Final Review  
August 26, 2014  

Larimer County Natural Resources Department  

Staff: Johnson  

Values (shown in bold):  

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

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

**Partners**  
- Larimer County Open Lands Program $200,000  
- City of Loveland

**Potential Funding**  
- City of Loveland $1,500,000.00

**Evaluation Criteria**  
- **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