

Natural Resources -- Parks and Wildlife

Fort Collins Service Center SSA - Freedom Storage, LLC Stormwater Drainage Easement

Larimer County

1 acres

1424 NE Frontage Road, Fort Collins

Action Required

Recommend support for the acquisition of two perpetual right-of-way easements on the Freedom Storage, LLC property (\$0 for less than 1 acre).

Questions and Responses

What is the source of funding for the facility construction? Has it been approved separately?

The service center was already approved and budgeted. The funding is a combination of wildlife cash and federal Build America, Buy America (BABA) money.



COLORADO

Parks and Wildlife

Department of Natural Resources

CAPITAL DEVELOPMENT COMMITTEE
OCTOBER 2025 – PROPERTY TRANSACTION PROPOSAL
Department of Natural Resources
Division of Parks and Wildlife

Action Requested

Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend support to the Colorado Parks and Wildlife Commission for the Division of Parks and Wildlife’s proposal to acquire two perpetual right-of-way easements.

General Information

Project Name	Fort Collins Service Center SAA - Freedom Storage, LLC - Stormwater Drainage Easement
Location	Right-of-Way (Pipeline) Easement Acquisition (<1 acre in Larimer County) Right-of-Way (Road) Easement Acquisition (<1 acre in Larimer County) 1424 NE Frontage Road, Fort Collins, CO 80524

Costs / Source of Funding

Consideration	• Total Monetary Consideration: \$0.00
Development Costs	Up to \$500,000 for construction of stormwater drainage system.
Annual Operation Costs	Approximately \$1,000/year

** The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.*

Summary of Proposal

CPW will acquire a perpetual road access easement, and a perpetual pipeline easement, on the Freedom Storage, LLC property for stormwater drainage purposes. The cost of the development of the stormwater drainage facilities will be a shared cost between CPW and Freedom Storage, LLC, with CPW paying up to \$500,000 for construction of the facilities. Freedom Storage, LLC will convey the easements to CPW at no cost.

Mineral Interest Ownership

N/A

Water Rights

N/A

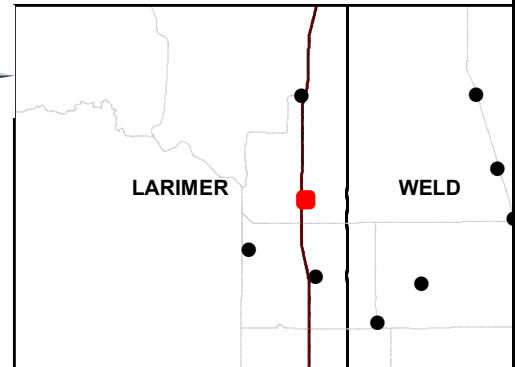
Attachments

- Map
- Photos
- Concurrence Letters

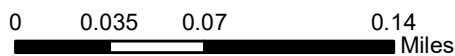


GIS Unit

Fort Collins Service Center SAA ROW Proposal Larimer County



- Approximate ROW's
- Fort Collins Service Center SAA









COLORADO

Parks and Wildlife

Department of Natural Resources

Area 4 - Fort Collins Service Center
317 W Prospect Rd
Fort Collins, CO 80525
P 970.472.4300

September 30, 2025

Larimer County Board of Commissioners
200 West Oak, Suite 2200
Fort Collins, CO 80521

RE: CPW/ Freedom Storage, LLC Concurrence Letter Request

I am writing this letter to request your support for Colorado Parks and Wildlife (CPW) to enter into a permanent easement between CPW and Freedom Storage, LLC for off-site storm water drainage. The easement is located southeast of the I-25/Mountain Vista (E CR-50) interchange in Larimer County. CPW plans to build a new service center and Freedom Storage plans to build an RV and Boat Storage near that location. It was mutually beneficial for both parties to work together to address storm water run-off issues from the frontage road and I-25. CPW's new service center will provide increased customer service to all residents and visitors of Northern Colorado.

Colorado Parks and Wildlife respectfully requests your support of this agreement between CPW and Freedom Storage. If you either support, or do not object to this easement, please sign at the bottom of this letter and return to me at your earliest convenience. You may either send by mail to the address listed above or email to me at Jason.surface@state.co.us

Sincerely,

Jason Surface
Area Wildlife Manager
Area 4- Fort Collins

We support/do not object to this proposal.

Larimer County Board of Commissioners

Date: October 14, 2025



APPROVED AS TO FORM:

Assistant Deputy County Attorney

Jeff Davis, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: Richard Reading, Chair · James Jay Tutehton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva
Blaney · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero · Murphy Robinson