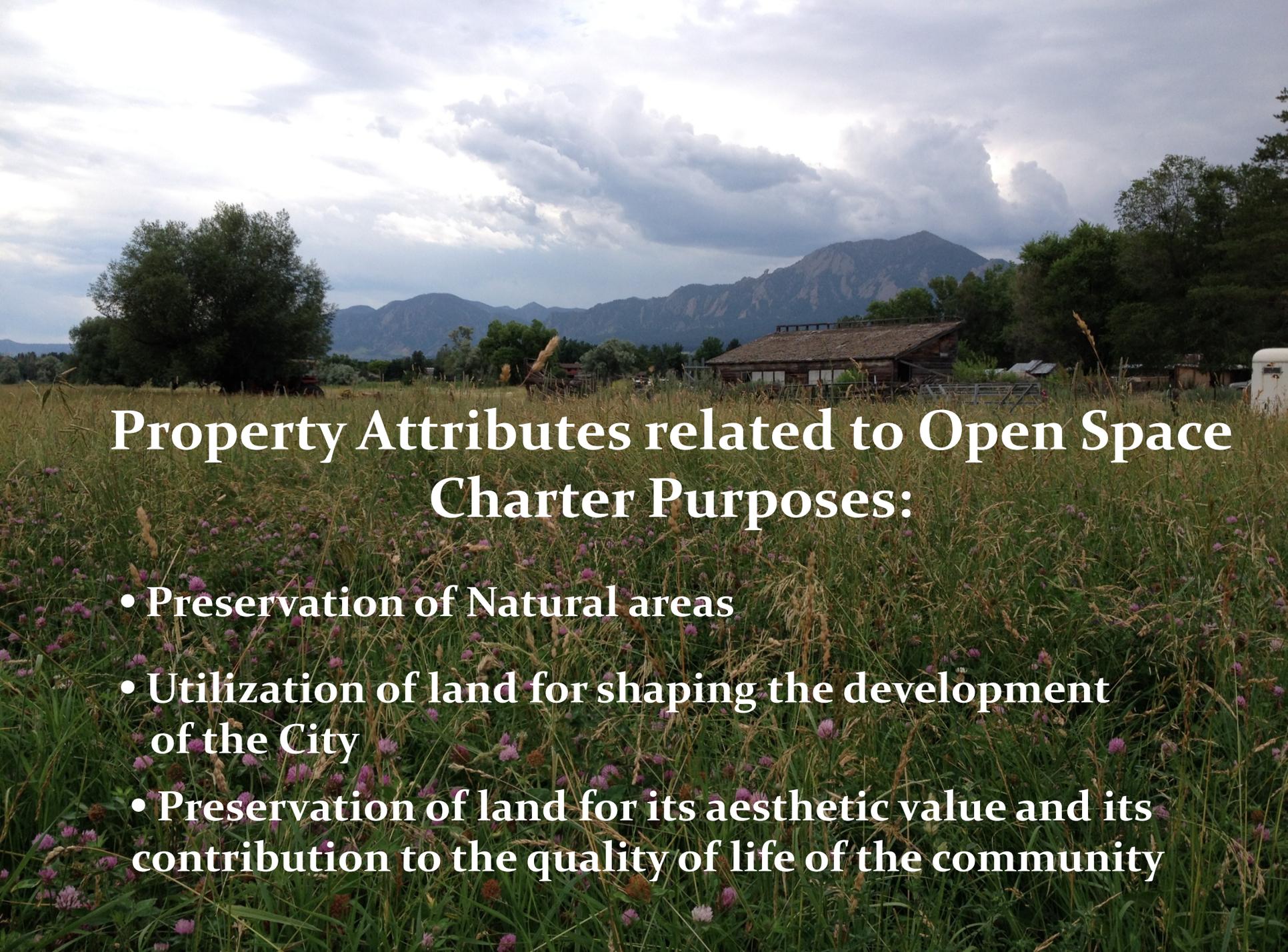


Baseline Rd.

Proposed
Disposal

- Coleman Property
- 5678 Baseline Road



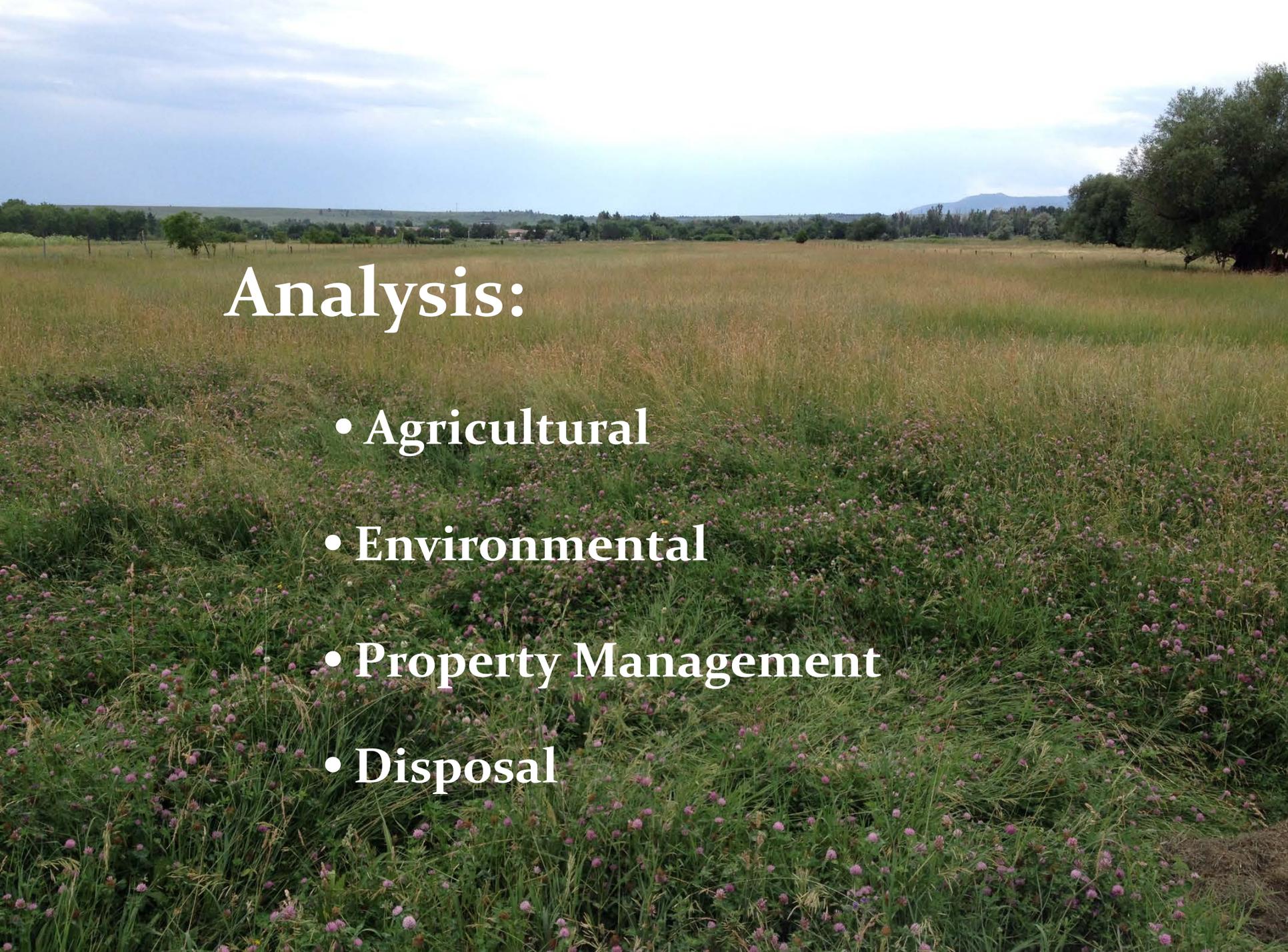
Property Attributes related to Open Space Charter Purposes:

- Preservation of Natural areas
- Utilization of land for shaping the development of the City
- Preservation of land for its aesthetic value and its contribution to the quality of life of the community



Community Sustainability Assessments and Impacts:

- Environmental
- Economic
- Social

A wide, open field of tall grass and purple flowers under a cloudy sky. The field is filled with green grass and numerous small purple flowers. In the background, there are trees and a distant mountain range under a blue and white sky.

Analysis:

- **Agricultural**
- **Environmental**
- **Property Management**
- **Disposal**

Valuation:



Purchase Price



Improvements



12.5 acres

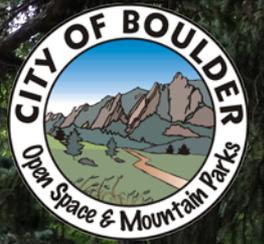


Comparables



Staff Recommendation:

Motion to approve the purchase of approximately 12.5 acres of land, mineral estate, two houses and associated outbuildings from the Ernest J. Coleman Trust for \$950,000, along with \$50,000 for immediate property improvements, both for Open Space and Mountain Parks purposes and the disposal of approximately 2.28 acres or less of that land including the two houses and associated outbuildings located at 5678 and 5688 Baseline Road. The disposal will include negotiation of an acceptable purchase price and appropriate encumbrances on the disposed property to protect the open space values of the remaining parcel. The disposal portion of this Agenda Item is pursuant to Section 177 of the Boulder City Charter.



5688

Questions?