

**Larimer County Natural Resources Department
Open Lands Program**

Final Review

Three Bell I /99-91

Project Number: 1999-91
Staff Assigned: Johnson

File Last Updated: 11/2/2010
Public Name: Three Bell I/99-91

Values:

<p>Scenic Buffer Wildlife Habitat Wetlands</p>	<p>Significant Plants/Natural Agricultural Outdoor Recreational Educational</p>
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Property This 163.19-acre property contains 0.6 miles of the Poudre River corridor, an active bald eagle nest and high quality wetlands. A conservation easement will be acquired on the entire property, prohibiting mining and allowing for limited residential development. Two, 5-acre building envelopes will be clustered near the northeast corner of the property, outside the river corridor, and no closer than 1/4-mile (the recommended CDOW buffer distance) from the bald eagle nest.

A 0.5-mile trail easement will also be secured, allowing for an extension of the Poudre River Trail, north from River Bluffs Open Space. Completing the Poudre River Trail is Larimer County Open Land's highest priority project.

This property will serve as a community separator between Timnath and Windsor and will protect the Poudre River corridor, a high priority protection area identified in the 2001 Open Lands Master Plan. Three Bell I is contiguous with the Three Bell II conservation easement and River Bluffs Open Space. This transaction is contingent upon placing a separate conservation easement on the Three Bell II parcel.

Quadrangle: Windsor
Short Legal NW Quarter of Section 13, Township 6, Range 68
Acreage: 163.19
Current Zoning: FA-1
Adjacent Zoning: FA-1
Water Rights: None
Mineral Rights: 100% owned by the landowners.
**Other Rights
Granted :** Conservation and Trail easements
Liens Subordinated at closing.
Value \$1,271,000

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Ownership Information:

Owner/Seller Timnath Farm Investments, LLC

Property Rights Involved:

Conservation Easement
Trail Easement

Purchase Price: \$1,271,000.00

Price Per Acre: \$7,788.47

Financial Terms: Conservation easement purchase with a donated trail easement. Two building envelopes will be reserved.

Funding Sources:

	Amount
City of Fort Collins	\$77,246.00
Great Outdoors Colorado	\$969,737.00
Larimer County Open Lands Program	\$104,017.00
Town of Windsor	\$120,000.00
Total:	\$1,271,000.00

Evaluation Criteria:

Values	Staff Rating
Environmental/Ecological	High
Scenic/Aesthetic/Sense of Place	Medium
Outdoor Recreation	High
Historical/Archaeological	Medium
Agricultural	Low
Geological/Paleontological	No Rating
Information/Education	Medium
Context	High
Political Factors	High
Price	Medium