

MEMORANDUM

To: Genesee Foundation Board Members

From: William P. Stanton

Subject: **July 11, 2007 Genesee Foundation Board Meeting,
Agenda Item VII.D.2., Land Development Liaison Report**

Date: July 11, 2007

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. We received no referrals since the last meeting.

County Land Development Regulation Amendments

Jefferson County is proposing changes to Sections 4 and 24 of the Jefferson County Land Development Regulations pertaining to submittal requirements for fire protection and the fire protection section of the LDR. The proposed revisions may be reviewed on their website at <http://planning.jeffco.us> under Regulation Revisions. Public hearings have been set for August 1 and August 14.

Public Outreach Survey

Jefferson County Planning and Zoning is looking for feedback as they develop a new public outreach program. They have posted a 5-minute survey on their website at <http://planning.jeffco.us>.

Adjacent Property

On June 25, 2007 Gary Anderson, Carla Andrews, and I met with Jack Kavanaugh, Terry Matthews, Jeff Willis and Rich Laws regarding the possible sale and development of the Ralston

property. Jack Kavanaugh and Terry Matthews are brokers with Fuller Real Estate offering the Ralston property. Jeff Willis with Talavera Properties of Aurora and Rich Laws with Berkley Homes of Aurora are the potential buyers.

The property is listed in three separate parcels totaling 780 acres. The largest property is 435 acres and shares a border with the Foundation. This is the parcel most likely to be developed in the short term. The original plat for the Foundation contains two access points into this 435-acre parcel, one from Tamarac Drive and one from Northridge Court. Later a third access from the Foundation was platted off Holly Court.

The property is under contract, and the buyers are doing due diligence by meeting and talking with adjacent property owners and service districts (water & sanitation districts and fire protection districts). They asked about Genesee values, and we discussed briefly such topics as Genesee's annexation policy, open space, ecology, trails, fire mitigation, private drives, traffic concerns, and building density.