

WEST RANCH

History:

In 1971, Johns-Manville purchased the 10,000 acre Ken-Caryl Ranch for the location of its International Corporate Headquarters, a research and development center, an office park and a home development to be clustered around open space. John M. Shaffer, Denver financier and newspaper publisher who acquired the Ranch in the early 1900's had named the ranch for his two sons, Ken and Carroll.

Subsequent owners retained the shortened name, Ken-Caryl, for the ranch. Rich in history, the ranch is the site of an early stage coach stop, and its later Manor House was the scene of festive events and visitors, including Presidents Theodore Roosevelt and William Howard Taft. Archaeological sites within the boundaries of the Ranch continue to produce prehistoric and Indian artifacts.

During the Johns-Manville development of the Ken-Caryl ranch, over 1,000 acres were set aside for home sites ranging in size from 10 to 25 acres in the foothills on the western boundary of the property. Boasting a private, paved road from South Turkey Creek Canyon to Deer Creek Canyon, security gates, underground utilities and its own Water District, the West Ranch maintains over 500 acres of open space buffering it from the dense population of the plains to the East.

Information:

The seclusion and low density of the area, which offers 52 homesites of 10 to 25 acres surrounded by 500 acres of open space, offers an unusual degree of privacy and sustains an abundance of wildlife and natural beauty. Preservation of the natural features of the mountain environment is fundamental to the West Ranch way of life.

Services:

West Ranch is served by the Inter-Canyon Fire Department, there are 18 fire hydrants in West Ranch.

The roads, West Ranch Trail and West Ranch Road, comply with Jefferson County standards for secondary roads. West Ranch Association maintains a road reserve fund to cover the cost of road maintenance.

Snow removal of the roads is contracted by West Ranch Association. Snow is removed efficiently in time for school buses and those leaving early for work to have clear and safe egress from West Ranch.

There is a Security Guard/Manager at the West Ranch north gate daily during the week. The Gate Guard oversees all West Ranch communication, financial affairs, maintenance and security. Both gates operate with remote control openers.

The West Ranch Water District, a municipal water district, provides a centralized water supply from individual wells, a 100,000 gallon storage tank, fire hydrants and a distribution system to the 52 home sites in West Ranch. The District was organized by Order and Decree of the Jefferson County District Court and created on February 11, 1975. The Service plan for formation of the District was approved by the Board of County Commissioners of Jefferson County on December 24, 1974,

Electric power to West Ranch is proved by Intermountain Rural Electric Association (IREA). IREA installed underground electrical lines, located within the road right-of-way and stubbed to the edge of each property to serve each of the 52 home sites.

Philosophy:

The West Ranch is an area of unique mountain beauty and seclusion. It is the common desire, intent and purpose of the West Ranch community to create a low density community which preserves and enhances privacy and natural surroundings. Natural features such as trees, rock outcroppings, views, etc. have been preserved as West Ranch development progressed. West Ranch residents value cooperation and neighborly spirit as essential in maintaining the quality of life in their community.