



**DEPARTMENT OF NATURAL RESOURCES**

• Parks & Visitor Services • Open Lands • Weed Management & Forestry  
 1800 South County Road 31  
 Loveland, CO 80537  
 (970) 679-4570/ (970) 679-4574 FAX  
 www.larimer.org/naturalresources

**FINAL REVIEW: Grant Family Trust – Permanent Access Easement**

**Date:** February 26, 2015

**Staff Assigned:** Castino

**Values (shown in bold):**

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

**Property Description:** Larimer County is pursuing an access easement with the Grant Family Trust to secure reliable access to the west side of Lions Park Open Space (LPOS). The Grant Family Trust property lies between LPOS and Rose Brinks’ property on the southwest side of the Poudre River. The easement will be 30 feet wide. The County has historically accessed the west side of LPOS through the Grant parcel via verbal permission from the Grants.

LPOS is owned by Colorado Parks and Wildlife and is managed by Larimer County pursuant to an Easement Agreement. The purpose of this easement is to secure permanent access to LPOS to perform general maintenance, management, and operation activities, including restoring the riverbanks along an area of the Poudre River that suffered major river bank failure during the 2013 flood and 2014 spring runoff. The County has received a CWCB grant and authorization to use federal funding to perform this riverbank restoration work, and would like to begin before spring runoff.

<b>Quadrangle</b>	Horsetooth Reservoir
<b>Short Legal</b>	A parcel of land 30 feet in width, being located in the SW ¼ of the NE ¼ of Section 32, T8N, R69W of the 6 <sup>th</sup> P.M.
<b>Acresage:</b>	.077
<b>Current Zoning:</b>	FA-Farming
<b>Adjacent Zoning:</b>	FA-Farming
<b>Water Rights:</b>	N/A
<b>Mineral Rights:</b>	N/A
<b>Liens:</b>	N/A
<b>Value:</b>	\$12,500 (Greeley paid \$12,500 in 2010)

**Evaluation Criteria:**

<b>Values</b>	<b>Staff Assessment</b>
Environmental/Ecological	N/A
Scenic/Aesthetic/Sense of Place	N/A
Outdoor Recreation	N/A
Historical/Archaeological	N/A



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Agricultural	N/A
Geological/Paleontological	N/A
Information/Education	N/A
Context	N/A
Political Factors	Medium
Price	Low (above FMV)

**Ownership Information:**

**Partners:**

Colorado Parks and Wildlife

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

First Right of Refusal	Conservation Easement
Option to Purchase	Lease
Fee Simple	Development Rights Transferred
Fee Simple w/Conditions	Development Rights Acquired
<b>Access Easement</b>	

**Purchase Price:** \$12,500

**Financial Terms:** N/A

***Funding Sources:***

Larimer County Natural Resources	<b>Amount</b>
	\$12,500
<i>(Potential Reimbursement from Colorado Parks &amp; Wildlife)</i>	<i>(\$6,250)</i>
Total:	\$12,500

**Closing Date(s):** Final paperwork sent to landowner requesting signature, LC signature and payment contingent on OLAB and BOCC approval.

**Open Lands Advisory Board Recommendation:** Requested  
**Board of County Commissioners Approval:** Awaiting OLAB Review to Request