



Residential Care Use Zoning Permit Application

(Fill in all blanks - please use "N/A" if an item is not applicable - incomplete applications will be returned without processing.)
Zoning approval does not necessarily mean city approval of your project. Check with all departments for other applicable permits.

Complete Property Address: 1470 Clayton Street Denver, CO 80206		Zone District: U-RH3A CO-3
Legal Description (www.denvergov.org/property): L37 & 38 & N 6FT OF L 36 BLK 5 ROHLFINGS SUB		
Current Use(s) of Zone Lot: RESIDENTIAL		
Description of Proposed Work or Use(s): RESIDENTIAL LIVING - SMALL		
Property Owner as defined by DZC 12.3.3.1 or FC 59-2 (189)	Owner Name (Last, First): Woodrow W. Hancock, Jr	
	Phone: 303-517-1754	
	Email: woodyhancock303@gmail.com	
Address: 6373 Annapurna Dr		City: Evergreen
State: CO		Zip: 80439

Select one: <input type="checkbox"/> Residential Care, Large <input type="checkbox"/> Residential Care, Small	Select one: <input checked="" type="checkbox"/> Transitional Housing <input type="checkbox"/> Shelter for the Homeless <input type="checkbox"/> Community Corrections Facility <input type="checkbox"/> Special Care Home <input type="checkbox"/> Assisted Living Facility (8 or fewer residents)	Type and status of city or state licenses for the subject facility already granted, in progress, or required:
Number of employees on staff per shift: one live in house manager		Maximum number of residents: 11
Number of shifts per day: 24/7 live in		Maximum number of beds: 11

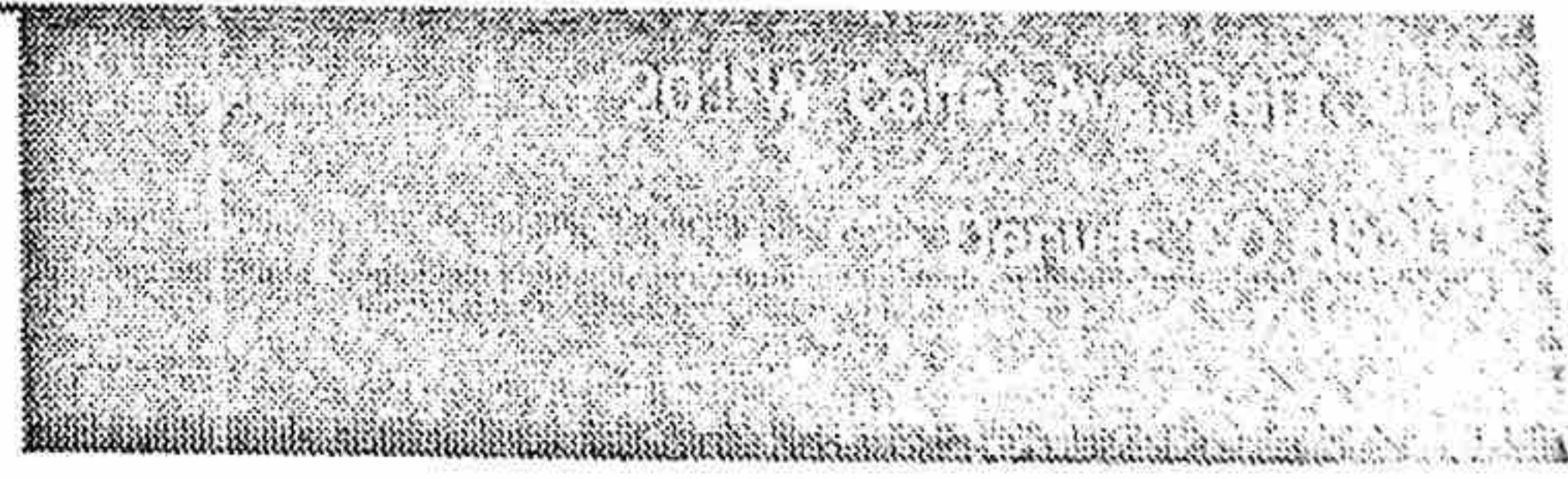
Year Constructed: 1898	Number of bedrooms by floor: basement-1, main-0, 2nd floor-3, 3rd flr 1	Number of residents by floor: B-2, 2nd-5, 3rd-4	Number of exits by floor:
Number of floors: 4	Fire protection (e.g., smoke detectors, sprinklers, fire alarms): smoke detectors		
Present building code occupancy classification: residential			

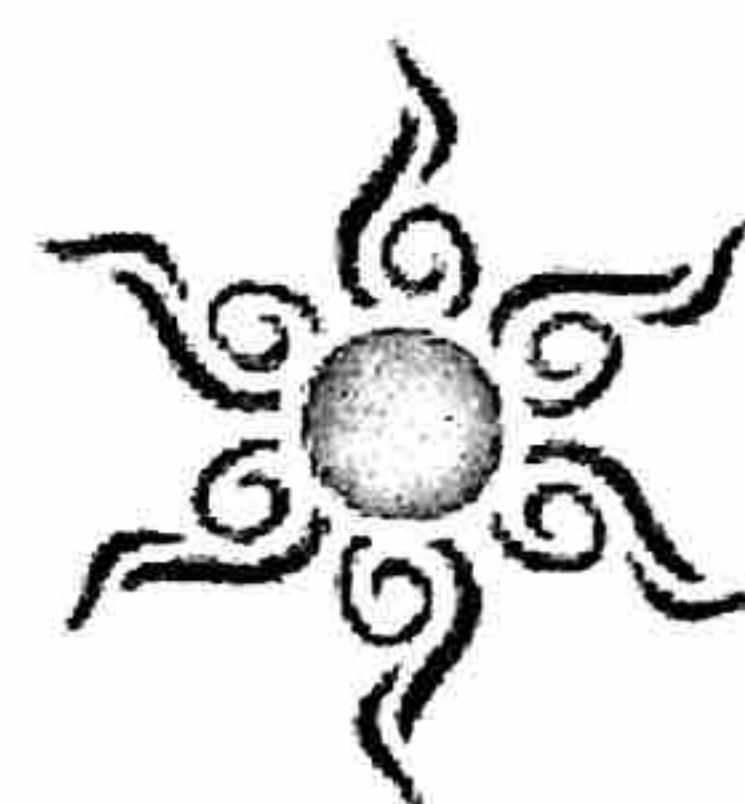
Business Name: Mile High Sober Living, LLC			
Name (Last, First): Hancock, Brice		Phone: 303-669-2809	
Address: 1525 Madison St		Email: brice@milehighsoberliving.com	
City: Denver	State: CO	Zip: 80206	

The permittee accepts full responsibility for compliance with all Denver zoning codes and all other city regulations as applicable. A zoning permit for use or construction will automatically expire 180 days from issue date unless a building permit is issued or the permitted use is legally established. Zoning inspections may be required before occupancy is permitted.

By my signature, I attest to the best of my knowledge and belief that the information stated in this application and in all supporting plans and documents is true and consistent with the standards and limitations of the City and County of Denver.

Signature (Owner or Authorized Agent): *[Signature]*
 Full Name (Print): Brice Hancock Date: 4-16-18





**MILE HIGH
SOBER LIVING**
Take your life back!

Brice Hancock: (303)669-2809

Brice@milehighsoberliving.com

Mile High Sober Living- Residential Care Use Permit Application Narrative

Address: 1470 Clayton St. Denver, CO 80206

The purpose of this document is to provide a narrative for the proposed use of the property named above. Mile High Sober Living (MHSL) intends to make 1470 Clayton St. a, "small residential care project" (sober house), wherein residents may achieve a foundation of sustainable recovery from substance use disorder.

The residents that will occupy 1470 Clayton St. are men that are productive members of society. MHSL has a strict intake and assessment process wherein individuals are vetted based on a criteria that evaluates their willingness to succeed in a peer recovery community. They must have a verifiable history of suffering from substance use disorder. MHSL does not allow persons who have a criminal pattern of violence or any sexual misconduct to live in a MHSL facility. Persons who are disqualified are referred to the appropriate level of care elsewhere.

Sober living is a mutually supportive environment, which gives residents their best chance to achieve long-term recovery. Obtaining a suitable sober living situation is an important part of the recovery process. The men who live in a MHSL house will be held to a high standard of accountability, and are expected to adhere to the program and the rules. The proposed average length of stay is six months, with a minimum commitment of three months. During this time, they are required to maintain a reasonable schedule comprised of school, employment, and/or volunteer work. They are also required to remain substance free for the duration of their stay. This is monitored through urinalysis and breathalyzers administered randomly a minimum of twice weekly. Any test that is positive or inconclusive will result in termination of residency at MHSL.

Living at MHSL sets a foundation for long-term recovery. Research has shown that persons in recovery from substance disorder have a higher likelihood of success with the additional support and accountability of maintaining connection to peer recovery community support. Therefore, in addition to remaining substance free, residents are required to attend twelve step meetings and have active participation in a twelve step program. They are required to participate in on-site house meetings and have daily monitoring and communication with the live-in house manager. They are encouraged to participate in other offered programs such as: frequent meetings with the spiritual director, group meditations, group sports (ex: volleyball, soccer and softball), and workshops (ex: finding your purpose).

MHSL will have a good neighbor policy in place. The home will in no way injure or negatively affect the

Congress Park neighborhood. This is not an institutional use of the property. It will appear to neighbors as a normal single-family home. MHSL will maintain a clean, manicured, and presentable appearance of the home at all times. Noise ordinances will be respected. MHSL executive director, Brice Hancock, will act as the primary neighborhood liaison. Brice Hancock's phone number is: (303)669-2809, and email is: Brice@milehighsoberliving.com. He is available to answer any questions or concerns neighbors may have. Any reports of neighborhood disturbance will be met with swift action by MHSL.

In conclusion, the men who will be offered the privilege of living at 1470 Cayton St., will have shown a willingness to work hard on their own recovery while offering vital support to their peers. The primary objective of MHSL is to offer quality, structured, sober living in the heart of Denver. The men that are residents of MHSL will be working diligently toward recovery from active substance use disorder and independence from the resulting circumstances that very often result in expensive reliance on government services. Our men will be assets to their peers and their neighbors.

Additional narrative information:

The type of Residential Care Use we will provide is transitional sober housing.

Where our residents come from:

Residents will typically come from some type of highly structured substance use disorder treatment program such as the following:

*Residential (inpatient) treatment for substance use disorder programs (e.g. Harmony foundation, CEDAR). Residential programs often recommend that their patients would benefit from transitional sober living upon completion of residential treatment.

*Intensive outpatient substance use disorder treatment programs (e.g. Valley Hope of Denver, Sandstone Care, and Aspen Ridge). Outpatient treatment programs often encourage that their patients would benefit from a move into transitional sober living to aid in the efficacy of outpatient treatment.

Programs such as these often recommend sober living as the next step in a conscientious program of long term recovery. According to the U.S. Surgeon General's 2016 report, "Facing Addiction in America," "...people with severe substance use disorders who were randomly assigned to live in an Oxford House* after substance use disorder treatment were two times more likely to be abstinent and had higher monthly incomes and lower incarceration rates at follow-up 2 years later than similar individuals assigned to receive standard continuing care." In addition, "...the net cost benefit to the health care and criminal justice systems from the Oxford House assignment relative to standard care was estimated at approximately \$29,000 per person over the 2-year follow up period."

*The Oxford House peer-support model has been greatly influential in defining the peer-support model used at MHSL. The Oxford House organization recommends 8-12 individuals residing in each house (Oxford House, 2006). Homes that allow for 8 or more residents may reduce the cost per person and offer more opportunities to exchange positive social support. Oxford House maintains homes in the city and county of Denver.

Outdoor smoking area:

The men who live at 1470 Clayton St. may choose to use tobacco products. The only permitted smoking area is in the fenced back yard.

State license:

MHSL is not a treatment program, nor is there a formal counseling component. It is a residence that houses men who the Americans with Disabilities Act calls qualified individuals with a disability. Due to a widely accepted definition of what constitutes a supportive peer-recovery home (see the citation of Oxford House recommendations above), coupled with the fact that a single-family home such as the one MHSL might reasonably accommodate a traditional (or even a blended) family of eight persons, we seek reasonable accommodation for housing for a "virtual family" of eight persons who are working to achieve long-term recovery from substance use disorder. Such use currently does not require licensure from the State of Colorado.

MHSL is a "sober living house" and is considered a single family residence. This has been true in practice and a matter of law since the Amendments to the Federal Fair Housing act. Those amendments make it unlawful for any jurisdiction to discriminate against congregate living for the disabled. Recovering alcoholics and drug addicts are within the scope of the term "disabled". Therefore, sober living houses are not subject to laws regulating the number of unrelated individuals who may live in a single-family dwelling. A sober living house is not a treatment facility, it is simply an alcohol and drug free environment which provides an opportunity for recovering individuals to live as a family unit focused on the need to change their individual lifestyle to one absolutely free from alcohol and drug use.

Staff:

MHSL currently employs a paid on-site house manager. The house manager is strongly supported by a team of dedicated staff which includes: A women's residential director who oversees all women's houses, a men's residential director who oversees all men's houses, and the program director who oversees all the house managers. Other support includes: the spiritual director, the executive director, the director of operations, and other support staff. The majority of the staff is on call 24 hours a day. MHSL believes strongly in setting up its residents for success which depends upon a dedicated, stable, strong organization.

The on-site house manager is a person in long-term recovery from substance use disorder. He will maintain close, daily contact with the men who live at the home. He is essentially a peer among the residents. However, due to his experience in recovery, his role includes actively serving as a mentor for the residents. There are weekly house meetings at which the house manager, the men's residential director, and the program director discuss recovery issues, chores, food preparation and other routine household responsibilities. The house manager is on call 24 hours a day.

Room arrangement:

Sober houses offer benefit to recovery by providing a supportive and peer-centric environment for men who are in some stage of long-term recovery from substance use disorder. The use of social interaction with peers who are also working towards long term recovery is of extreme importance. In early recovery, a challenge that residents face is the tendency to isolate- a tendency which can have a negative impact on a person's ability to maintain long-term recovery. It is essential that the newer arrivals share a bedroom with a peer, which allows for easier integration into the peer group, and peer support. The five bedroom home has one single room which is for the house manager. There are three bedrooms that allow for two beds. The last bedroom is a loft space that is an entire floor and allows for one flex space that allows for four beds. This house setup with multiple beds will allow for positive peer interaction and support while reducing the tendency to isolate. Oxford House, which has been chartering sober living homes since 1975, recommends eight to twelve individuals residing in each house because homes that allow for eight or more residents may reduce the cost per person and offer more opportunities to exchange positive social support.



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NO. 2016-1252
REMAX PROFESSIONALS

4750 South Santa Fe Circle #8, Englewood, Colorado 80110

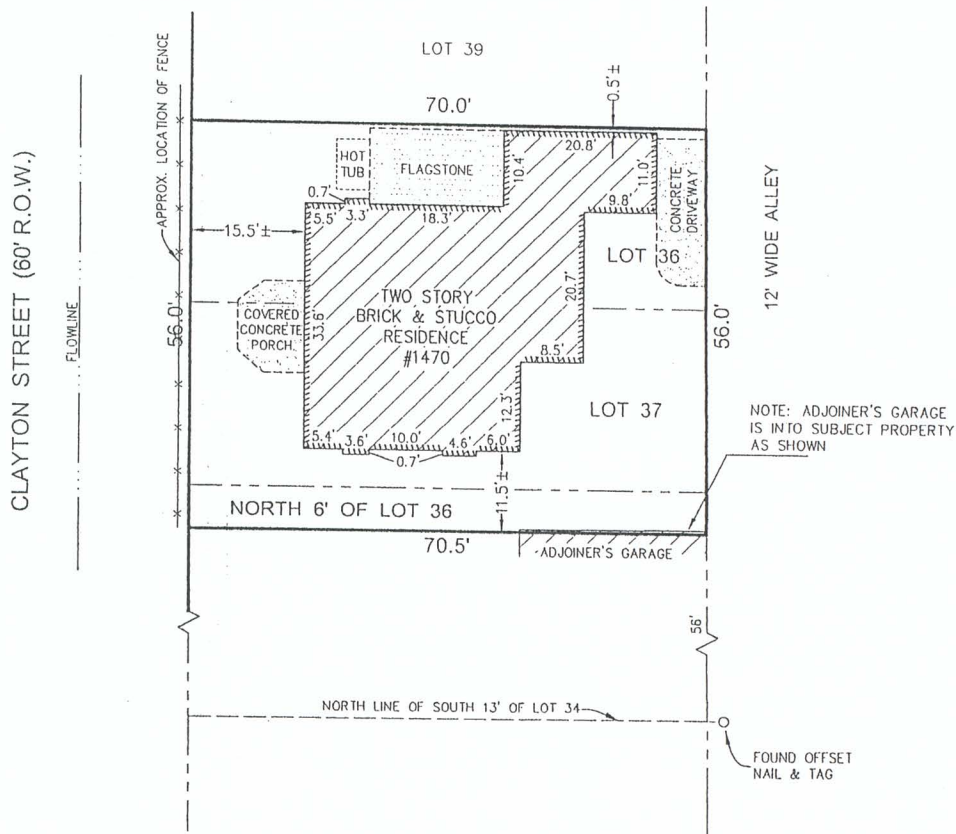
SCALE 1" = 20'

PHONE: (303) 761-8055

FAX: (303) 761-0841

NOTE:

A BOUNDARY SURVEY IS RECOMMENDED
TO DETERMINE THE PRECISE PROPERTY LINES



NOTE: ADJOINER'S GARAGE IS IN TO SUBJECT PROPERTY AS SHOWN

LEGAL DESCRIPTION:

LOTS 37 AND 38 AND THE NORTH 6 FEET OF LOT 36, BLOCK 5, ROHLFING'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

ALSO KNOWN AS: 1470 CLAYTON STREET

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for REMAX PROFESSIONALS and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

This certificate is valid only for use by REMAX PROFESSIONALS and describes the parcel's appearance on APRIL 11, 2016

I further certify that the improvements on the above described parcel on this date APRIL 11, 2016 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no easement, license or sign of any easement crossing or burdening any part of said parcel, except as noted.

I further certify that the location of improvements shown hereon are based upon the location of monuments in the area, and that this document does not purport to be an improvement survey plat, and is subject to any inaccuracies that a subsequent improvement survey plat would disclose. The surveyor makes no warranty or representation concerning fences and their location in relation to the boundary lines, unless specifically noted.

Evidence used to determine the apparent dead lines:

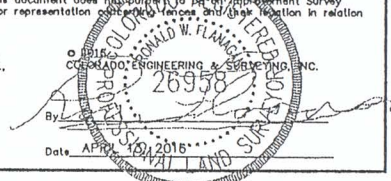
As shown and noted on this drawing as "found", if no monuments were found at the subject property, the apparent dead lines were based upon an analytical correlation between occupation lines, as built improvements (public & private), street right-of-way lines, etc. An improvement survey plat may yield different results.

Record Title, Dead and Legal Description:

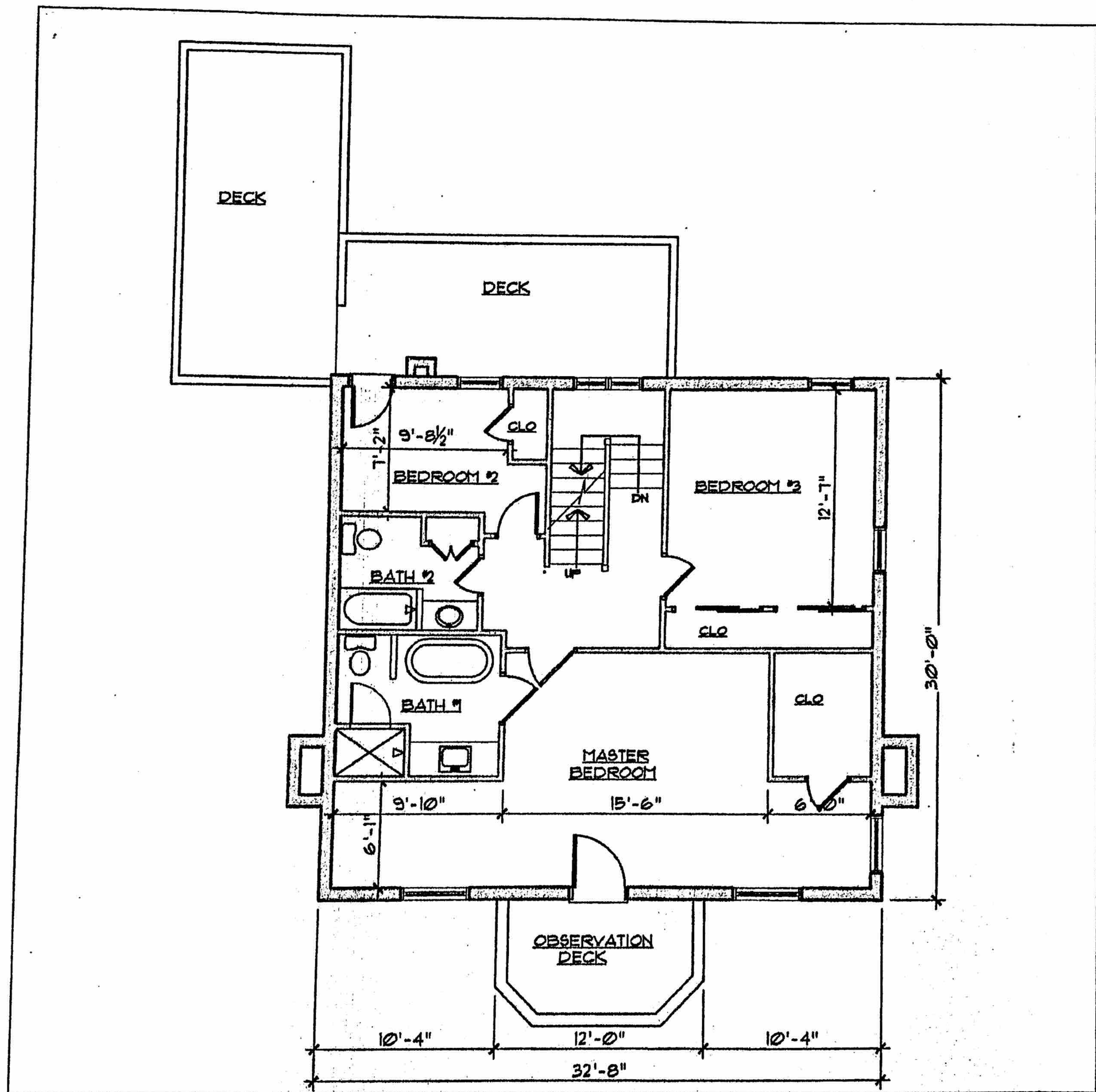
This information was supplied to Colorado Engineering & Surveying; no title search was conducted by CES.

All information to dead lines and easements were derived from the recorded plat, unless otherwise noted and stated.

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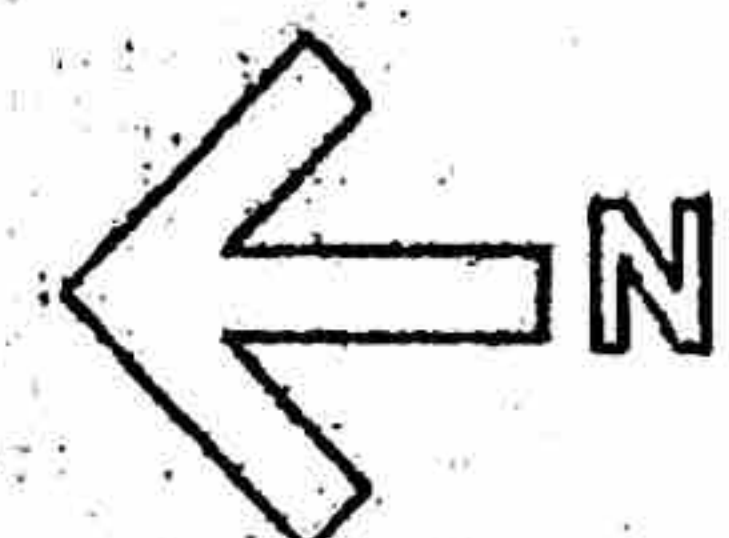


Date: APR 11 2016

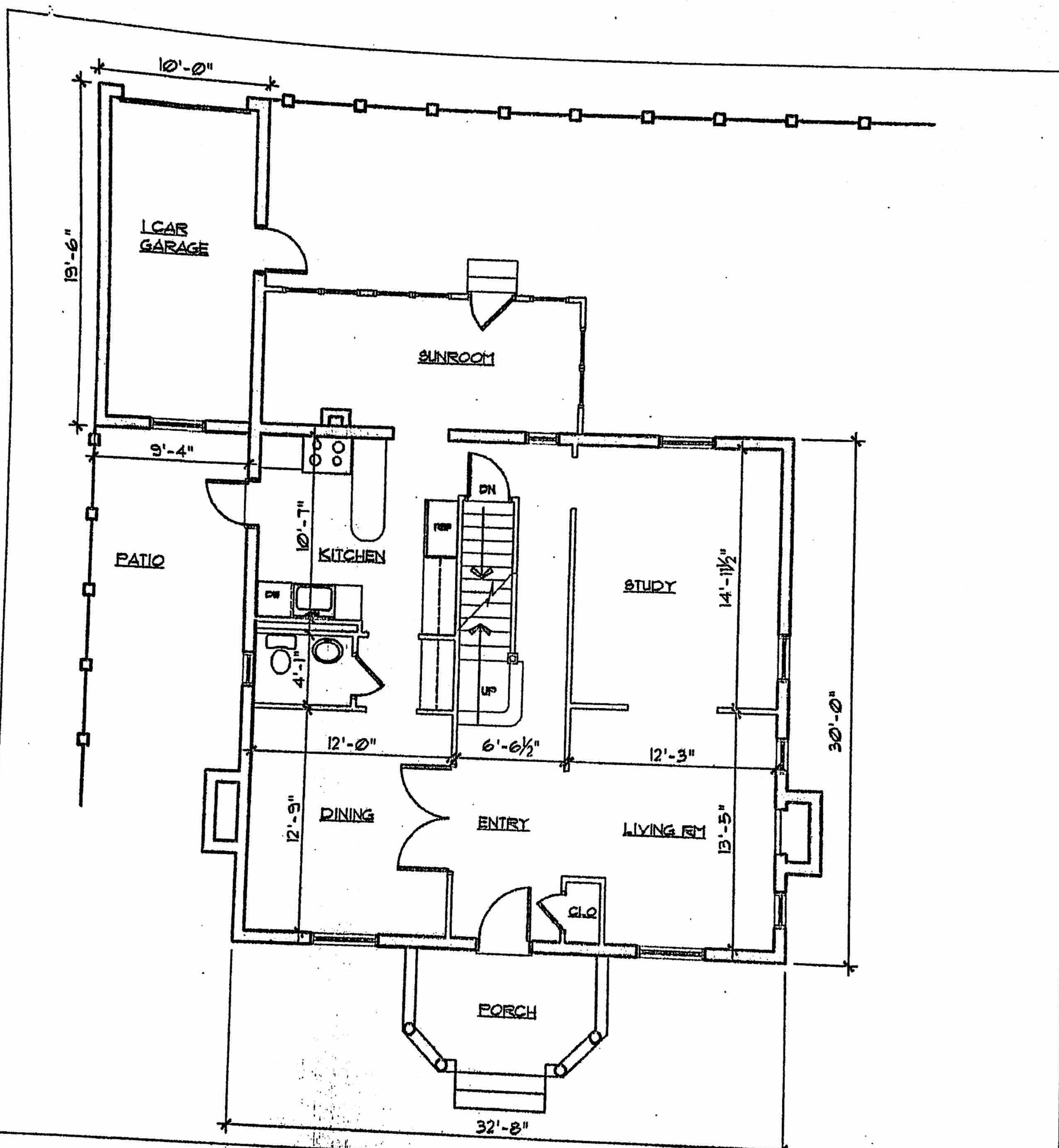


UPPER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

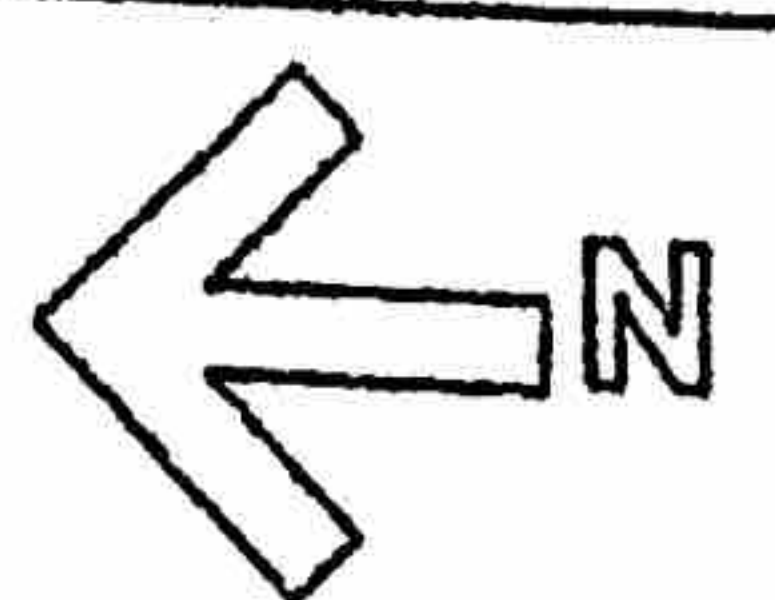


<p>DRAWN BY: S.W.S. LLC 6651 Arapahoe Dr Evergreen, CO 80439</p>	<p>1470 Clayton Street Denver, Colorado Brice Hancock (Applicant) 4-16-18</p>	<p>PROJECT NO. Hancock-01 ISSUED 7/18/2016 REVISED SHEET NO. 2 of 4</p>
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MAIN LEVEL FLOOR PLAN

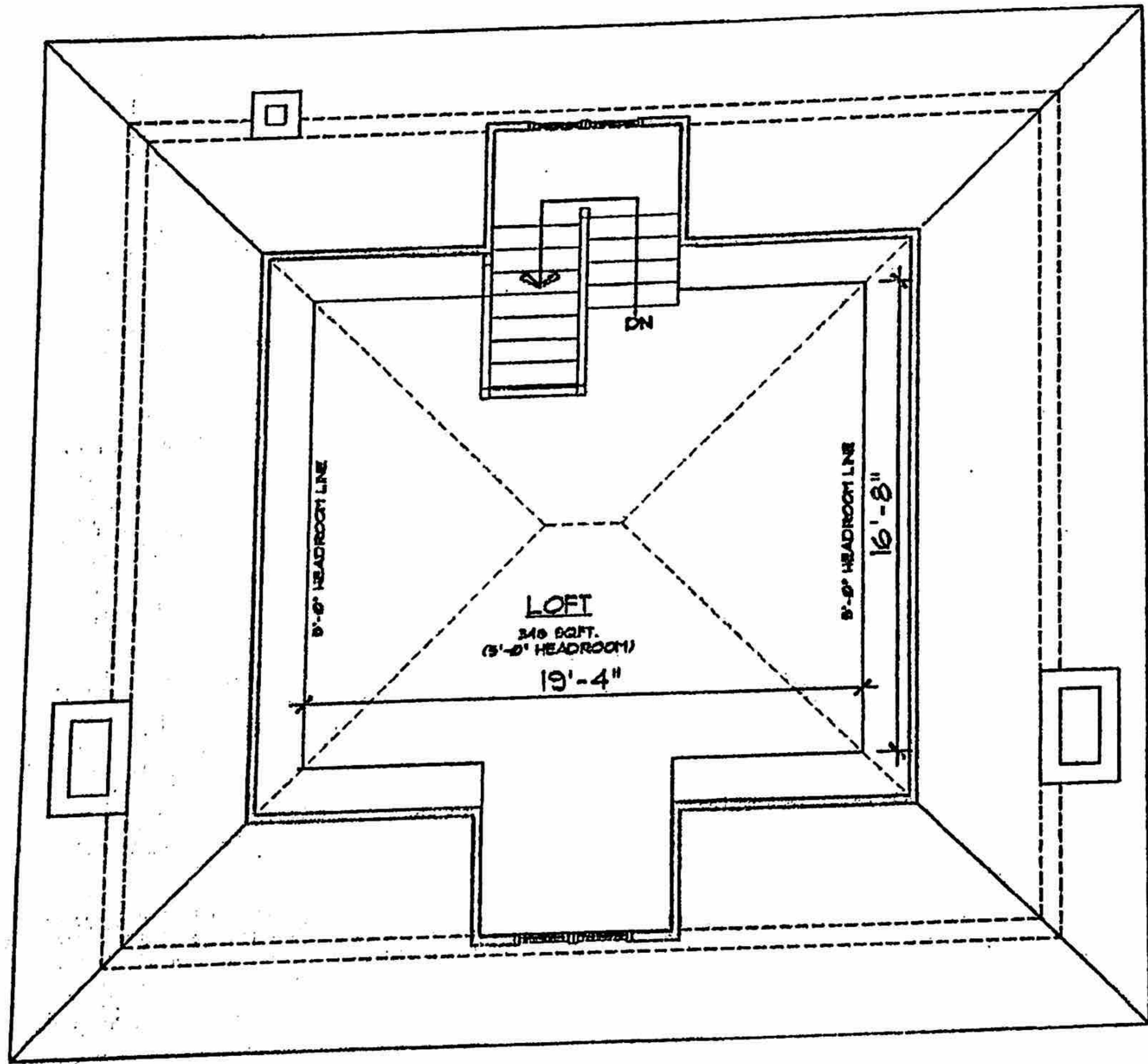
SCALE: 1/8" = 1'-0"



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 S.W.S. LLC
 6651 Arapahoe Dr
 Evergreen, CO 80439

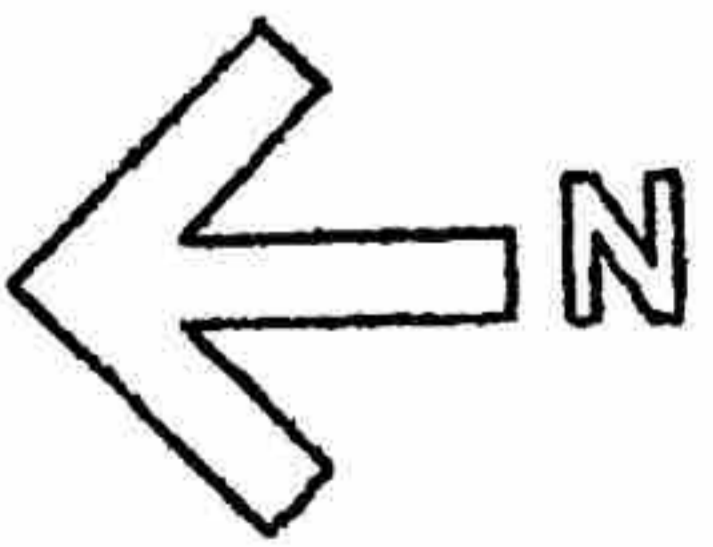
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 Brice Hancock (Applicant) 4-16-18

PROJECT NO. Hancock-01
 ISSUED 7/18/2016
 REVISED
 SHEET NO. 1 of 4



LOFT FLOOR PLAN

SCALE: 1/8" = 1'-0"



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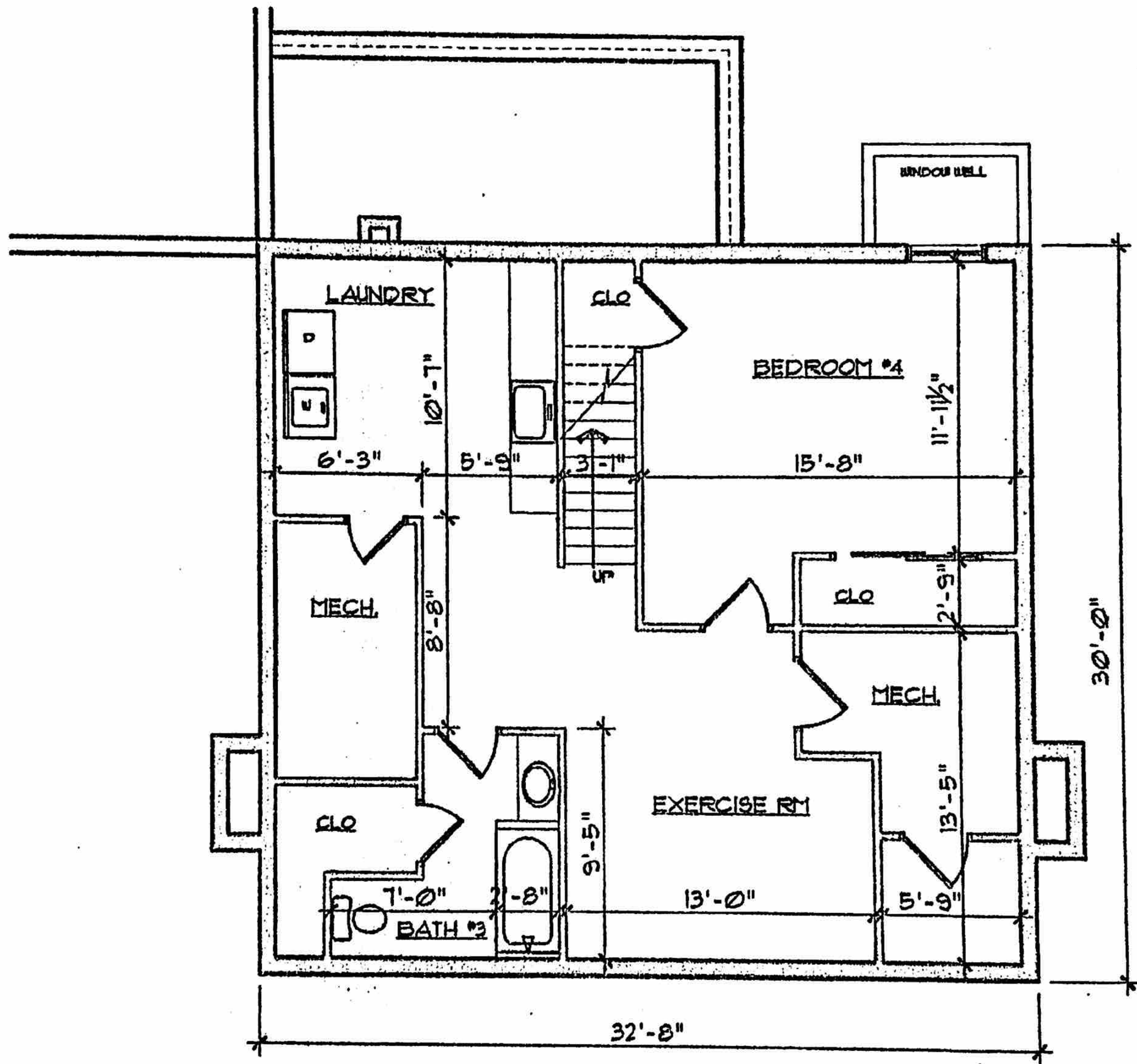
1470 Clayton Street
Denver, Colorado
 Brice Hancock (Applicant) 4-16-18

PROJECT NO. Hancock-01

ISSUED 7/18/2016

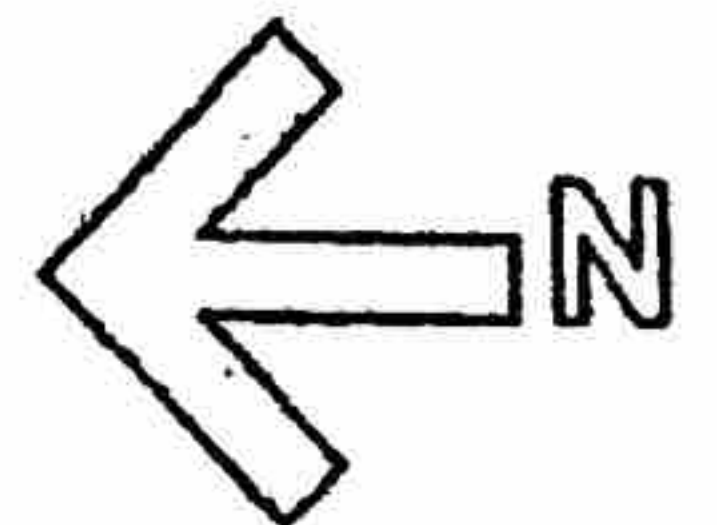
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SHEET NO. 3 of 4



LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



DRAWN BY:

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Evergreen, CO 80439

1470 Clayton Street
Denver, Colorado
Brice Hancock (Applicant) 4-16-18

PROJECT NO. Hancock-01

ISSUED 7/18/2016

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SHEET NO. 4 of 4