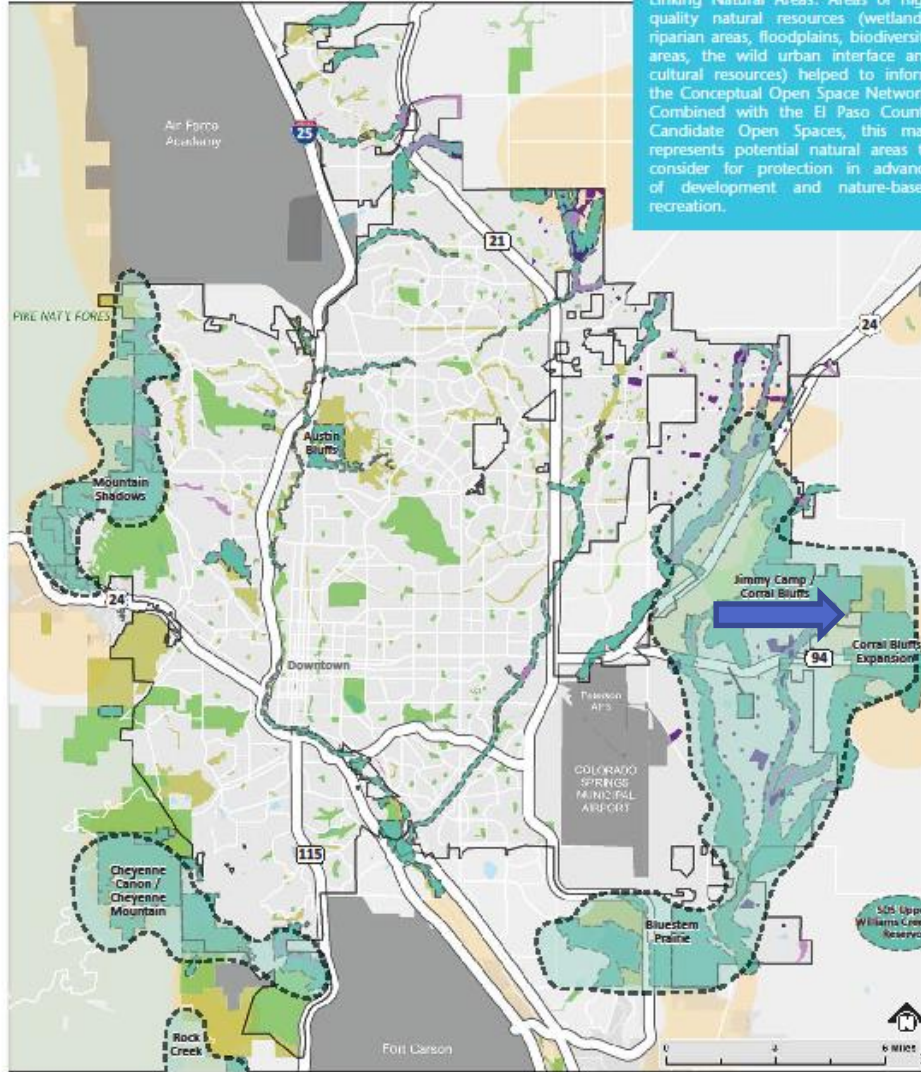


# Corral Bluffs Open Space Addition

City Council Work Session  
November 9, 2020  
Britt Haley- TOPS Manager



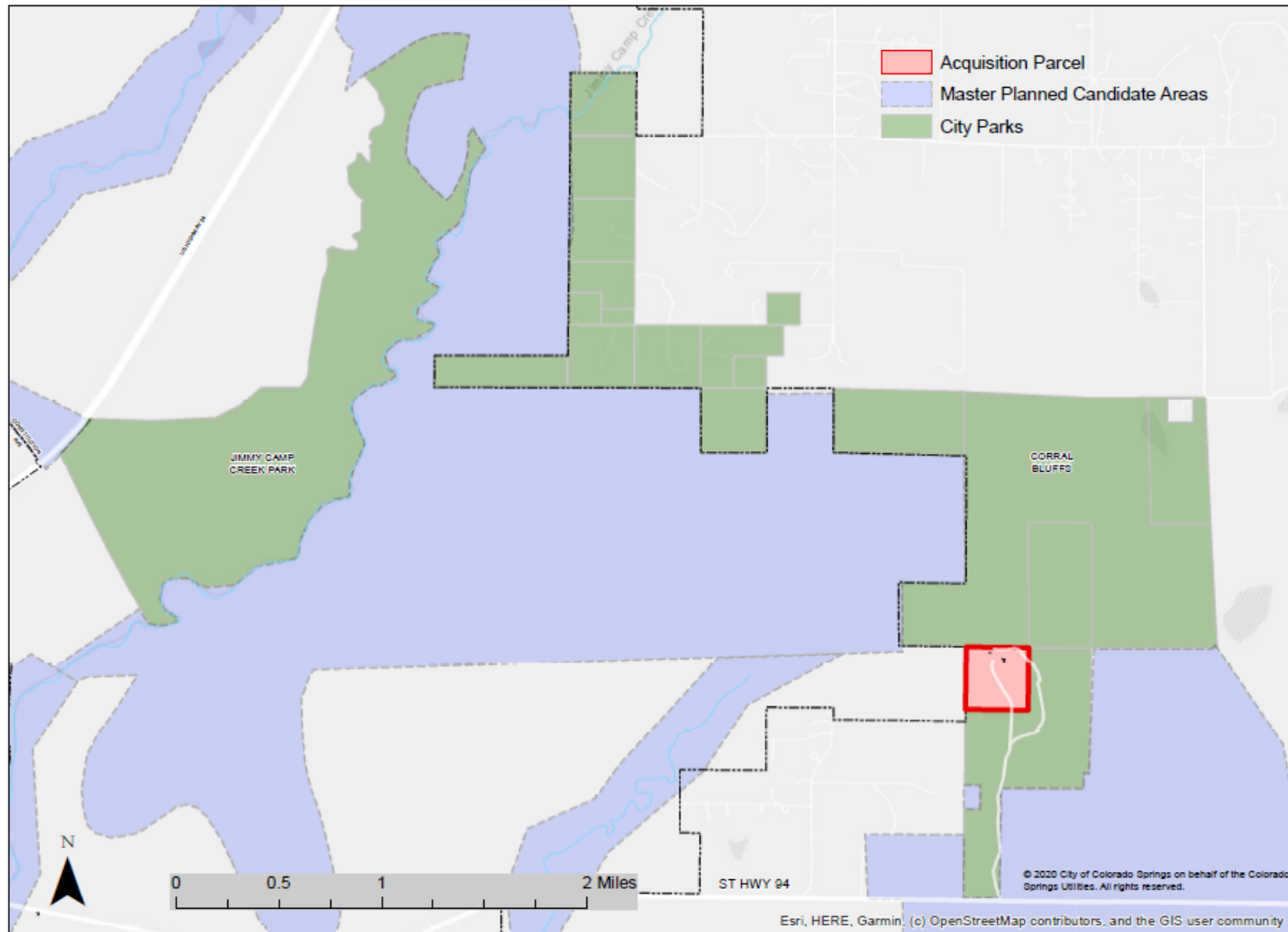
Map 27: Open Space Candidate Areas



Linking Natural Areas: Areas of high quality natural resources (wetlands, riparian areas, floodplains, biodiversity areas, the wild urban interface and cultural resources) helped to inform the Conceptual Open Space Network. Combined with the El Paso County Candidate Open Spaces, this map represents potential natural areas to consider for protection in advance of development and nature-based recreation.

- Candidate Open Space Area
- El Paso County Candidate Open Space
- Conceptual Open Space Network
- Master Planned Future Park
- Master Planned Future Open Space
- Pike National Forest
- Park Lands (City and Special District)
- Open Space/Special Resource Area/Greenway
- Undeveloped Park Land (City and Special District)
- City Limits





# Corral Bluffs



Site of unprecedented fossil discoveries dating back 66 million years





# Details

- Strategic acquisition of a 40 acre inholding at the Corral Bluffs Open Space.
- TOPS has been working to acquire the parcel since February 2018.
- Earlier this year owner was in negotiations with TOPS but favored a private buyer. That sale failed to close. Now, TOPS has a contract but needs to close by end of year.
- Most recent appraised value \$480,000. Contract price \$470,000 based on the quick close.
- Parcel was originally part of the Bishop Ranch, which was acquired by TOPS in late 2018.
- The 40 acres was previously deeded to Phil and Shirley Greco (a daughter of the Bishops) by the Bishop family.
- Parcel has an exclusive ingress and egress easement through the Corral Bluffs main entrance off of Highway 94.
- Property has a house built in 2003, a well, and septic system
- Will allow the property to be gated, and closed to random public access.







