FINAL REVIEW: Seigfreid Conservation Easement – non-ownership interest

Date: October 22, 2015

Staff Assigned: Castino

Values (shown in bold):
- Scenic
- Significant Plants/Natural Communities
- Agricultural
- Buffer
- Outdoor Recreational
- Geological/Paleontological
- Wildlife Habitat
- Historical/Archaeological
- Educational
- Wetlands
- Other (explain in narrative)

Property Description: The Seigfreid property consists of 20 acres on the eastern flank of Gianttrack Mountain. There are currently no structures on the property besides a well head and adjacent access roads and powerlines. The property is adjacent to Bureau of Land Management and U.S. Forest Service property to the west, and is about 1.3 miles to the east of Rocky Mountain National Park. The vegetative communities on the property include ponderosa pine woodlands, montane shrubland mainly defined by large patches of sagebrush, and small areas of montane grassland. There are significant rock outcroppings and cliffs on the property along the ridgeline to the summit of Gianttrack Mountain. Zoning would allow 8 building sites on the property, while engineering calculations anticipate 6 potential building sites.

The easement prohibits subdivision, timber harvesting, mining, topographical changes, waste disposal, commercial activity, motorized vehicles, construction of roads or driveways, and alteration of springs, or water courses. The easement allows the landowner and guests to hike, camp, horseback ride, and cross-country ski on the property, as well as animal grazing. The easement includes a 2 ½ acre Building Envelope in the southeastern corner with one single-family residence allowed, with total buildings not to exceed a footprint of 10,000 sq. ft. The landowner is donating the 5 remaining potential building sites.

Estes Valley Land Trust has requested $10,600 in funding support from Larimer County Open Lands to ease the high transaction costs of the conservation easement. The landowner is applying for tax credits.

Quadrangle: Estes Park
Short Legal: The south 20 acres of Lot 1, Section 3, Township 4 North, Range 73 West of the 6th P.M.
Acreage: 20
Current Zoning: RE – Rural Estate
Adjacent Zoning: E1 – Estate and RE – Rural Estate
Water Rights: N/A
Mineral Rights: N/A
Liens: N/A
Value: Estimated at $500,000
**Evaluation Criteria:**

<table>
<thead>
<tr>
<th>Values</th>
<th>Staff Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental/Ecological</td>
<td>High</td>
</tr>
<tr>
<td>Scenic/Aesthetic/Sense of Place</td>
<td>Medium</td>
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<tr>
<td>Outdoor Recreation</td>
<td>N/A</td>
</tr>
<tr>
<td>Historical/Archaeological</td>
<td>N/A</td>
</tr>
<tr>
<td>Agricultural</td>
<td>N/A</td>
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<tr>
<td>Geological/Paleontological</td>
<td>N/A</td>
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<tr>
<td>Information/Education</td>
<td>N/A</td>
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<tr>
<td>Context</td>
<td>High</td>
</tr>
<tr>
<td>Political Factors</td>
<td>Low</td>
</tr>
<tr>
<td>Price</td>
<td>High</td>
</tr>
</tbody>
</table>

**Ownership Information:**

**Partners:**
- Estes Valley Land Trust
- Landowner donation

**Property Rights Involved (shown in bold):**
- First Right of Refusal
- Option to Purchase
- Fee Simple
- Fee Simple w/Conditions
- Access Easement

**Conservation Easement**
- Lease
- Development Rights Transferred
- Development Rights Acquired

**Purchase Price:** N/A

**Financial Terms:** N/A

**Funding Sources:** (transaction costs)

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Larimer County Natural Resources</td>
<td>$10,600</td>
</tr>
<tr>
<td>Estes Valley Land Trust – loan to be repaid after Tax Credits sold</td>
<td>$7,000</td>
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<tr>
<td>Total</td>
<td>$17,600</td>
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</tbody>
</table>

**Closing Date(s):** December 2015

**Open Lands Advisory Board Recommendation:** Requested

**Board of County Commissioners Approval:** Awaiting OLAB Review to Request
This map is produced from geospatial information gathered and/or prepared by Estes Valley Land Trust (EVLT). GIS data and map accuracies might vary due to accuracy differences in the data sources or at certain scales. EVLT maps are created to serve as approximate visual displays of the properties being mapped; using these maps for purposes other than those for which they were created may yield inaccurate or misleading results. For more information, contact EVLT at 970-577-6837.
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ENTIRE MAP EXTENT: Elk and Mule Deer Winter Range, Abert's Squirrel, Elk, Mule Deer, Black Bear, Turkey, Moose, & Mtn Lion Overall Range
Photo 1 – View from southeast corner area across eastern boundary. Photo taken from photo point 1 facing north 8 degrees.

Photo 2 – View from southeast corner area into the property. Photo taken from photo point 1 facing west 287 degrees.
Seigfreid (#169) Property Photos
Taken by Erica Goad on August 26, 2015

Photo 3 – View of Prospect Mountain from the Seigfried property. Photo taken from photo point 2 facing northeast 48 degrees.

Photo 4 – View of Rams Horn Mountain from the southeastern portion of the property. Photo taken from photo point 2 facing south 180 degrees.
Photo 5 – Unimproved road along eastern boundary, with power line. Photo taken from photo point 3 facing north 3 degrees.

Photo 6 – Approximate northeast corner, with stake visible across the road and a power line pole on the left. Photo taken from photo point 4 facing east 63 degrees.
Seigfreid (#169) Property Photos
Taken by Erica Goad on August 26, 2015

Photo 7 – View along the northern boundary of the property from northeast corner. Photo taken from photo point 4 facing west 262 degrees.

Photo 8 – View into property from the northeast corner. Photo taken from photo point 4 facing southwest 216 degrees.
Photo 9 – Survey pin, reads “POL S Line Parcel 3” northern boundary. Photo taken from photo point 5 facing southwest 228 degrees.

Photo 10 – View of Marys Lake from northern boundary and across property to potential building sites. Photo taken from photo point 5 facing southeast 111 degrees.