

# MEMORANDUM

To: Genesee Foundation Board Members

From: William P. Stanton

Subject: **Agenda Item VI-C-2, Land Development Liaison Report**

Date: February 14, 2007

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## **Introduction**

The Land Management Liaison is responsible for reviewing plans referred to the GF from the county and keeping abreast of the status of development on property adjacent to Genesee.

## **Referrals**

The GF, as a registered HOA with the county, occasionally is asked to review and comment on proposed projects from the Jefferson County Planning and Zoning Division. On January 19, staff received a revised proposal for the development of land known locally as the Air Force Property.

DCP Development/Quebec Village Associates is proposing to subdivide a 25.2-acre parcel of land north of The Preserve into 8 home sites to be known as “Genesee Estates.” The property is located at the southeast corner of Genesee Mountain Road and Genesee Avenue, and it is zoned for single-family residential development and is part of the Genesee ODP.

According to the developer, the project “is conceived as a covenant controlled, custom home community with large lots varying in size from two to seven acres. The development will provide well over 50% open space and cause minimal disruption to the natural environment.”

As a compromise to early neighborhood feedback, the developer reduced the original density from 13 lots to 8 lots.

The property is located in the Genesee Water & Sanitation District, and there are problems with connecting the water and sewer infrastructure to the new homes. Due to elevation differences, a pump station located in The Preserve was originally proposed to provide sufficient water pressure at the homes. Residents in The Preserve wanted the pump station constructed below ground, so the developer is now proposing individual booster pumps and cisterns at each home site instead. Sewer lines will be gravity flow.

There is also a problem with the existing easement, which apparently is designated as a 20-foot wide drainage easement. In order to maintain a 10-foot separation between water and sewer

lines, a minimum 30-foot utility easement across open space is required. The developer could ask the GW&SD to exercise their condemnation powers to obtain the necessary utility easements from The Preserve.

The property is located in the Genesee Fire Protection District but there are problems since no fire hydrants are currently proposed. The county is requiring a 31,560-gallon fire protection cistern, in addition to the individual cisterns. The fire protection cistern might be filled through a separate water meter or from one of the private meters. If fire hydrants are required, there will need to be a pump station down below in The Preserve. The Fire District tabled the issue until they could decide if they could approve a non-hydrant subdivision as a matter of policy. They may ask for sprinkler systems in each home.

A final issue is the proposed name of the subdivision, which conflicts with the already platted 100 acre lot "Genesee Estates" located off Montane Drive East.

Residents of The Preserve neighborhood held a meeting with the developer to discuss these issues on February 12.

### **Adjacent Property**

- On February 7, I completed my preliminary inventory of adjacent properties using current data and maps from the Jefferson County Assessor's office. I have compiled a notebook of my findings and attached a list of the properties to this memo.
- On February 9, I met with Kirk Hagaman, a GIS Specialist with the Jefferson County Planning and Zoning Division. He agreed to update the 11-year old ARC-View map of adjacent property by the end of this week.

**Selected Properties Near the Genesee Foundation Boundary**  
February 2007

<u>Schedule</u>	<u>Parcel ID</u>	<u>Owner</u>	<u>Property Type</u>	<u>Quarter</u>	<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Map</u>	<u>Area in</u>
				<u>Section</u>				<u>Key</u>	<u>Acres</u>
047709	40-191-00-001	Tyson Dines, Jr. et. al., Trustees	Agricultural	NE	19	4	70	1	159.00
047832	40-201-00-001	John F. Medved	Agricultural	SE & NW	17 & 20	4	70	11 & 7	127.07
131589	40-202-00-002	Kendi L. & Christopher Thiede	Agricultural	NW	20	4	70	46	14.26
136789	40-202-00-003	Kathleen & Terry Thiede	Agricultural	NW	20	4	70	50	11.51
131590	40-202-00-004	Marlene E. & David A. Stecker	Agricultural	NW	20	4	70	47	36.36
047838	40-203-00-001	Stanley A. Thiede	Agricultural	SW	20	4	70	3	123.83
092640	40-203-00-016	Tyson Dines, Jr. et. al., Trustees	Agricultural	SW	20	4	70	1	40.00
047681	40-204-00-002	Ernest Braun	Agricultural	SE & NW	20 & 29	4	70	5 & 12	160.00
197362	40-292-00-001	Braun Family Trust	Agricultural	NW	29	4	70	54	41.35
096572	40-293-00-002	Braun Family Trust	Agricultural	SW	29	4	70	3	75.78
047716	40-294-00-005	Jacquie & Mack S. Anderson	Residential	SE	29	4	70	4	39.64
071281	40-294-00-024	Theodore W. Bowen	Vacant Land	SE	29	4	70	45	16.43
066674	40-312-00-001	Castle Springs Manor, LLC	Residential	NW	31	4	70	4	12.00
047801	40-313-00-002	Bear Creek Development Corporation	Agricultural	SW	31	4	70	5	320.00
176613	41-133-00-003	Girl Scouts of Denver	Exempt	SW	13	4	71	6	10.00
096788	41-133-00-005	Quebec Village Associates, LTD	Non-Residential	SE	13	4	71	39	25.59
198656	41-134-99-003	Patricia Raetz	Residential	SE & NE	13 & 24	4	71	20 & 8	13.06
206696	41-134-99-005	Establishmet - Lorris Anstalt Vaduz Liechtenst	Residential	SE & NE	13 & 24	4	71	10 & 7	10.98
029135	41-231-00-001	MJP Golden, LLC	Agricultural	NE	23	4	71	4	8.50
029389	41-231-00-002	Marjorie M. Price	Residential	NE	23	4	71	1	20.33
029563	41-233-00-001	Ralston Family Limited Partnership	Agricultural	E2	23	4	71	2	411.67
047792	41-241-00-004	Lillian & Harold W. Parker	Residential	NE	24	4	71	9	5.74
047742	41-241-00-005	Finsden Investments, Inc.	Residential	NE	24	4	71	10	14.84
089377	41-242-00-004	Macy J. Price Family, LLC	Vacant Land	NW	24	4	71	21	151.20
012167	41-253-00-001	Winifred N. & Quentin R. Felch	Agricultural	SW	25	4	71	7	21.90
012316	41-253-00-002	Winifred N. Felch	Agricultural	SW	25	4	71	8	10.00
012315	41-253-00-003	Winifred N. Felch	Agricultural	SW	25	4	71	3	10.00
449404	41-253-01-004	Staci R. & Scott A. Wilson	Vacant Land	SW	25	4	71	4	10.78
449403	41-253-01-005	Staci R. & Scott A. Wilson	Vacant Land	SW	25	4	71	3	10.90
005959	41-254-00-001	James W. Williams, Jr.	Vacant Land	SE	25	4	71	11	41.96
200311	41-254-00-002	Dale M. & Michele P. Lutz	Agricultural	SE	25	4	71	15	36.42
200361	41-254-00-003	Susan Jean & Leslie W. Bonde	Agricultural	SE	25	4	71	16	11.83
202810	41-254-00-005	Thomas P. Massopust	Agricultural	SE	25	4	71	22	35.03
012380	41-261-00-001	Bear Creek Development Corporation	Agricultural	NE	26	4	71	3	160.00
012122	41-262-00-001	Ralston Family Limited Partnership	Agricultural	NW	26	4	71	2	256.34
207475	41-263-00-001	Ralston Family Limited Partnership	Agricultural	NW	26	4	71	9	69.38
199832	41-264-00-002	Priscilla V. Baldwin	Vacant Land	SE	26	4	71	5	35.00
199834	41-264-00-003	Judith L. & Warren E. Wood	Residential	SE	26	4	71	6	10.00
199839	41-264-00-004	Emily & David M. Spencer	Residential	SE	26	4	71	7	35.00
199840	41-264-00-005	Priscilla V. & Michael C. Baldwin	Residential	SE	26	4	71	8	35.00