**Project Number:** 2013-239  
**Staff Assigned:** Johnson  
**Public Name:** Poudre River Trail/2013-239  
**Values (shown in bold):**  
- Scenic  
- Significant Plants/Natural  
- Agricultural  
- Buffer  
- Communities  
- Geological/Paleontological  
- Wildlife Habitat  
- Outdoor Recreational  
- Educational  
- Wetlands  
- Historic/Archaeological  
- Other (explain in narrative)  

**Property Description:** This approximately ¼-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  
**Acreage:** Approximately ¼-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:**  
Larimer County Open Lands Program  
GOCO

**Property Rights Involved (shown in bold):**  
- First Right of Refusal  
- Conservation Easement  
- Partial Interest  
- Option to Purchase  
- Lease  
- Trail Easement  
- Fee Simple  
- Development Rights Transferred  
- Fee Simple  
- Development Rights Acquired

**Explanation and Modifying Terms:**  
temporary construction easement
## Purchase Price:
$24,201.00

## Funding Sources:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Larimer County Open Lands Program</td>
<td>$9,201.00</td>
</tr>
<tr>
<td>GOCO PRT grant (secured)</td>
<td></td>
</tr>
</tbody>
</table>

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

## Values

<table>
<thead>
<tr>
<th>Value</th>
<th>Staff Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental/Ecological</td>
<td>Low</td>
</tr>
<tr>
<td>Scenic/Aesthetic/Sense of Place</td>
<td>Medium</td>
</tr>
<tr>
<td>Outdoor Recreation</td>
<td>High</td>
</tr>
<tr>
<td>Historical/Archaeological</td>
<td>No Rating</td>
</tr>
<tr>
<td>Agricultural</td>
<td>No Rating</td>
</tr>
<tr>
<td>Geological/Paleontological</td>
<td>No Rating</td>
</tr>
<tr>
<td>Information/Education</td>
<td>No Rating</td>
</tr>
<tr>
<td>Context</td>
<td>High</td>
</tr>
<tr>
<td>Political Factors</td>
<td>Medium</td>
</tr>
<tr>
<td>Price</td>
<td>Medium</td>
</tr>
</tbody>
</table>