

Larimer County Natural Resources Department

Final Review
August 26, 2014

property located on the northeast corner of 57th and Taft Avenue
Loveland LV, LLC

Project

Staff: Johnson

File Last Updated:

Values (shown in bold):

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

Property Description: This 86 acre potential fee simple purchase is within the City of Loveland's Urban Growth Area located and is located at the NE corner of the intersection of West 57th Street and County Road 17. The property is currently farmed and is bisected by Dry Creek. There are also wetlands located on various portions of the property. Water rights associated with the property consist of 10 shares of CBT, 3 shares of Loudon Ditch Company and one domestic water well located near the existing structures on the property. Existing County trail easements extend coming from the north along CR17 and connect at the north end of the property. A trail connection would enable a trail connection from the City of Fort Collins to the City of Loveland.

Quadrangle:

Approximate Acreage 86
Current FA
Adjacent Zoning: FA-1, City Industrial, City Dev Resource
Water Rights: 10 shares of CBT, 3 shares of Loudon Ditch Co. and one domestic water well
Mineral Rights: Unknown
Value Estimate: \$1,500,000.00

Partners

Description

Larimer County Open Lands Program		\$200,000
City of Loveland		

Potential Funding

Description

Amount

City of Loveland		\$1,500,000.00
		\$1,500,000.00

Evaluation Criteria

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