



**Earn up to 13 Hours MCLE Credit
Including One Hour of Ethics**

Earn up to 13 Hours Real Estate Credit

Earn up to 13 Hours AICP/CPDP Credit

13th Annual Conference!

Land Use: Getting to Yes

The Approval Process from Soup to Nuts

December 7-8, 2006 • The New Hyatt Regency Denver at the Colorado Convention Center

Featuring Speakers From:

- Denver City Attorney's Office
 - The Fellows Companies
 - Civitas
 - The Kenney Group
 - Douglas County Community Development
 - Starboard Realty Group
 - Denver City Council
 - Community Mediation Concepts
- ... and some of Colorado's top practitioners!

Who Will Benefit:

Attorneys • Legal Staff • Planners
Consultants • Developers • Real Estate Professionals
Appraisers • Contractors • Builders • Architects
Landowners • Governmental Officials
Environmental Representatives
**... and anyone who is interested
in land use law issues in Colorado!**



Visit our website at [cle.com](http://www.cle.com) for a complete listing of MCLE requirements in all states. You will also find a schedule of our upcoming conferences and a listing of available homestudy courses.

Register Online at www.cle.com or Call (800) 873-7130
Conference Schedule and Speaker Biographies Inside



Thursday, December 7 **Friday, December 8**

8:30 Registration and Continental Breakfast

9:00 **Introduction and Overview**
Thomas J. Ragonetti, Esq., Program Chair
Otten, Johnson, Robinson, Neff & Ragonetti, Denver

9:15 **The Various Approvals and Standards**
 What We're Getting and What We Have to Show for It
James T. Johnson, Esq.
Otten, Johnson, Robinson, Neff & Ragonetti, Denver

10:15 Morning Break

10:30 **The Developer**
 Organizing the Effort
Chris Fellows, Founder
The Fellows Companies, Littleton

11:30 **The Developer's Planner**
 Role and Recommendation
Mark Johnson, Principal
Civitas, Denver

12:30 Lunch Break

1:45 **The Developer's Lawyer**
 Role and Recommendation
Thomas J. Ragonetti, Esq., Program Chair

2:45 Afternoon Break

3:00 **The Developer's Lobbyist**
 Role and Recommendation
David Kenney, Principal
The Kenney Group, Denver

4:00 **Planning Staff**
 What They Do; Ways to Help Your Case
Peter A. Italiano, Director
Douglas County Community Development, Castle Rock

5:00 Adjourn

8:30 Continental Breakfast

9:00 **Overview of Day Two**
Thomas J. Ragonetti, Esq., Program Chair

9:15 **Planning Commission**
 What It Does; Ways to Help Your Case
Bruce C. O'Donnell, President
Starboard Realty Group, Denver, and
Planning Commissioner
City and County of Denver

10:15 Morning Break

10:30 **Legislative Body**
 What It Does; Ways to Help Your Case
Jeanne Robb, Councilwoman, District Ten
Denver City Council

11:30 Lunch Break

1:00 **Ethical Considerations in Land Use and Zoning Matters**
 Conflicts of Interest; the Interplay Between Ethics Codes; Quasi-Judicial Decision Making
Karen Avilés, Esq., Assistant City Attorney Specialist, Municipal Operations Section
Denver City Attorney's Office

2:00 Afternoon Break

2:15 **Mediation**
 Facilitated Negotiation and a Process for Change
Steve Charbonneau, Executive Director
Community Mediation Concepts, Longmont

3:15 **Litigation**
 In the Event You Are Disapproved
Thomas Macdonald, Esq.
Otten, Johnson, Robinson, Neff & Ragonetti, Denver

4:15 Q&A Panel
Members of the Faculty

4:30 Evaluations and Adjourn



<p>Save These Dates!</p>	<p>Private Equity SuperConference November 16-17, Charlotte</p> <p>Land Use Law November 30-December 1, Albuquerque</p>	<p>Winning Your Next Appeal December 8, Denver</p> <p>Ethics December 11, Denver</p>	<p>Eminent Domain December 11-12, San Francisco</p> <p>Litigating Land Use December 11-12, Tampa</p>
<p>For more information about these and other programs, visit our website at www.cle.com.</p>			

Land Use: Getting to Yes

meet your faculty

Program Chair

Thomas J. Ragonetti has unparalleled expertise in land use, government regulation, public-private transactions and related matters. He is a recognized specialist in the legal fields of land use planning and regulation, public finance for private development, annexation, urban development, zoning and historic preservation. For over 25 years, he has been immersed both professionally and personally in development issues throughout Colorado. He teaches in the areas of land use law and city planning at the University of Colorado and the University of Denver, and he is a frequent speaker on all aspects of land use law.

Karen Avilés has been with the Denver City Attorney's Office for 18 years, where her focus has been on real estate development, municipal finance, and land use. She advises City Council and the Planning Board and has represented the City before Denver's Board of Adjustment-Zoning for many years. She has been involved in drafting Denver's Mixed-Use, B-5 (downtown) and industrial zoning codes; regulations involving group homes and homeless shelters; and most zoning map amendments. She is currently involved in the City's Zoning Code Task Force to update Denver's Zoning Code.

Steve Charbonneau and his nonprofit organization provide conflict resolution, mediation and facilitation for several Colorado municipalities, including Denver and Westminster, and their elected officials, police, public works and other city agencies. They handle over 300 cases annually. He also works with businesses and other organizations in conflict resolutions settings.

Chris Fellows and his Colorado-based firm have extensive experience in all phases of commercial development. He and his firm are responsible for the redevelopment project at Bandimere Speedway, the Motor Sports Recreation and Entertainment Facility, among many other projects.

Peter A. Italiano first worked in the Denver area as a landscape architect and then as a land planner. He later decided to look to local government as an opportunity to make a difference. As Community Development Director since early 2000, he has been responsible for the leadership of the Planning and Zoning, Building, and Community Services Divisions. He is a member of the American Planning Association and the Urban Land Institute.

James T. Johnson is with his firm's land use, real estate, and litigation groups. His practice is unusual in that it includes traditional transactional elements as well as litigation. He was previously a practicing civil engineer for a national environmental consulting firm, which specialized in closing former military bases for the U.S. Department of Defense. He is still a registered Professional Engineer in Colorado.

Mark Johnson is a leading architect and urban designer known for his creative approach and broad experience in the design of public spaces and industrial landscapes.

David Kenney has over a decade of government affairs, public relations and political consulting experience in Colorado. He served as campaign manager for former Denver Mayor Wellington Webb in 1995 and was recently an advisor to John Hickenlooper's successful campaign. He has worked extensively in commercial real estate development with some of Colorado's leading development companies, and was formerly a partner with Monaghan-Kenney & Associates.

Thomas Macdonald specializes in real estate and land use. He has substantial experience in all areas of real estate law, with particular emphasis in real estate lending, foreclosures, workouts and bankruptcies. He also represents public and private sector clients in complex litigation involving land use and governmental regulation. He is a frequent lecturer at land use and real estate seminars. Chambers USA recently ranked him one of the top land use lawyers in Colorado.

Bruce C. O'Donnell specializes in project management for real estate development, and in securing governmental approvals and land-use entitlements for all types of real estate projects. Starboard Realty assists clients with transaction structuring and negotiation strategies for a variety of real estate projects. Prior to forming Starboard, Mr. O'Donnell served as Colorado vice president for Terrabrook, a national land development company specializing in the development of suburban master planned communities. He is currently serving his third term as a Planning Commissioner for the City and County of Denver.

Jeanne Robb was elected in 2003 and she represents central Denver, including its many museums, schools, the police headquarters, and Denver's historic parkway system. Councilwoman Robb serves the interests of zoning and planning issues in her district as Chair of the Blueprint Denver Committee, Vice Chair for the Public Amenities Committee, and as a member of the Safety, Public Works, and FasTracks Committees. She is also on the Mayor's Denver Commission on Homelessness and the Mayor's Parking Commission.

CLE International Managing Program Attorney:
Heidi A. Ray, heidi@cle.com.

conference information

Continuing Education Credit

MCLE: This course has been accredited by the Colorado Board of Continuing Legal and Judicial Education for a maximum of 13 hours of credit, including one hour of legal ethics.

Real Estate: This course meets the requirement for up to 13 hours of credit from the Colorado Division of Real Estate.

Planners: This course meets the requirements for up to 13 hours of AICP/CPDP credit.

CLE INTERNATIONAL is an approved provider in all states having mandatory CLE requirements. For accreditation in other jurisdictions or disciplines, please contact **CLE INTERNATIONAL** at (800) 873-7130 or (303) 377-6600.

Registration

Advance registration is recommended, and you are encouraged to mail in your registration early. Or simply call in your registration or home study order to (800) 873-7130 or (303) 377-6600, fax the Registration/Order Form to 303-321-6320, email your registration to registrar@cle.com or register online at www.cle.com. Full payment is due at the time of registration. Walk-in registrations will be subject to space availability. Please call **CLE INTERNATIONAL** at (303) 377-6600 if you require any special accommodations.

Reserve Your Room Early

The Conference will be held at the new Hyatt Regency Denver at Colorado Convention Center, 650 15th Street, Denver, CO 80202.

To secure your space and get the best rate, please call Community World Travel at (888) 724-0500 or (303) 316-4833, or visit www.communityworldtravel.com.

Tuition: \$595

The tuition fee of \$595 per person (\$495 for government employees, 501(c)(3) organizations, full-time judges, law students and paralegals) includes attendance at all sessions, course materials, continental breakfasts and coffee breaks.

Save When Two or More Register

Save \$200 or more with our multiple registrant discount! For two or more registering from the same firm, tuition is only \$495 (\$395 for government employees, 501(c)(3) organizations, full-time judges, law students and paralegals).

About CLE INTERNATIONAL

CLE INTERNATIONAL, a leading provider of continuing professional education, has been presenting high-quality programs nationwide since 1983.

CLE INTERNATIONAL is a recognized sponsor by the State of Colorado Supreme Court Board of Continuing Legal and Judicial Education.

Course Materials

Each registrant will receive a set of course materials, prepared by the speakers especially for this Conference, which will be a valuable future reference. The course materials alone are available for \$95 plus \$10 shipping and handling.

Homestudy Package

If you cannot attend, **CLE INTERNATIONAL** also offers a complete audio transcript of the Conference (including all course materials) for \$595 plus \$10 shipping and handling. This package has been approved for self-study credit by the State of Colorado Supreme Court Board of Continuing Legal and Judicial Education.

Cancellation

Full tuition refunds (less a \$50 administrative charge) will be given only if notice of cancellation is received by 5:00 p.m. MST on the Friday prior to the Conference. Substitutions may be made at any time.

Sponsorship

Sponsorship and exhibition opportunities are still available. For more information, please contact Shauna Kraccek at (800) 873-7130 or shauna@cle.com.

13th Annual Conference!

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The Approval Process from Soup to Nuts

December 7-8, 2006 • The New Hyatt Regency Denver at the Colorado Convention Center

YES! Please register the following:

Name: _____

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Check here if you do not want email notification of future programs.

I cannot attend. Please send me:

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Bringing You Essential Strategies for the 21st Century

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**The Various Approvals and Standards:
What We're Getting and What We Have to Show for It**

**The Developer, the Developer's Planner, Lawyer and Lobbyist:
Organizing the Effort; Roles and Recommendations**

**What the Legislative Body, Planning Staff and
Planning Commission Do: Ways to Help Your Case**

Mediation and Litigation

