

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

Final Review

Three Bell II/2010-231

**Project Number:** 2010-231 **Staff Assigned:** Johnson

**File Last Updated:** 11/3/2010

**Public Name:** Three Bell II/2010-231

**Values:**

<b>Scenic</b>	<b>Significant Plants/Natural</b>	
<b>Buffer</b>	<b>Agricultural</b>	
<b>Wildlife Habitat</b>	<b>Outdoor Recreational</b>	<b>Wetlands</b>

**Property**

The 174.57-acre Three Bell II property includes approximately 0.9 miles of the Poudre River and contains an excellent riparian corridor. A conservation easement will be acquired on the entire property, allowing for continued mining of sand and gravel and the development of gravel ponds. Six, five-acre building envelopes will be clustered on the southeast and southwest sides of the property, no closer than 100 feet to the river corridor. The gravel ponds may be used for water storage and Larimer County will work with the landowners and mining lessee to reclaim and restore the mined areas for waterfowl and shorebird habitat.

A 0.7-mile trail easement will also be secured, allowing for the extension of the Poudre River Trail from the Three Bell I property. The Poudre River Trail is Larimer County Open Lands' highest project priority. 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. This property is contiguous with the Three Bell I conservation easement and River Bluffs Open Space. This transaction is contingent on placing a separate conservation easement on the Three Bell I parcel.

**Quadrangle:** Timnath

**Short Legal** Portion of SE Quarter of Section 11, Portion of the SW Quarter of Section 12 in Township 6N, Range 68W.

**Acreage:** 174.57

**Current Zoning:** FA-1

**Adjacent Zoning:** FA-1

**Water Rights:** None

**Mineral Rights:** The landowner owns 100% of the sand and gravel rights and 75% of the oil and gas rights. The remainder of the oil and gas rights are severed.

**Other Rights**

**Granted:** Conservation and Trail easements

**Liens** Subordinated at closing.

**Value** \$1,315,000

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**Ownership Information:**

Owner/Seller Timnath Farm Investments, LLC

**Property Rights Involved:**

Conservation Easement  
Trail Easement

**Purchase Price:** \$1,315,000.00

**Price Per Acre:** \$7,532.79

**Financial Terms:** Conservation easement and trail easement purchase with six building envelopes.

**Funding Sources:**

	Amount
City of Fort Collins	\$626,885.00
Larimer County Open Lands Program	\$393,872.00
Landowner	\$294,243.00
Total:	\$1,315,000.00

**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	No Rating
Context	High
Political Factors	High
Price	Medium