

**Larimer County Parks and Open Lands
Open Lands Program**

Final Review
January 22, 2009

Bernard I CE/2009-219
Laramie Foothills CE/2009-219

Project Number: 2009-219 **Staff** White

Public Name: Laramie Foothills CE/2009-219

Values (in bold and italics):

<i>Scenic</i>	<i>Significant</i>	<i>Agricultural</i>
<i>Buffer</i>	<i>Plants/Natural Communities</i>	Geological/Paleontological
<i>Wildlife</i>	<i>Outdoor Recreation</i>	<i>Education</i>
Wetlands	<i>Historic/Archaeological</i>	Other (explain in narrative)

Property Description: This rolling shortgrass prairie consists of mostly flat ranchlands bisected by arroyos and Rawhide Creek. Situated south and adjacent to Soapstone Prairie Natural Area and east and adjacent to Red Mountain Open Space, the views of and from the property are magnificent of uninterrupted prairie. There are high ecological values on-site including intact shortgrass plant species and undisturbed habitat for pronghorn, numerous shortgrass prairie bird species, fox, coyote, etc.

This property was purchased by the City of Fort Collins Natural Areas Program in part with dollars from GOCO and therefore a conservation easement (CE) is required to be placed on the property. Fort Collins will grant the CE to Larimer County. The CE allows for the potential for future non-motorized public access on natural surface trails, education materials, 2 observation/picnic shelters and facilities associated with grazing management (stock tanks, fencing, and cattle guards). The CE also allows the option for the City to find a conservation buyer for the property, at which time the CE would pass back to the City

Quadrangle: Round Butte

Short Legal: The West ½ and the NW ¼ of the NE ¼ Section 10, Township 11 North, Range 69 West of the 6th P.M.; and the N ½ of the NW ¼ of Section 15, Township 11 North, Range 69 West of the 6th P.M., containing approximately 440 acres, and

The NE ¼ of the NE ¼, the S ½ of the NE ¼, the N ½ of the SE ¼, and the W ½ of the SW ¼ of the SE ¼ of Section 10, Township 11 North, Range 69 West of the 6th P.M., containing approximately 220 acres, and

The S ½ of the NW ¼, the W ½ of the NE ¼, the NW ¼ of the SW ¼ and the W ½ of the NE ¼ of the SW ¼ of Section 11, Township 11 North, Range 69 West of the 6th P.M., containing approximately 220 ac.

Acreage: 880 acres

Current Zoning: O-Open

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Adjacent Zoning: O-Open
Water Rights: Spring on property (not adjudicated)
Mineral Rights: Severed rights; remoteness letter in process
Value Estimate: CE value is \$650,000 (fee value is \$900,000)

Ownership

Owner/Seller City of Fort Collins

Partners:

	<u>Description</u>
City of Fort Collins	Will hold fee title and be the managing entity.
Larimer County Open Lands Program	Will hold CE

Property Rights (shown in bold italics):

First Right of Refusal	<i>Conservation Easement</i>
Option to Buy	Lease
Fee	Development Rights
Fee Simple	Development Rights

Purchase Price: \$0.00

Price Per Acre: \$0.00

Financial Terms: Fort Collins is granting the CE on this property to Larimer County. The CE allows the City to bring in a conservation buyer if they decide, in which case the CE would be transferred to the City.

Funding Partners	Description	Amount
City of Fort Collins		\$627,840.00
Great Outdoors Colorado		\$272,160.00
		Total: \$900,000.00

Closing Date: Closing date for CE is January 27, 2009

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O.L.A.B.

Recommendation: 1/22/2009

B.O.C.C. Approval: 1/27/2009

Evaluation Criteria

Values

Staff Rating

Environmental/Ecological	HIGH
Scenic/Aesthetic/Sense of Place	HIGH
Outdoor Recreation	HIGH
Historical/Archaeological	HIGH
Agricultural	LOW
Geological/Paleontological	N/A
Information/Educational	MEDIUM
Context	HIGH
Political Factors	MEDIUM
Price	HIGH=Good