

Memorandum

DATE: OCTOBER 4, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT *SK for TQ*
CC: HEATHER SCOTT, AICP, PRINCIPAL PLANNER
JEANETTE L. BARE, AICP, CURRENT PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: RIVER CANYON PLANNED DEVELOPMENT, 11TH AMENDMENT
PROJECT FILE: ZR2024-009

Attached is a letter from the original developer addressing the original intent of the River Canyon PD. There is also updated correspondence from the Roxborough Park Foundation and additional public correspondence received after the staff report packet dated June 26, 2024.

ATTACHMENTS

Letter from Steven A Nichols (8/9/24)
Email from Roxborough Park Foundation (9/25/24)
Additional correspondence from citizens

August 9, 2024

Douglas County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Re: 11th Amendment to River Canyon Development Plan (Ravenna)

Douglas County Commissioners,

Recently, a December 1998 "Echoes" newsletter article about the River Canyon Development written by Gail Northrop, editor, was brought to my attention.

Her article indicated that with the new plan "the common property line between Roxborough North and River Canyon project would be left as open space or golf course property".

First, I state that for four years and more than 300 meetings about the River Canyon plan I never made any promises to anyone, including our combined planning group consisting of ourselves, neighbors, naturalists, environmentalists and representatives from the Audubon Society.

It is well known to me and our group through our decades of development work that only the County Board of Commissioners can approve a final zoning and planning document, which often goes through many iterations before final approval.

The plan referenced in the article was not the final plan submitted to the commissioners. There are differences between the final approved version and what was reported in her article.

I hope this statement clears up any confusion about promises that were alleged to have been made in past meetings.

Sincerely,



Steven A Nichols
Original Manager of River Canyon, LLC

State of Colorado)

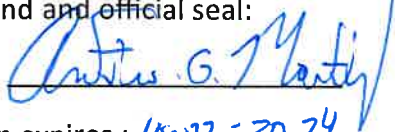
)ss

County of Jefferson)

The foregoing statement was acknowledged before me this 9th day of August, 2024 by Steven A. Nichols.

Witness my hand and official seal:

Notary Public :



My commission expires : 10-02-20 24

ANTONIO G. MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033351
MY COMMISSION EXPIRES 10/02/2024

From: [Brian Lence](#)
To: [Heather Scott](#)
Subject: ZR2024-009
Date: Wednesday, September 25, 2024 12:34:34 PM
Attachments: [DC Attachments_SP2005-116.pdf](#)

Good afternoon, Heather,

I am writing to provide further information for the County Commissioners regarding the Perpetual Access Easement Agreement between Roxborough Park Foundation and River Canyon of May 8th, 2006. Please also reference the pdf attached to this email. This narrative will also be given by way of public testimony at the scheduled BOCC Land Use/Public Hearing on October 8th.

On April 26, 2024, in the County Engineering's Referral Response, Al Peterson, Senior Development Review Engineer noted two items:

“First: The extension of Cicero Ct to accommodate the four proposed lots exceeds the maximum length of roadway (1200’) on a single point of access. Thus, emergency access from Roxborough Drive North would be required. Please have the Roxborough Park Foundation provide written confirmation that they would support this emergency access in this location.

Second: if the Roxborough Park Foundation would support this emergency access, a formal access easement will be required across the Foundation's property to reach the River Canyon PD boundary.

Engineering cannot support the approval of this PD Amendment until these issues have been addressed.”

At the July 1st Planning Commission Hearing, this letter was read, and Staff were asked for comment. Staff stated that “this is an existing emergency access at that location for access to the water tower for purposes of construction towards that water tank. The (easement) specifically adjacent to that planning area is for access for the water tower.”

Commissioner Jim Allen asked, “But it has not been approved for private use for potential residents at those properties, correct?” The response was, “It was just for access at the time for construction of the water tower and current needs, correct”.

SP2005-116 was a Site Improvement Plan for a buried water tank and pump house on the River Canyon property. The Foundation granted a temporary construction easement on March 8th, 2006 to construct this facility, and on May 8th, 2006, granted a perpetual access easement for emergency access as required by the West Metro Fire Protection District in their letter of December 22, 2005. The Foundation's referral response of February 24, 2006, stated: “Acceptable terms and conditions in consideration of good faith negotiations”. In other words, this easement agreement was negotiated in good faith for the purposes of access to and from the pump house in the event of an emergency.

Roxborough Park Foundation resident and Board members at the time, Herb Livingston, will attest that the easement was NEVER associated with potential future housing. The Foundation suggests that if the applicant is looking to this easement to satisfy Engineering's requirements for emergency access, then this is in bad faith.

Considering the Foundation's objection to this development, if no easement was in place currently and the developer had approached the Foundation for emergency access to serve these four particular lots, the Foundation would not enter into a formal access easement for the property.

Sincerely,

Brian Lence, CMCA®, AMS®, PCAM®
General Manager
Roxborough Park Foundation
6237 Roxborough Drive
Roxborough, CO 80125
Phone 303-979-7860
Fax 303-979-0624
Email blence@roxboroughparkco.com
Website www.roxboroughparkco.com



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West Metro Fire Protection District

433 S. Allison Parkway
Lakewood, CO 80226

Bus: (303) 989-4307
Fax: (303) 989-6725
www.westmetrofire.org

December 22, 2005

Bill Brown
Ravenna
1623 Blake Street
Denver, CO 80202

Re: Ravenna, Water Tank and Pumping/Treatment Building

Dear Bill,

This property is within the West Metro Fire Protection District (WMFPD). Fire service will be provided, as long as provisions of the International Fire Code, 2003 edition, including amendments are met in development.

After reviewing the proposed site plan for the water tank and pumping/treatment building it is the opinion of the fire district that access from Roxborough Drive North in the vicinity of the Heritage Run cul de sac would be preferred.

The access road shall be a minimum of 12 feet wide and capable of supporting 60,000 pounds. If grass-crete is used, an engineers stamp must be provided verifying the load bearing capabilities. The road shall be marked with delineators verifying the roads location. The access road shall be maintained at all times. Appropriate turnaround/hammerhead shall be designed at the dead-end near the building.

WMFPD reserves the right to provide additional comments/requirements at the time when plans are submitted and reviewed per applicable codes and amendments.

If you have any questions contact me at 303-989-4307 extension 513 or e-mail: dabbink@westmetrofire.org.

Respectfully,

David Abbink, Deputy Chief/Fire Marshal



DOUGLAS COUNTY
Community Development Department
Planning Division
100 Third Street, Castle Rock, CO 80104
[303-660-7460, FAX 303-660-9550]
www.douglas.co.us

RECEIVED
FEB 27 2006

REFERRAL RESPONSE REQUEST

DATE SENT: February 24, 2006

COMMENTS DUE: March 31, 2006

File #/Name: SP05-116 10902 Waterton Road 1st Revision
Project Type: Site Improvement Plan for buried water tank and pump house on Ravenna Golf Course

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

No Comment

Please be advised of the following concerns:
NO COMMENTS; ACCEPTABLE TERMS & CONDITIONS
~~IN~~ IN CONSIDERATION OF GOOD FAITH NEGOTIATIONS
FOR PERMANENT EASEMENT AGREEMENT BETWEEN
RAVENNA AND ROXBOROUGH PARK FOUNDATION

See letter attached for detail.

AGENCY: ROXBOROUGH PARK FOUNDATION

Your Name: HERBERT V. LIVINGSTON, MEMBER OF THE BOARD
(please print)

Your Signature: *H.V. Livingston*

Phone #: _____ Date: _____

If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Karen Griffith

Karen Griffith
Chief Planner

Enclosure

Applicant Fax #: 303-925-0547

To Herb 2-2-06

Bill Brown

From: Joyce [roxpark@ecentral.com]
Sent: Thursday, March 23, 2006 3:50 PM
To: bschwasi@douglas.co.us
Cc: Bill Brown; Herb Livingston
Subject: Access Agreement

March 23, 2006

Brad,

As we recently discussed, the Roxborough Park Foundation Board of Directors previously voted to enter into an agreement with Ravenna granting access to the tank. That agreement is in negotiation between both parties and an agreement will eventually be signed.

Thanks,

Joyce Garrett

General Manager

Roxborough Park Foundation

From: [Jean Link](#)
To: [Heather Scott](#)
Subject: Re: ZR2024-009
Date: Thursday, September 26, 2024 12:00:42 PM

Dear Heather,

Sorry to stalk you. It's Jean Link again. Twice, I took off work to attend the Douglas County public hearing and two times it was delayed. This time, I am out of town but want to express again how opposed I am to this project.

Additionally, The Schmitt nature center was generously donated to the public after Ravenna was already built sits directly next to where the new buildings are proposed. I think the donor would be rolling over in his grave if he knew this scenic spot would now be peering into the back of a mega home! That was clearly not the intent of the family that so generously donated the land.

Once gain, I am opposed to this project as our home site was selected based upon the views that will be gone. Since Ravenna was already developed, we did not consider this possibility prior to purchase and may have selected something else.

Thank you and Douglas County for taking this complaint seriously!

Respectfully,
Dr. Jean Link

From: Jean Link <jeanlink@msn.com>
Sent: Wednesday, April 24, 2024 3:56 PM
To: hscott@douglas.co.us <hscott@douglas.co.us>
Subject: ZR2024-009

Hello Heather,

My name is Jean Link and I reside at 10939 Elk Horn Run, almost immediately behind the proposed development. Our land was selected after thoughtful consideration of several properties based upon the view. It was our understanding that since we were looking at a golf course, our views were protected and that was a huge factor in our selection process. This was the largest single purchase we have ever made.

I am committed to doing everything reasonable to protect the value of our property both financially and in terms of the quality of our experience living there. Can you tell me, are there planning meetings that we should attend? Also, would hiring council provide any additional protection or strategic value?

Any help you could give me to navigate this process with the highest probability of at least

presenting a sound argument would be greatly appreciated. Since I have only built one home in my life, I have never been in this position before. I don't know if hiring an attorney would be helpful, inflammatory or a complete waste of money.

I am strenuously opposed to this project . Thank you in advance for your careful consideration and for any help in navigating this process.

Respectfully,
Dr. Jean Link

From: [Richard McNaughton](#)
To: [Heather Scott](#)
Subject: Development
Date: Monday, August 26, 2024 7:10:43 PM

I wanted to let you know that I am opposed to further development into Rox Park from Ravenna.

Thanks,
Rj
Sent from my iPad

From: [Rox](#)
To: [Heather Scott](#)
Subject: Fwd: Continuing Excellence: Improvements to Holes 8 and 9
Date: Tuesday, October 1, 2024 1:41:14 PM

Hi Heather,

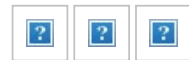
I hope you are good and the world is treating you well. Below is an email complete with video that Collins is sending to the Ravenna homeowners to get them on his side. The homeowner who forwarded this to us is not on his side. Anyway, this video shows just how much damage is going to be done to the natural habitat and wildlife corridor if this project were to be approved. Notice he never speaks of the massive homes to be built because he knows that part is totally illegal and doesn't want to bring too much attention to it. Ravenna homeowners have a lot of money and will most likely stop this project by any means.

The letters you received from the Ravenna homeowners last month shows where and just how much the destruction will be just for the golf course. With the homes, the area will be devastated! The Commissioners need to know this.

Also, we noticed that in the last meeting for another project that people who wanted to speak had to sign up. Do we need to sign up too?

Thanks, see you Tuesday.,
Roxanne Messina
303-972-7000

From: Kevin Collins <kcollins@ravennagolf.com>
Date: September 26, 2024 at 4:22:01 PM MDT
To: craig.meyer77@gmail.com
Subject: Continuing Excellence: Improvements to Holes 8 and 9
Reply-To: kcollins@ravennagolf.com



[Image](#)



Thursday, September 26, 2024

Good Afternoon Craig,

I'm excited to share an update on the improvements to Holes 8 and 9 at Ravenna. Our goal has been to enhance both these holes' beauty and playability, and I'm pleased to share more about the changes.

Here are the key improvements:

- **Hole 8** will be shifted east to better utilize the natural ravine and rock formations. The new green complex will significantly upgrade, offering better playability with more strategic pin positions and a layout designed for long par 4s.
- **Hole 9** will become a scenic par 3, with a clear view of the green from elevated tee boxes, playing over the ravine for a more dramatic experience.
- **New bridges and tee boxes** will enhance the layout, providing smoother transitions and a more immersive environment.

For more details and the construction timeline, please watch the video below:



We have a meeting with the Douglas County Commissioners on October 8th, and your support would be appreciated.

Here at Ravenna, we are committed to consistently improving the Club for our members. Our goal is to ensure that our golf course, dining experiences, and fitness programs are unmatched. I am always available for any discussions, and we genuinely appreciate your continued support.

Sincerely,



Kevin Collins
President & CEO
The Club at Ravenna
kcollins@ravennagolf.com
303.552.0432



8285 CH Dante Drive, Littleton, CO 80125 T: 720-956-1600

This message was sent to Craig Meyer <craig.meyer77@gmail.com> by The Club at Ravenna
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