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## Commissioners send Conifer Corners condo plan back to planners

By Pamela Lawson  
01/12/2007

A developer's plans to build the first apartment-condominium complex in Conifer took another step backward last week when the Jefferson County commissioners avoided a rezoning decision and sent the project back to the planning commission.

Jefferson County administrative assistant Joyce Seveland described the action as a "remand back to the planning commission" — an action that she described as "very rare."

The commissioners made the decision after hearing about an hour's worth of public testimony on Jan. 2.

The applicant, listed as Conifer Corners LLC, hopes to rezone the land from agricultural to a planned development to make way for up to 50 multi-family condo units and 40 single-family townhome units. The development, on roughly 23 acres, would be located a short distance up Pleasant Park Road from U.S. 285.

Last spring, planning and zoning staff recommended approval of the rezoning application with conditions. But the planning commission denied the applicant, saying the project did not meet the "excellent site design" required by the Conifer 285 Corridor Community Plan. The commission also required that the applicant take more steps to validate proof of adequate water supplies.

County commissioners last week said those issues had not yet been resolved, which is why they are requesting that the applicant readdress those concerns with the planning commission, Seveland said.

Dave Figuli, an owner in the project, believes he has complied with the requests.

"The staff has been great, but the boards can't make up their mind to save their lives," Figuli said.

Traffic was also an issue with residents, who were concerned about curves and hills in the road near the proposed entrance of the project, but Figuli said he has already committed to tie his project to Main Street, which would redirect traffic away from Pleasant Park Road. Main Street has not yet been built (though a portion runs through the new Conifer Town Center), and construction could be years out, depending on county funding. But Figuli said his project is at least two years away, considering the county slowdowns.

The Conifer Corners project would introduce upscale townhomes to the community in the price range of about \$350,000, as well as condos under \$200,000.

"It's not going to die — if we have to go to court, we will go to court," Figuli said this week. "We are not going away — I think that is the message people have to understand."

No date has been set for the planning commission hearing.

**Reader Comments**

Ahhh just picture this. Auroraze Conifer. Lovely upscale developments without water. Conifer needs to get its act together before the rural lifestyle we all love goes bye-bye.

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