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Jeffco OKs homes under flight path

By Jane Tarbox

A residential development will be built in the flight path just east of the Jefferson County Airport — despite objections from the Federal Aviation Association.

FAA officials will recommend that no FHA or VA federally-backed home mortgages be issued to potential home buyers in the proposed Green Knolls subdivision. The stipulation would require buyers to use cash or conventional financing.

The Jefferson County Commissioners voted 2-1 Aug. 31 to approve the plat for the subdivision to be located at West 108th Avenue and Wadsworth Boulevard. Commissioner Bob Clement cast the dissenting vote.

Although no airplanes have crashed in the area earmarked for development, FAA officials object to persons living in the approach and departure zone because of excessive noise from airplanes flying overhead.

The 71-acre site, owned by Fred Jim Thompson, was zoned for residential development 10 years ago, long before the county developed a land use plan for ground around the airport. But even at that time FAA officials objected to a residential development so close to the airport.

After the property was zoned, the development was dormant until earlier this year. The developer of the site, Gregg Homes Inc., requested approval of the subdivision plat — the final step before development can proceed.

The development calls for 134 single-family homes and 19 duplexes.

Last month the planning commission unanimously recommended denial of the plat because of the anticipated noise problem. In recommending denial the commission noted that FAA officials had testified that some flights can create noise measured at 90 decibels — far above the 55 decibel limit which constitutes a public nuisance.

Aug. 31 the developers agreed to use soundproofing features in the construction of the homes and duplexes.

The developers also agreed to give the airport an air easement over the subdivision which will give pilots the right to fly over the homes. A statement about the easement will appear on the plat to warn potential buyers of the overhead air traffic.

Commissioner Hal Anderson said he voted for the development because the warning on the plat will make buyers aware of the noise problem. He said it was a question of letting "the buyer

Beware.