a prominent location within the STR. 24. A Local Representative who is no more than thirty minutes from the STR shall be identified by the applicant.

C. Primary Residence STR Standards

1. An STR License shall apply to one (1) dwelling unit at the owner's Primary Residence. 2. Primary residence Short Term Rental Licenses shall be exempt from the 750-foot separation requirements. 3. Primary residence Short Term Rental Licenses shall be exempt from the 1% (one percent) Fire Protection District capacity allowance.

D. Investment Property STR Standards 1. An owner may own or operate an STR at no more than one (1) property, which is not the owner's Primary Residence, at any time.

E. Properties With an Existing, Valid STR Permit 1. Properties with an existing, valid STR permit as of XX-XX-XXXX shall be exempt from the 750-foot separation requirements, so long as they apply for an STR License prior to the expiration of their existing STR approval.

F. Submittal Requirements 1. Application Form. A completed STR License Application form. 2. Floor plan. A floor plan showing the area that will be utilized within the dwelling for the STR and that no sleeping areas are outside of Bedrooms as defined by the Zoning Resolution. 3. Parking plan. A site plan depicting how the required parking spaces will be accommodated on site. 4. Trash storage/removal plan. A site plan showing clearly defined trash storage areas. A written plan for regular trash removal must be submitted. 5. Proof of adequate water and sewer. (1) If water is provided by a well, a copy of the well permit is required. (2) If water is provided by a centralized water system Jefferson County Form 1001 shall be submitted with the application. (3) If sanitation is provided by an Onsite Wastewater Treatment System, a copy of the OWTS permit is required, as well as evidence that the system has been pumped and inspected, as required in this section is required. (4) If sanitation is provided by a sanitation district Jefferson County Form 1001 shall be submitted with the application. 6. Defensible Space. The property owner shall comply with defensible space requirements as set forth in the Wildland Urban Interface Overlay District as amended, prior to operating an STR and shall be recertified every 3 years. 7. Proof of Fire Protection. The subject property must be within a Fire Protection District. A written statement from the Fire Protection District indicating that road access is sufficient for emergency vehicles and therefore the Fire Protection District can provide service to the property. 8. Insurance. It shall be unlawful to operate an STR without fire, hazard and liability insurance either through separate STR liability coverage or through a homeowner's insurance policy rider that specifically provides coverage for STRs. The minimum amount of liability insurance shall be a minimum of five hundred thousand dollars (\$500,000). 9. Proof of Ownership. A copy of a current deed, title commitment or title policy showing that the person signing as the owner on the application is the fee owner of the property. 10. Proof of Primary Residence. The applicant for a Primary Residence STR must provide two of the following documents demonstrating that the STR is the applicant's Primary Residence: a. Proof of valid motor vehicle registration; b. Proof of voter registration; c. Federal or state tax returns or other financial documentation; d. Copy of Colorado Driver's License or ID Card; and e. Any other legal documentation deemed sufficient by the Director which is pertinent to establishing primary residency. 11. Fee. A nonrefundable processing fee in an amount established by the BCC will be charged for each license submitted. 12. Affidavit. The applicant shall self-certify that the information on the application is accurate and truthful un-



PO BOX 620783
Littleton, CO 80162

Editor's address:
Ray Moore
7294 West Hoover Ave
Littleton, CO 80123

<http://www.cohopejeffco.com>

To:
Littleton, CO 80123

The next meeting will be Wednesday, July 2, 2025 from 6 to 8 pm at the Columbine Library (7706 West Bowles Ave). The topic will be the draft STR regulations.

der penalty of perjury under the laws of the State of Colorado.

G. Procedure 1. An STR License Application is required to be submitted and approved by Jefferson County Planning and Zoning prior to STR operations commencing. 2. Beginning thirty (30) days after BCC approval of these Regulations, Planning & Zoning Division (the "Division") will begin accepting STR License Applications on a first-come, first-serve basis. Incomplete applications will be denied, must be resubmitted, and will be reviewed in the order the new submission is received. 3. The applicant shall send the contact information for the Local Representative to property owners following the Level 2 Notification requirements within seven days (7) of the license approval. Acknowledgement of this notification requirement shall be included on a form affidavit provided by the Division during the application process. 4. If such Local Representative changes, it shall be the applicant's responsibility to send updated contact information following Level 2 Notification requirements. Further, the owner must notify the Division of the new Local Representative's information in writing by certified mail within seven (7) days of the change. 5. If the STR License is approved, the applicant shall post the 24-hour local contact information, required by this Section and the Short-Term Renter Good Neighbor Brochure, prepared by the Planning and Zoning Division, at a prominent location within the structure. In addition, the applicant shall provide each renter with a copy of the contact information and brochure at the time of booking and occupancy. 6. If the property being used as an STR is included in a HOA, the applicant for an STR license shall inform the HOA that the applicant intends to use the property as an STR prior to applying for an STR license. The operator shall verify compliance with this notification requirement by executing and submitting a form affidavit provided by the Division during the application process. Nothing in these regulations is intended to usurp the authority of HOA/Metropolitan District rules or regulations regarding STRs within its respective communities. 7. An STR License shall be valid for no more than one year and must be renewed annually. STR Licenses shall terminate automatically upon any conveyance of ownership of the subject property not otherwise exempted above. The Owner must apply for an STR License Renewal no less than thirty (30) days prior to the expiration of the STR License term. 8. The Director may revoke an STR License at any time for failure to comply with the provisions of this Zoning Resolution and/or any federal, state, or local law, ordinance, or regulation. If an STR License is revoked for any reason, both the property and the owner are ineligible to obtain a license for five (5) years from the revocation date.

H. Transfer of STR Licenses 1. STR Licenses are not transferrable from one person to another or from one location to another. 2. The transfer of an LLC or other form of a legal entity recognized by Colorado law that has an ownership interest in a property with an STR License is considered a transfer of an STR License and is not allowed. 3. Exceptions to non-transferable license may occur for the following conditions. In such cases, the Director of Planning and Zoning may allow the issuance of a new STR License to the grantee. (1) The transfer of title to real property when there is no consideration if the grantee is a member of the grantor's immediate family. (2) Transfer of title to real property from a grantor to a trust established by the grantor. (3) Transfer of a title to real property from a grantor to a limited liability company so long as the grantor has a controlling interest in such limited liability company. (4) Transfer of a title without consideration for the purpose of confirming, correcting, modifying, or supplementing a transfer previously recorded; making minor boundary adjustments; removing clouds of titles; or granting rights-of-way, easements or licenses. (5) The transfer of title between spouses or former spouses made pursuant to a separation agreement, decree of legal separation, or dissolution of marriage or comparable court order.

I. Appeals. 1. An appeal of a denial or a revocation of an STR License shall be made to the Board of Adjustment in writing within thirty (30) calendar days of the action. No rental of the property on a short-term basis of the subject property may occur while an appeal of a revocation is pending.