

Final Review  
August 9, 2013

Swets  
Poudre River Trail/2013-239

**Project Number:** 2013-239 **Staff Assigned:** Johnson

**Public Name:** Poudre River Trail/2013-239

**Values (shown in bold):**

Scenic	Significant Plants/Natural	Agricultural
<b>Buffer</b>	Communities	Geological/Paleontological
Wildlife Habitat	<b>Outdoor Recreational</b>	Educational
Wetlands	Historic/Archaeological	Other (explain in narrative)

**Property Description:** This approximately 1/4-mile trail easement (and associated construction easement) is a key section to completing the Poudre River Trail between Timnath and River Bluffs Open Space. Specifically, this easement parallels the south side of Harmony Road east to County Road 5, and turns south under the CR5 bridge. The easement width(s) vary from 10'-40' due to topographical and existing landowner improvements.. A 10'-wide concrete trail will be built in the future along this route and ultimately will connect the Timnath "Gateway Trailhead" to Timnath's future fire station and beyond to River Bluffs Open Space.

**Quadrangle:** Timnath

**Short Legal:** Portions of Sec 3, T6N, R68W

**Acreeage:** Approximately 1/4-mile trail easement and temporary construction easement

**Current Zoning:** FA1-Farming

**Adjacent Zoning:** Commercial; Timnath City Limits

**Water Rights:** None

**Mineral Rights:** None

**Value Estimate:** \$24,201 For Permanent Trail and Temporary Construction Easements

**Partners:** **Description**

Larimer County Open Lands Program  
GOCO

**Property Rights Involved(shown in bold):**

First Right of Refusal	Conservation Easement	Partial Interest
Option to Purchase	Lease	<b>Trail Easement</b>
Fee Simple	Development Rights Transferred	
Fee Simple	Development Rights Acquired	

Explanation and Modifying Terms:  
temporary construction easement

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**Purchase Price:** \$24,201.00

<b>Funding Sources:</b>	Description	Amount
Larimer County Open Lands Program		\$9,201.00
GOCO PRT grant (secured)		
	Total:	\$15,000.00

**Closing Date(s):** October 31, 2013

**O.L.A.B.**

**Recommendation:** 8/22/2013

**B.O.C.C. Approval:** September 2013

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