



**To:** Open Space Advisory Committee  
**From:** Tom Hoby, Director of Open Space & Parks  
**Subject:** Quarterly Real Estate Update  
**Date:** June 29, 2015

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I have attached what I hope you will see as a “new and improved” version of our Quarterly Real Estate Report. We have created a spreadsheet with project reference numbers and a corresponding map with a grid that will allow you to easily locate each project. We have also divided our projects in to three categories:

1. JCOS Land Acquisitions
2. JCOS Easements, Licenses and Leases
3. City/District Projects

The JCOS Acquisition projects are identified as Active or Inactive. Active projects are defined as those that we regularly spend staff time pursuing or are of high importance. Inactive projects are those with owners that are not interested in selling at this time or may be less important. Inactive projects are monitored and the owner is contacted (or we attempt to contact them) at least once a year.

During the Quarterly Real Estate Update at the July Advisory Committee meeting, Joy Lucisano will highlight three or four projects that are noteworthy. In the interest of time, she will not review the entire list of projects. If you have questions about a project that is on the attached list, please feel free to ask them during the update or contact Joy at 303-271-5962 or [jlucisan@jeffco.us](mailto:jlucisan@jeffco.us).

Please note that we have included a comments column on the attached spreadsheet. This column has intentionally been left blank as we would like your input on the kind of information you would find helpful.

One final note, pursuant to our policy, we have removed all properties that have been requested to be removed from our list by the owner. The most noteworthy of these are the Bear Creek Development Corporation Properties on South Table Mountain and in Bear Creek.

Please let me know if you have any questions or need additional information.

# REAL ESTATE PROJECTS

Revised 7/9/2015

Map Reference	Project Number	Project Name	Acquisition Status	Acres	Acquisition Type	Description/ Comments
<b>JCOS Land Acquisition Projects</b>						
D5	OS92-103	Moran - Clear Creek Canyon (formerly King)	Active	0.19	Fee	
D5	OS92-104	Kenneth E. Lee - Clear Creek Canyon (formerly RE Enterprises)	Active	3.57	Fee	
E7	OS93-91	Three Dinos LLC - Dinosaur Ridge (formerly Rooney)	Inactive	5.51	Fee	
B5	OS99-26	Centennial Cone Park - Hudler	Active	40.92	Fee	
A5	OS99-34	Centennial Cone Park - McCoy-Tex	Active	40.60	Fee	
F8	OS00-37	Colorado Christian University (in the P&Z process)	Inactive	168.37	Fee	
C1	OS01-03	Coal Creek Canyon - Ten Eyck	Inactive	171.78	Fee	
F5	OS01-21	Welch Ditch Trail - Consolidated Mutual Water	Active	0.25	Fee	
A5	OS01-31	Clear Creek - Rich	Inactive	0.18	Fee	
G10	OS02-11	Stockwell - Ohmart (formerly Oleo Trust)	Inactive	0.18	Fee	
C5	OS02-18	Clear Creek Canyon-Indian Gulch Natural Area - Goltra	Active	4,737.59	Fee	
D8	OS02-19	Little Bear-Corwina Natural Area - Leprino	Inactive	229.58	Fee	
B3	OS02-22	Mount Tom-Van Bibber Headwaters Natural Area - Baughman	Active	705.89	Fee	
B3	OS02-24	Mount Tom-Van Bibber Headwaters Natural Area - Cappello	Inactive	865.58	Fee	
D14	OS02-26	Cathedral Spires Natural Area - Priest	Active	376.88	Fee	
C14	OS02-27	Cathedral Spires Natural Area - Ragsdale	Active	494.97	Fee	
B3	OS02-34	Mount Tom-Van Bibber Headwaters Natural Area - North Ranch Investments LLC (formerly Gulch Holdings Co.)	Inactive	37.27	Fee	
A5	OS02-35	Centennial Cone - Cowell	Inactive	110.23	Fee	
D1	OS03-11	Rocky Flats - State Land Board Section 16	Active	22.99	Fee	
C4	OS04-27	White Ranch Park - Askew (formerly Scaramella)	Inactive	46.67	Fee	
D14	OS05-13	Cathedral Spires Park - Argyle Properties Inc.	Inactive	80.36	Fee	
D5	OS06-03	Windy Saddle Park - Gardner-Walsh (formerly Stanley)	Active	0.18	Fee	
D5	OS06-04	Windy Saddle Park - Miller	Active	0.18	Fee	
F11	OS06-12	Deer Creek Canyon Park - Cromer	Inactive	9.89	Fee	

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D6	OS07-08	Apex Park - Hall	Inactive	51.65	Fee	
C11	OS07-11	Apex Park - Feland	Inactive	35.80	Fee	
D6	OS07-15	Meyer Ranch Park - Meyer	Active	40.10	Fee	
C10	OS07-23	Meyer Ranch Park - E. Meyer Trust	Active	42.34	Fee	
C8	OS07-24	Cassidy Trust & Urquhart Revocable Trust	Inactive	116.34	Fee	
C1	OS08-12	Coal Creek Canyon Park - Collins	Inactive	77.30	Fee	
C3	OS08-36	White Ranch Park - Pearce	Inactive	273.54	Fee	
E12	OS10-03	Chaparral Ventures, LLC	Active	772.58	Fee	
E12	OS10-04	Wirth	Active	20.57	Fee	
E12	OS10-25	State of Colorado (Chaparral)	Active	750.63	Fee	
B1	OS13-19	Ranch Region - Meyers	Inactive	76.86	Fee	
A4	OS14-01	Douglas Mountain - Thompson Trust, Kaptanian, Trost	Active	532.80	Fee	
A4	OS14-11	Douglas Mountain - Hunter, Elizabeth Dick Trust	Active	504.38	Fee	
C2	OS14-17	Coal Creek Canyon Park - Indigena, LLC	Active	307.88	Fee	
B2	OS14-19	Coal Creek Canyon Park - Charles A. Bonati Life Estate	Active	115.29	Fee	
D10	OS14-21	Meyer Ranch Park - Pendleton Proposal	Active	36.02	Fee	
B3	OS14-28	Mt. Tom - Golden Laredo Investors, LLC	Active	796.82	Fee	
C11	OS14-30	Flying J Ranch Park - Journey Community Church	Active	45.35	Fee	
A4	OS14-35	Douglas Mountain - Kolin	Active	80.30	Fee	
A4	OS14-36	Douglas Mountain - Donar and Lamb	Active	163.64	Fee	
E8	OS14-37	Mount Glennon - Mueller	Active	1.01	Fee	
		<b>TOTAL ACRES</b>		<b>12,990.99</b>		
		<b>TOTAL ACTIVE</b>	<b>29</b>	<b>10,633.91</b>		
		<b>TOTAL INACTIVE</b>	<b>21</b>	<b>2,357.08</b>		

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<b>JCOS Easements, Licenses and Leases</b>						
F3	OS90-49	FRICO-Farmers & Croke Trail	Inactive	261.57	Easement	
C10	OS91-107	Andiwich Land LLC - Evergreen & Conifer	Inactive	38.86	Easement	
B5	OS92-96	BLM No. 803 - Clear Creek Lease to Patent (Unpatented mineral claim) (Expires 2025)	Active	211.03	Lease	
C10	OS92-122	Lewis - Evergreen to Conifer	Inactive	0.18	Easement	
D3	OS93-113	DWB - Ralston Reservoir Trail	Inactive	27.66	Easement	
F3	OS93-55	Farmers - Farmers & Croke Trail	Active	183.18	Easement	
D2	OS93-60	DWB - N Fairmount to Boulder	Inactive	107.11	Easement	
F9	OS95-36	DWB - Easement Hogback	Inactive	6.32	Easement	
D2	OS99-45	Denver Water Board - Front Range Mountain Backdrop North IGA (Option)	Inactive	709.59	Option	
D6	OS00-72	Apex Maintenance Easement	Active	0.18	Easement	
E6	OS02-05	Martin Marietta 40 year mining lease	Active	11.90	Other	
E7	OS03-06	Matthews-Winters Park McElhinney	Inactive	0.18	Boundary Issue	
E7	OS03-07	Matthews-Winters Park Greer	Inactive	0.18	Boundary Issue	
E7	OS03-08	Matthews-Winters Park Doig & Bangert	Inactive	0.18	Boundary Issue	
E7	OS03-09	Matthews-Winters Park Mola	Inactive	0.18	Boundary Issue	
F5	OSF03-29	South Table Mountain - Denver West Conservation Easement	Active	10.49	Easement	
G11	OS03-44	Hildebrand Ranch Park - Lockheed Martin	Inactive	1,221.47	Easement	
D5	OS04-05	Grant Terry Park - Public Access	Inactive	0.18	Easement	
E8	OS04-38	Forey - Trail Easement	Inactive	3.08	Easement	
E8	OS04-39	Smith - Easement	Inactive	1.00	Easement	
D5	OS06-05	Windy Saddle Park - Bidle Trail Easement (formerly Reed)	Active	0.18	Easement	

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B3	OS07-13	Wheeler (formerly Walker-Foss Easement Amendment)	Active	0.18	Easement	
D7	OS07-31	Lair o' the Bear Park - Hodgson Water Rights	Inactive	0.18	Other	
E6	OS08-09	Matthews-Winters Park - CDOT	Active	0.18	Easement	
E5	OS08-13	South Table Mountain Public Access	Inactive	0.18	Easement	
E5	OS08-15	South Table Mountain Park - State of Colorado Access Agreement	Active	0.18	License	
E5	OS08-16	South Table Mountain Park - Golden Access Agreement	Active	0.18	License	
F5	OS08-17	South Table Mountain Park - Denver West Properties, Inc. Access Agreement	Active	0.18	License	
C11	OS08-24	Trail Corridors - Jefferson County School District R-1 West Jefferson Middle School Agreement	Active	6.18	License	
G10	OS08-31	Hildebrand Ranch Park - Xcel Energy Amended Trail Access	Active	0.36	License	
E5	OS08-32	South Table Mountain Park - Xcel Energy Trail Access	Active	0.18	License	
D5	OS09-33	Windy Saddle Park - School of Mines Agreement	Active	46.90	Easement	
D5	OS10-20	Clear Creek Canyon Park - CDOT US 6 Parking Agreement	Active	0.66	License	
D5	OS10-21	Clear Creek Canyon Park - Church Ditch Road Public Access	Active	0.27	Easement	
F5	OS10-26	South Table Mountain Park - Sedita Trail License	Active	0.08	License	
F5	OS10-30	South Table Mountain Park - Denver West Office Leasing Company, LLC License Agreement	Active	0.18	License	
C9	OS12-03	Trail Corridors - Jefferson County School District R-1 Marshdale Agreement	Inactive	1.25	License	
E7	OS13-14	Matthews-Winters Park - Three Dinos, LLC License	Active	0.13	License	
B8	OS13-27	Alderfer-Three Sisters Park - Jeffco Road & Bridge Agreement	Active	0.18	Agreement	

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B2	OS13-34	Coal Creek Canyon - Bonati Temporary Access	Active	0.18	Easement	
D2	OS14-08	Coal Creek Canyon Park - Bradbury Agreement	Inactive	8.44	Agreement	
F11	OS14-12	Deer Creek Canyon Par-Sampson Road Access	Active	33.61	Agreement	
E4	OS14-16	Van Bibber Corridor Encroachments	Active	0.90	Other	
F4	OS14-20	Van Bibber Corridor Encroachments - DeJong	Active	0.18	Agreement	
F11	OS14-22	Deer Creek Canyon Park - Black Bear Trail Transfer	Active	0.18	Agreement	
C2	OS14-23	Coal Creek Canyon Park - Brumm Trail Maintenance Agreement	Active	0.18	Agreement	
B2	OS14-24	Coal Creek Canyon Park - Lost Canyon Road Agreements	Active	4.16	Agreement	
C2	OS14-26	White Ranch Park - Cotter Operations Easement Amendment	Active	183.07	Easement	
F11	OS14-39	Sampson Road - Ebers Agreement	Active	0.46	Agreement	
F11	OS14-40	Sampson Road - BAF Realty Trust, LLC Agreement	Active	0.26	Agreement	

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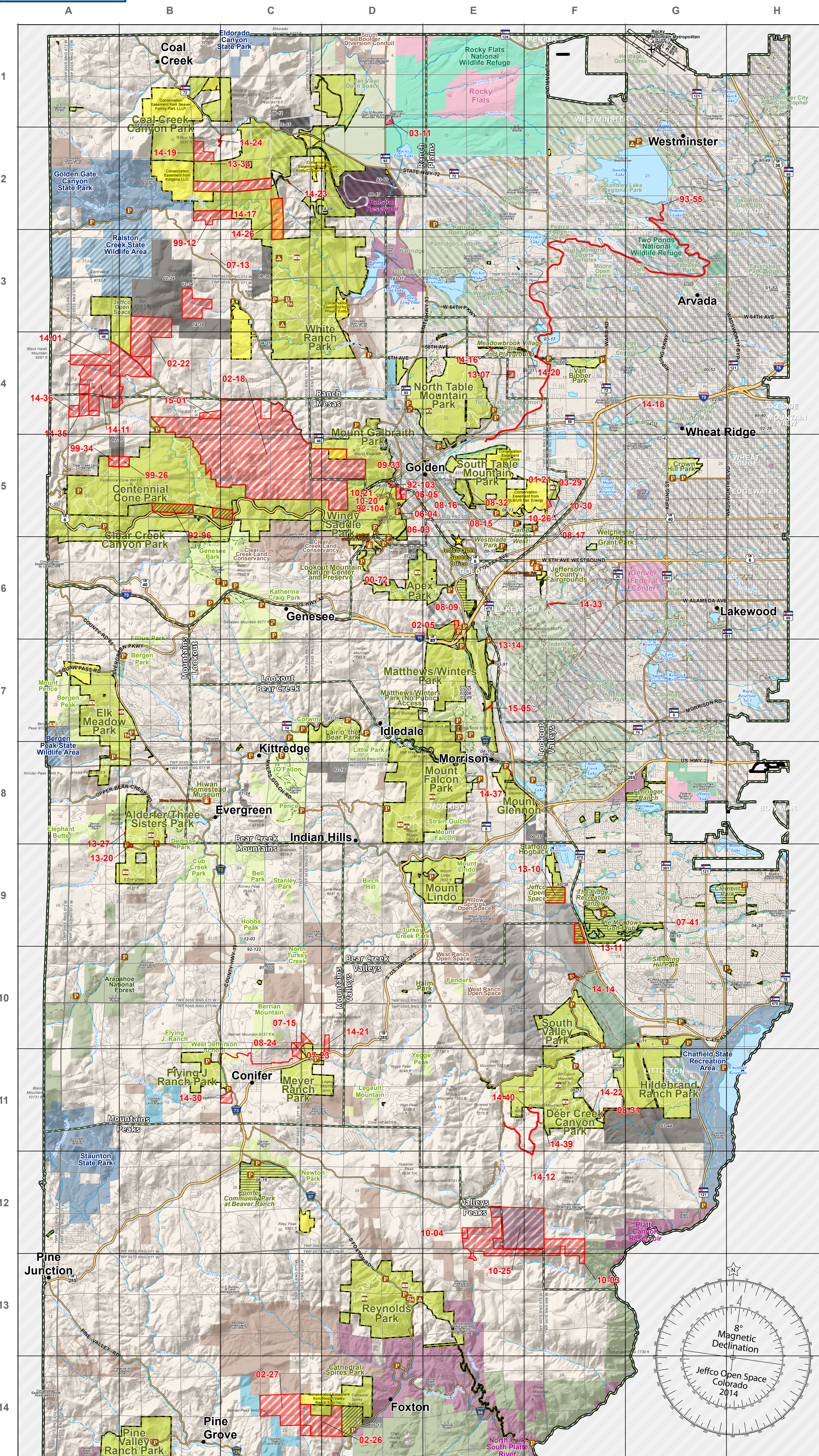
Map Reference	Project Number	Project Name	Acquisition Status	Acres	Acquisition Type	Description/ Comments
<b>City &amp; District Projects</b>						
H4	OS99-40	Wheat Ridge - Stretz (formerly Hongdoxmai)	Inactive	0.77	Fee	
G4	OS00-53	Arvada - Calabrese	Inactive	3.24	Fee	
D5	OS01-42	Golden - LCB Limited	Inactive	30.84	Fee	
H3	OS01-52	Arvada - Bellio (formerly Webb)	Inactive	26.24	Fee	
H4	OS02-39	Wheat Ridge - Randall Park Addition Major	Inactive	0.20	Fee	
G4	OS02-40	Wheat Ridge - Arvada Excavating (formerly Arvex)	Inactive	5.65	Fee	
G5	OS02-42	Wheat Ridge - Buck (formerly Neely and Harrison)	Inactive	0.47	Fee	
F4	OS03-17	Arvada - Hyatt Lake	Inactive	73.18	Fee	
G9	OS04-10	Dutch Creek Trail - Foothills Park and Recreation District Lustig	Inactive	21.47	Fee	
H9	OS04-28	Columbine-Knolls Grove Metropolitan District - 6724 Marshall Street LLC (formerly Rownaghi)	Inactive	2.67	Fee	
G4	OS04-31	Wheat Ridge - Northwest Lakewood Sanitation District	Inactive	6.35	Fee	
H1	OS05-14	Westminster City Park - R Dean Hawn Interest	Inactive	5.77	Fee	
C12	OS06-16	Beaver Ranch - Hudgins Access Easement	Inactive	0.18	Easement	
G9	OS07-41	Meadows Golf Course - Skyland Meadows Developments, Ltd. Easements	Active	0.18	Easement	
E6	OS09-13	Westblade Park - Pleasant View Metropolitan Dist. - Axtell	Inactive	0.79	Fee	
F4	OS09-31	Prospect Recreation & Park Dist. - Hunnicutt	Inactive	4.93	Fee	
F4	OS09-32	Prospect Recreation & Park Dist. Hunnicutt Lipstreu	Inactive	12.15	Fee	
E4	OS13-07	Prospect Rec. & P Dist.-Fairmount Park Deed	Active	18.59	Other	
F9	OS13-10	Ken-Caryl Ranch Metropolitan District - Parcel A Lease	Active	119.33	Lease	
F9	OS13-11	Ken-Caryl Ranch Metropolitan District - Bethel College Lease	Active	57.25	Lease	
B9	OS13-20	Alderfer-Three Sisters Park - Evergreen Park & Recreation District Agreement Amendment	Active	4.38	Agreement	

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F10	OS14-14	Ken Caryl Metro Dist. Rec Ctr. Lease renewal	Active	11.80	Lease	
G4	OS14-18	Wheat Ridge Greenbelt - Valley Water District Agreement	Active	0.18	Agreement	
F6	OS14-33	City of Lakewood - William F. Hayden Park Open Space Reverter	Active	2.25	Reverter	





**Active Projects** (Red hatched box)

**Inactive Projects** (Grey box)

**Jeffco Open Space Office** (Yellow star)

**Jefferson County Open Space Education Centers** (Blue square)

**Campground** (Green triangle)

**Park Ranger/Caretaker Residence** (Red house icon)

**Parking** (Blue square)

**Scenic View** (Green square)

**Visitor Center** (Red house icon)

**Jeffco Open Space Affiliated**

- Jeffco Open Space Owned (Light green)
- Jeffco Open Space Conservation Easement (Yellow)
- Trail Easement to Jeffco Open Space (Orange)
- Jeffco Open Space Owned (Licensed to Other Organization) (Dark green)
- Jeffco Open Space Owned (Lease to Other Organization) (Light green)
- Leased to Jeffco Open Space (Dark green)
- Licensed to Jeffco Open Space (Light green)
- Management Region Boundary (Black outline)

**Transportation**

- Local Road (Thin grey line)
- Major Highway or Park Access Road (Thick grey line)

**Public Land Survey System**

- PLSS Township (Thin grey line)
- PLSS Section (Thick grey line)

**Trails**

- Jeffco Open Space Trail (Red dashed line)
- Other Local Trail (Black dashed line)
- U.S. Forest Service Trail (Green dashed line)
- Denver Mountain Parks Trail (Blue dashed line)
- Colorado State Park Trail (Purple dashed line)

**Hydrology**

- Stream or River (Blue line)
- Waterbody (Blue area)

**Land Management**

- Municipal Boundary (Black outline)
- Other Local Park or Open Space (Light green)
- Metro/Recreation District (Yellow)
- Denver Mountain Park (Light green)
- U.S. National Forest (Light green)
- U.S. National Forest (Roadless or Wilderness Area) (Dark green)
- U.S. Fish and Wildlife (Light green)
- Ken-Caryl Ranch Master Association (Open to Public) (Light green)
- Ken-Caryl Ranch Master Association (Closed to Public) (Dark green)
- Colorado State Park (Light green)
- Colorado State Wildlife Area (SWA) (Light green)
- Colorado State Land Board (Light green)
- Other Federal (DOI, Prisons or MISC) (Light green)
- U.S. Bureau of Land Management (Light green)
- Denver Water Board (Light green)
- Private Conservation (Light green)
- Private Recreation (Light green)

**Jeffco Open Space Land Acquisition Policy**

This map has been created by Jefferson County Open Space (JCOS) for internal purposes only. The map identifies properties for which a JCOS Project Number has been assigned. Properties that meet JCOS acquisition criteria and have willing sellers may be considered for open space acquisition. Assigning a JCOS Project Number to a property does not necessarily imply a landowner's willingness to sell. Upon a landowner's written request, JCOS will remove their property from consideration for open space acquisition and remove the property from this map. A JCOS Project Number designation has no effect on zoning or property values and does not imply that open space is the only appropriate use of a property. JCOS pays fair market value or less for properties and does not acquire properties through eminent domain. JCOS will not pursue acquisition of properties that are in the platting or zoning process with the Jefferson County Planning and Zoning Division.

Scale is 1:73,000 when printed at 22"x34"

**Last Revised June 2015**

0 2 4 Miles

8° Magnetic Declination

Jeffco Open Space Colorado 2014