



**To:** Open Space Advisory Committee  
**From:** Steve Snyder, Assistant County Attorney  
**Through:** Tom Hoby, Director of Open Space & Parks  
**Subject:** Coal Creek Canyon Park Indigena LLC Agreement OS14-17  
**Date:** July 9, 2015

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#### Description

Indigena LLC currently owns 619.42 acres in fee located in Sections 21 and 22, which are subject to a Jeffco Open Space Conservation Easement, 343.98 acres in fee located in Sections 22, 23 and 24.. Laramie Ridge, LLC owns in fee approximately 123 acres in Section 14 and 15.

#### Background

The proposed purchase terms includes Indigena LLC transferring to the County 343.98 acres in fee, 619.42 acres subject to the County's Conservation Easement and approximately 113 acres of the 123 acres owned in fee by Laramie Ridge, LLC in Sections 14 and 15. Laramie Ridge, LLC would retain an approximately ten acre parcel surrounding the residences on its property. Total acreage for these properties is 1,076.4. The County would grant an access easement to Laramie Ridge, LLC for access between its 10 acre parcel and Westridge Road.

#### Recommendation

Staff recommends the purchase of the Indigena LLC property and the Laramie Ridge, LLC property for a total purchase price of \$6,750,000.

\_\_\_\_\_ moved that the following Resolution be adopted:

**BEFORE THE JEFFERSON COUNTY  
OPEN SPACE ADVISORY COMMITTEE  
OF THE COUNTY OF JEFFERSON  
STATE OF COLORADO  
Resolution #15-09**

**RE: Coal Creek Canyon Park Indigena LLC and Laramie Ridge, LLC Agreement  
JCOS14-17**

**WHEREAS**, the Jefferson County Open Space Advisory Committee (Advisory Committee), as duly constituted and authorized by the voters of Jefferson County, was appointed to make recommendations to the Jefferson County Board of County Commissioners regarding the use and allocation of Jeffco Open Space funds and specifically to make recommendations regarding the acquisition, maintenance, preservation and disposition of open space land; and

**WHEREAS**, Jeffco Open Space staff presented Open Space Proposal Number JCOS14-17 (Proposal) to the Advisory Committee at its regularly scheduled meeting on July 9, 2015; and

**WHEREAS**, the Advisory Committee reviewed the Proposal at this meeting and made certain findings, including the following:

- A) The Proposal is within the purpose and intent of the Board of County Commissioners' Open Space Enabling Resolution dated September 26, 1972, and amended September 29, 1980.
- B) The Proposal falls within the criteria, purpose and intent set forth in the current Jefferson County Open Space Master Plan.
- C) The Proposal properties (Properties) total approximately 1,076.4 acres and consist of: (1) approximately 619.42 acres in fee in Sections 21 and 22, Township 2 South, Range 71 West of the 6<sup>th</sup> P.M., owned by Indigena LLC and subject to a Jeffco Open Space Conservation Easement; (2) approximately 343.98 acres in fee in Sections 22, 23 and 24 owned by Indigena LLC; and (3) approximately 113 acres of the approximately 123 acres owned in fee by Laramie Ridge, LLC in Sections 14 and 15. Laramie Ridge, LLC would retain an approximately 10-acre parcel surrounding the residences on its property. The County would grant an access easement to Laramie Ridge, LLC for access between its 10-acre parcel and Westridge Road.
- D) The purchase of the Properties is a high priority acquisition for preservation of a large tract of unfragmented wildlife habitat, for a buffer area north of Ralston Creek, and for trail connections between Coal Creek Canyon Park, White Ranch Park and Golden Gate Canyon State Park.
- E) The major terms for the Proposal have been negotiated.

**WHEREAS**, at least six Advisory Committee members present viewed the Properties by field trip, video or other electronic or visual media.

**NOW, THEREFORE BE IT RESOLVED**, that the Advisory Committee recommends that the Board of County Commissioners approve the purchase of the Properties, subject to the following terms:

1. The total purchase price for the Properties is \$6,750,000.
2. The transaction costs the County agrees to incur, including, but not limited to, purchase price and transaction fees, shall be paid from Open Space funds or other available sources.
3. Other terms and conditions shall be included as deemed necessary by the Open Space Division and the County Attorney's Office.

\_\_\_\_\_ seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

	Vote	Absent		Vote	Absent
John Wolforth			Felicity Hannay		
Bob West			Janet Shangraw		
John Litz			Ken Morfit, Vice Chair		
Tookie Nemchak			Jacy Rock, Alternate		
Mike Dungan			Paul Murphy, Alternate (voting member)		
Rebecca Watson			Vacant, Chairman		

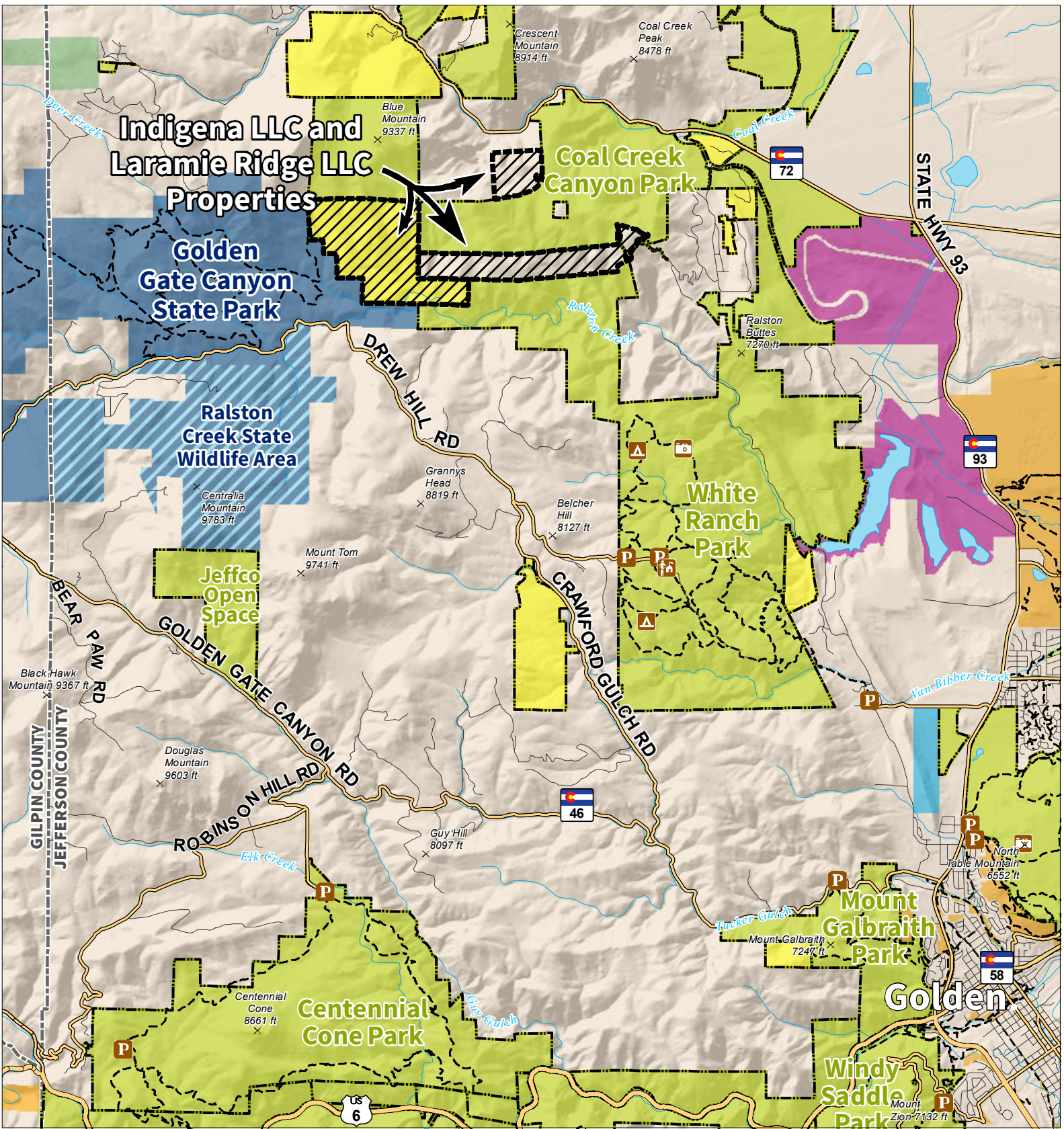
The Resolution was adopted by \_\_\_\_\_ vote of the attending members of the Jefferson County Open Space Advisory Committee of the County of Jefferson,  
 State of Colorado.

DATED: July 9, 2015

I, John Litz, Secretary of the Jefferson County Open Space Advisory Committee of Jefferson County, Colorado, certify that the above is a true and correct copy of a Resolution adopted at the Regular Meeting of the Jefferson County Open Space Advisory Committee held on July 9, 2015.

By: \_\_\_\_\_

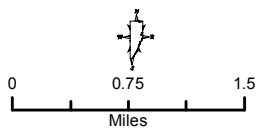
John Litz, Secretary  
 Jefferson County Open Space Advisory Committee  
 Jefferson County, Colorado

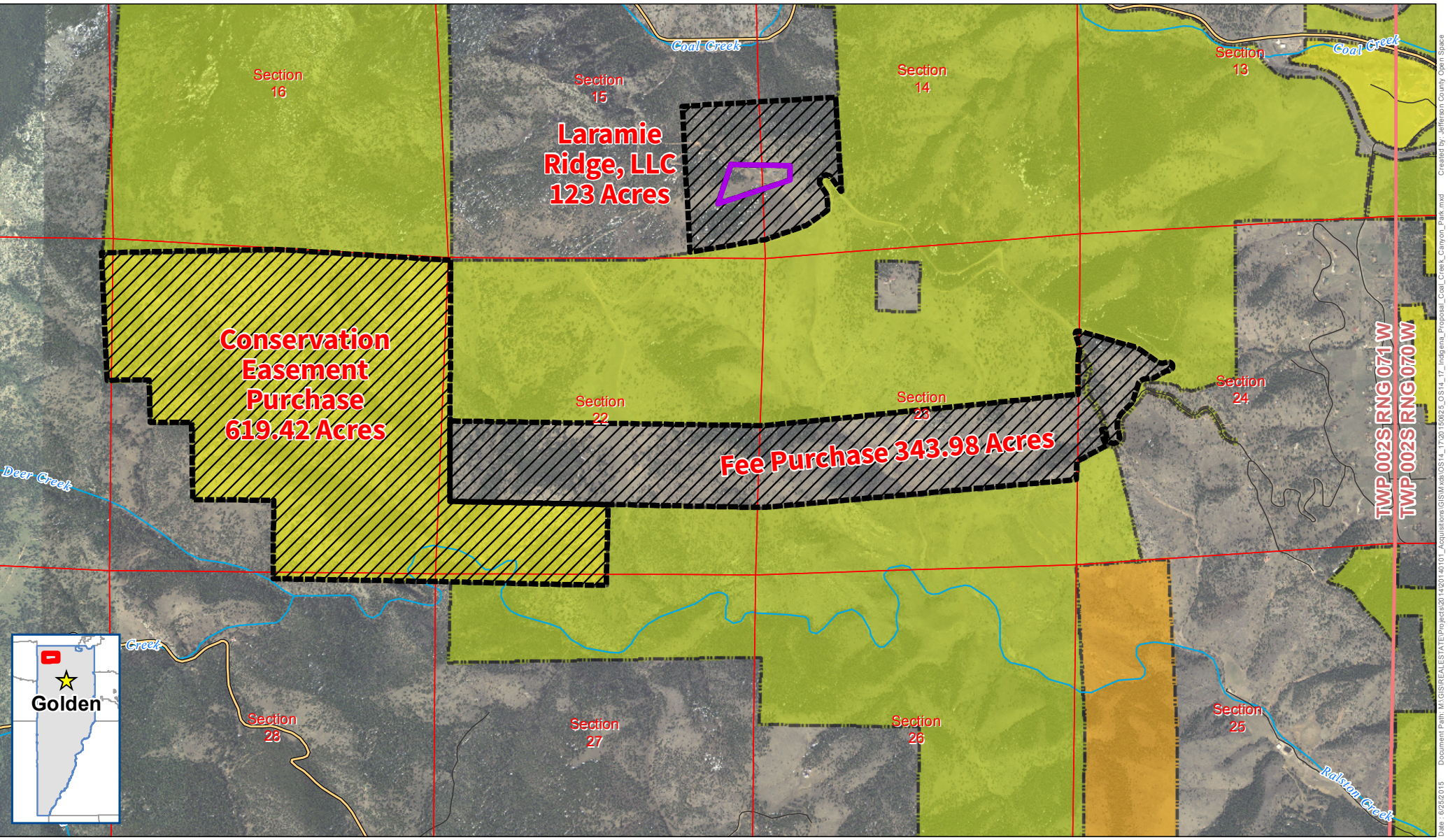







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|----------------------------------|-----------------------|------------------------------|------------|
| Project Boundaries               | Campground            | Jeffco Open Space            | City Land  |
| County Boundary                  | Park Ranger Residence | Jeffco Conservation Easement | State Park |
| Major Road or Jeffco Park Access | Parking               | Denver Water Board           | Trail      |
| Local Road                       | Scenic View           | Denver Mountain Park         |            |
|                                  | Visitor Center        |                              |            |

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Scale is 1:205,000 when printed at 8"x11"

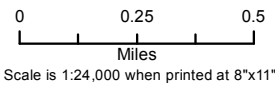




-  Purchase and Sale Term Project Boundaries
-  Jeffco Open Space Owned
-  PLSS Township
-  10 Acre Inholding
-  Trail Easement to Jeffco Open Space
-  PLSS Section

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**Last Revised: 6/25/2015**



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