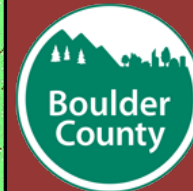


Bearberry Property



Roosevelt
National
Forest



Parks &
Open Space

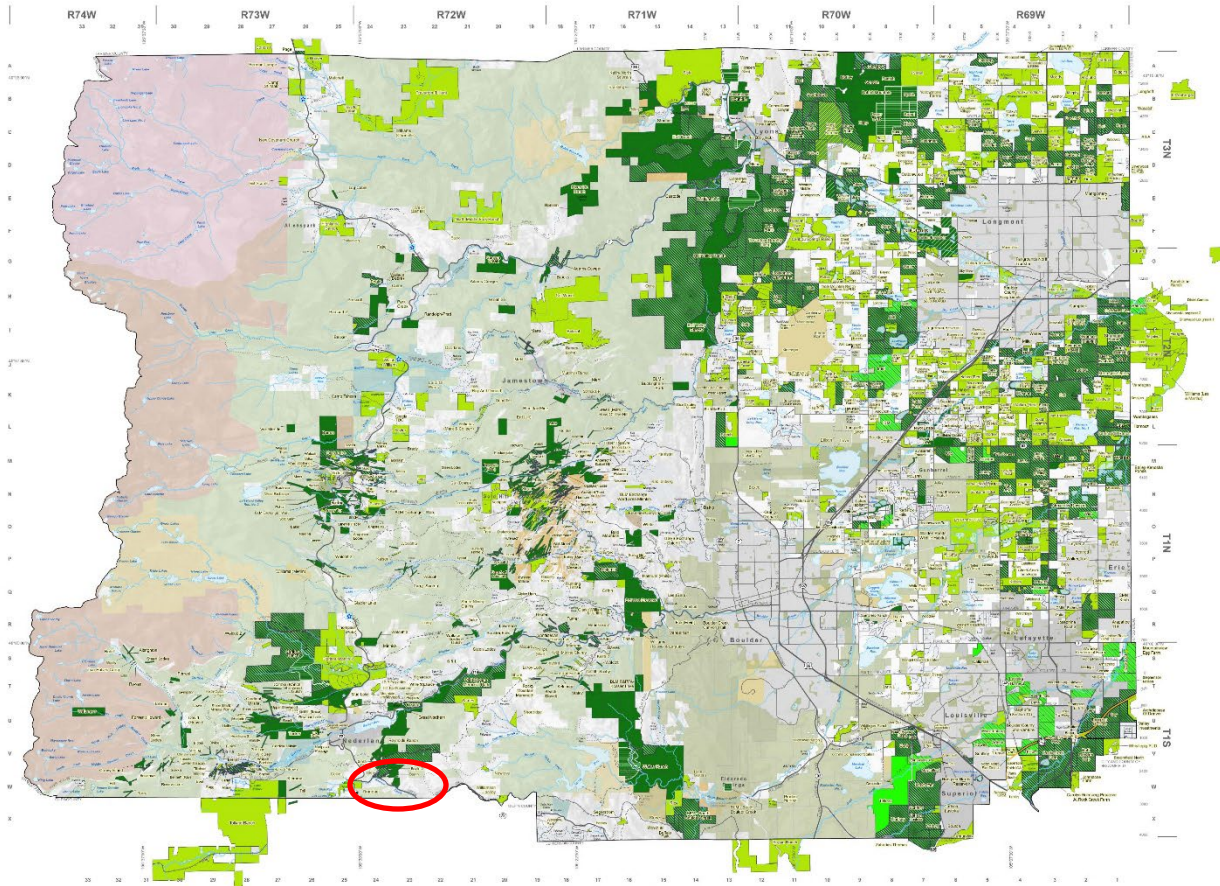
Open Space in Boulder County



Parks &
Open Space

Vicinity Map

February 2025



- County Open Space
- County Conservation Easement **
- Joint County / City Open Space
- County Option Parcels
- County Closed Areas
- County Seasonal Closure Areas *

- Municipal Parks and Open Space
- State Land Board
- State Parks
- Indian Peaks Wilderness
- USFS Land
- BLM Land
- Rocky Mountain National Park
- Other Public Lands
- Non-County Conservation Easements
- Municipalities
- Subdivisions or Platted Area

- NORTHWEST PKWY
- US / State Highway
- Collector
- Local Access
- Jeep Trail
- Scenic Byway

* Other Restrictions on Property Use
 ** Data Based on a Review of County Records
 Please Refer to the Data for More Information

© 2025 Boulder County Parks and Open Space Department. All rights reserved. This map is for informational purposes only and does not constitute a warranty of any kind. The map is subject to change without notice. The map is not to be used for any other purpose without the written consent of the Department.

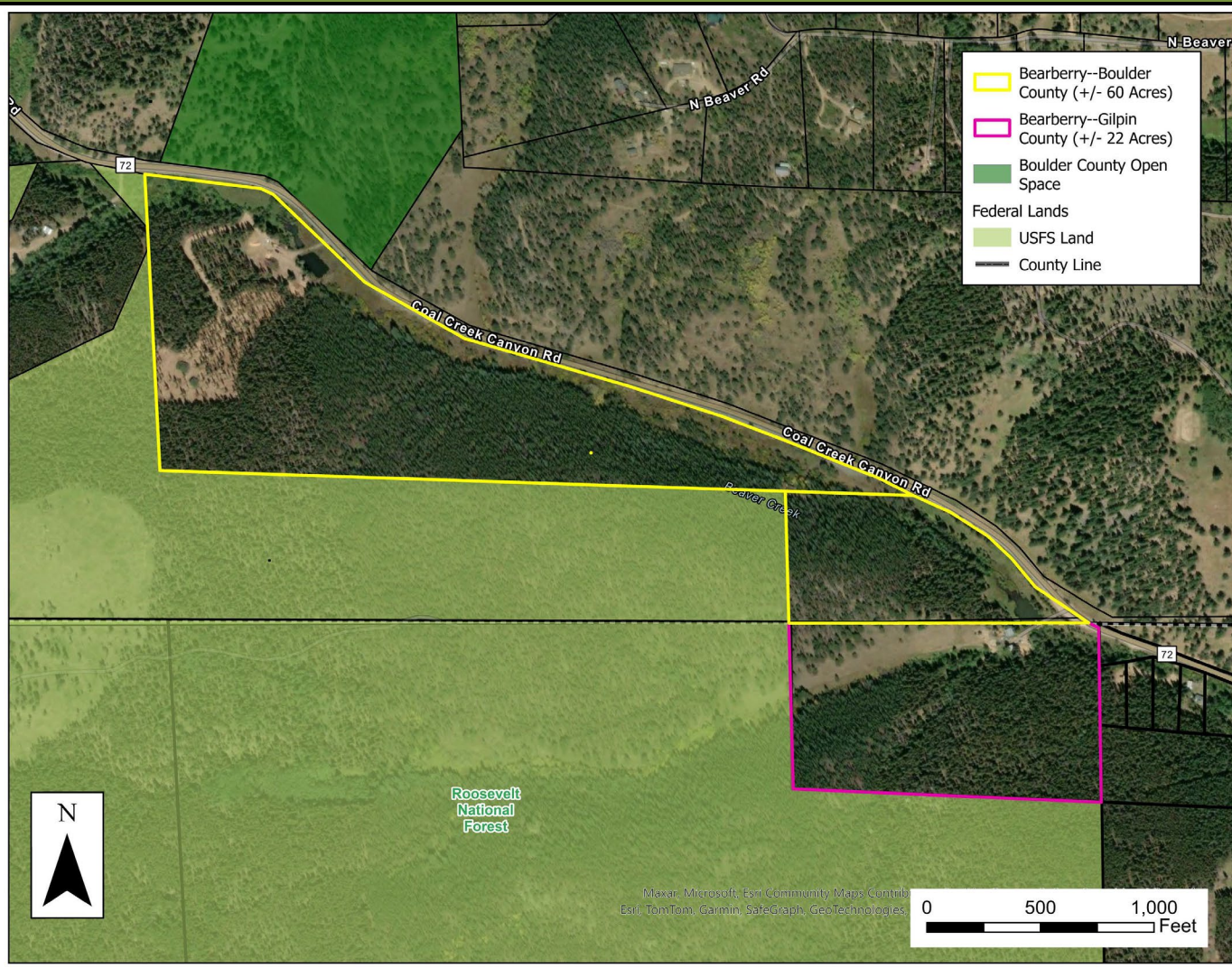
Scale: 1 inch = 1 mile
 0 1 2 Miles



Scale: 1 inch = 1 mile
 0 1 2 Miles

Scale: 1 inch = 1 mile
 0 1 2 Miles

Scale: 1 inch = 1 mile
 0 1 2 Miles



- 80 Acres
- \$1,650,000
- 3 Building Rights

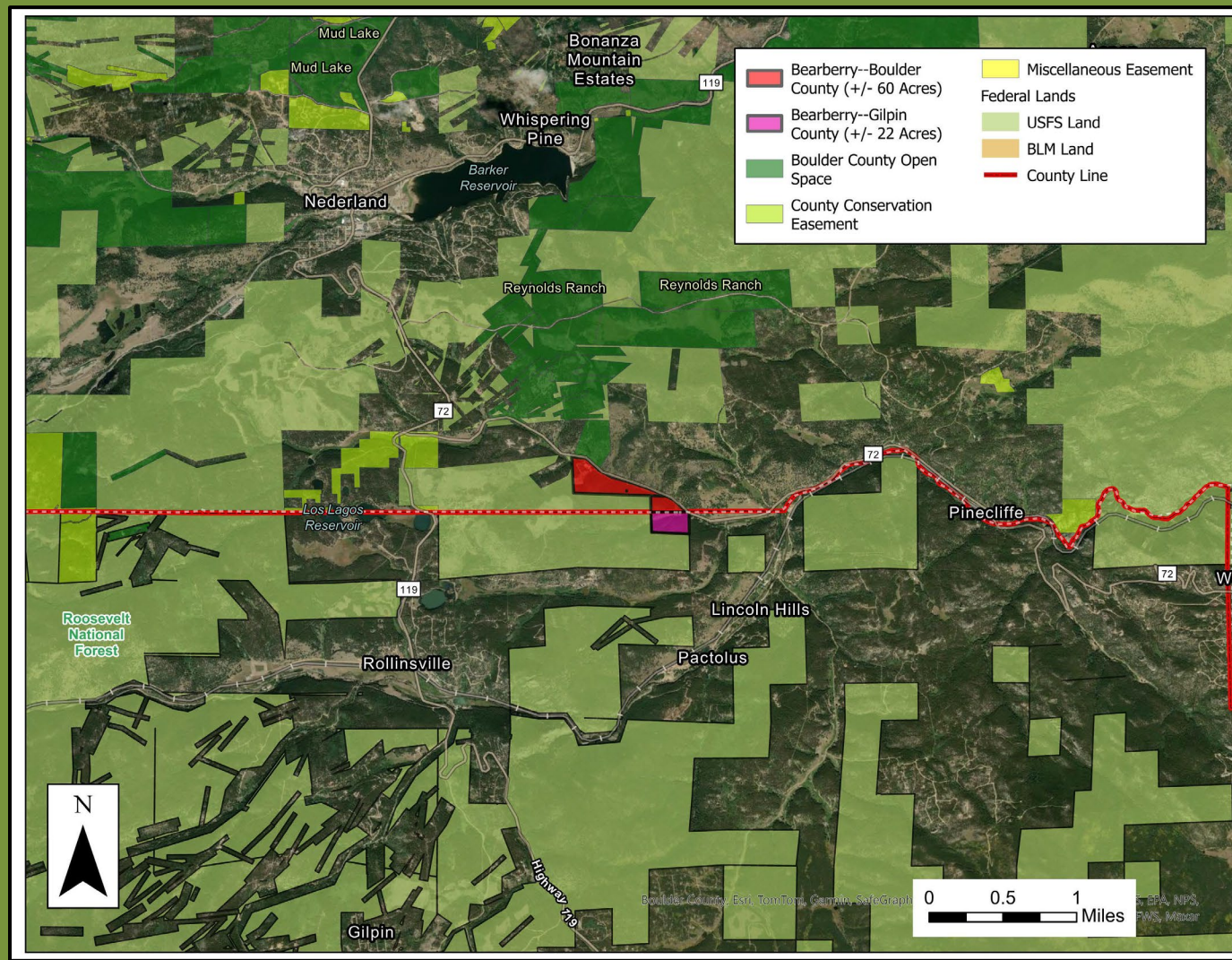
3 Parcels:

- 2 in Boulder
- 1 in Gilpin
- 2 Residences



Proximity to:

- Reynolds Ranch open space and new Elk Tracks property
- USFS Lands

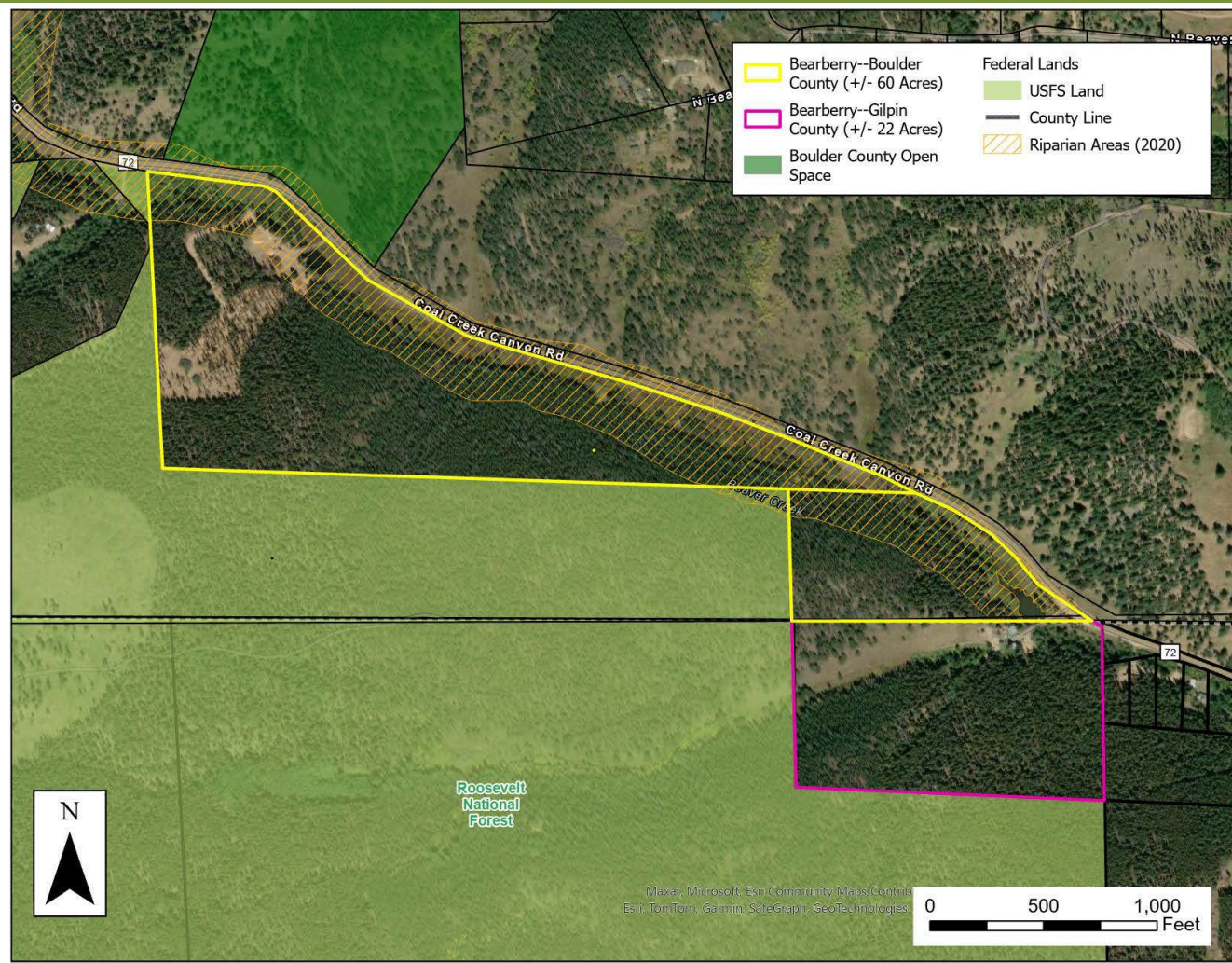




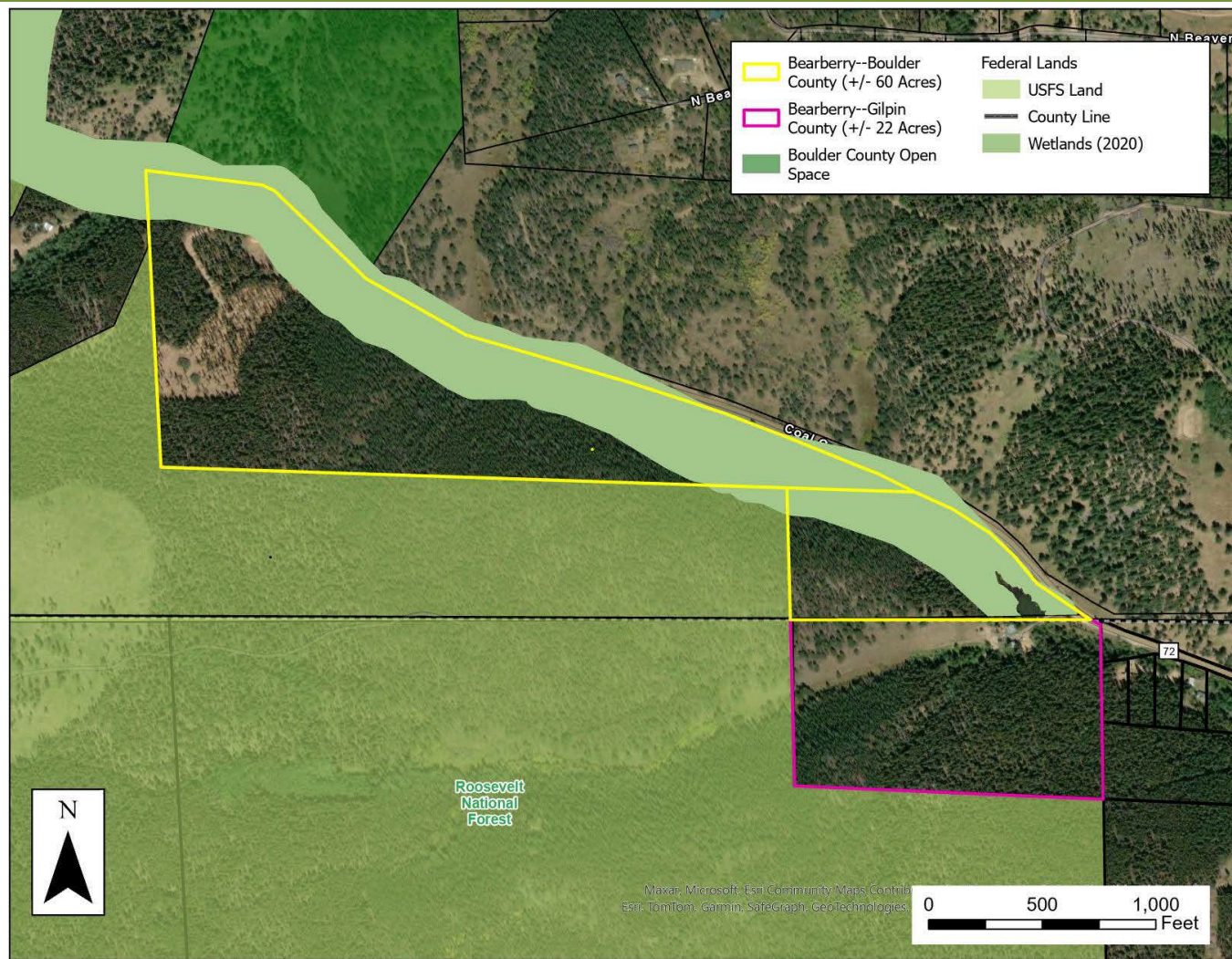
Boulder County Comprehensive Plan Designations

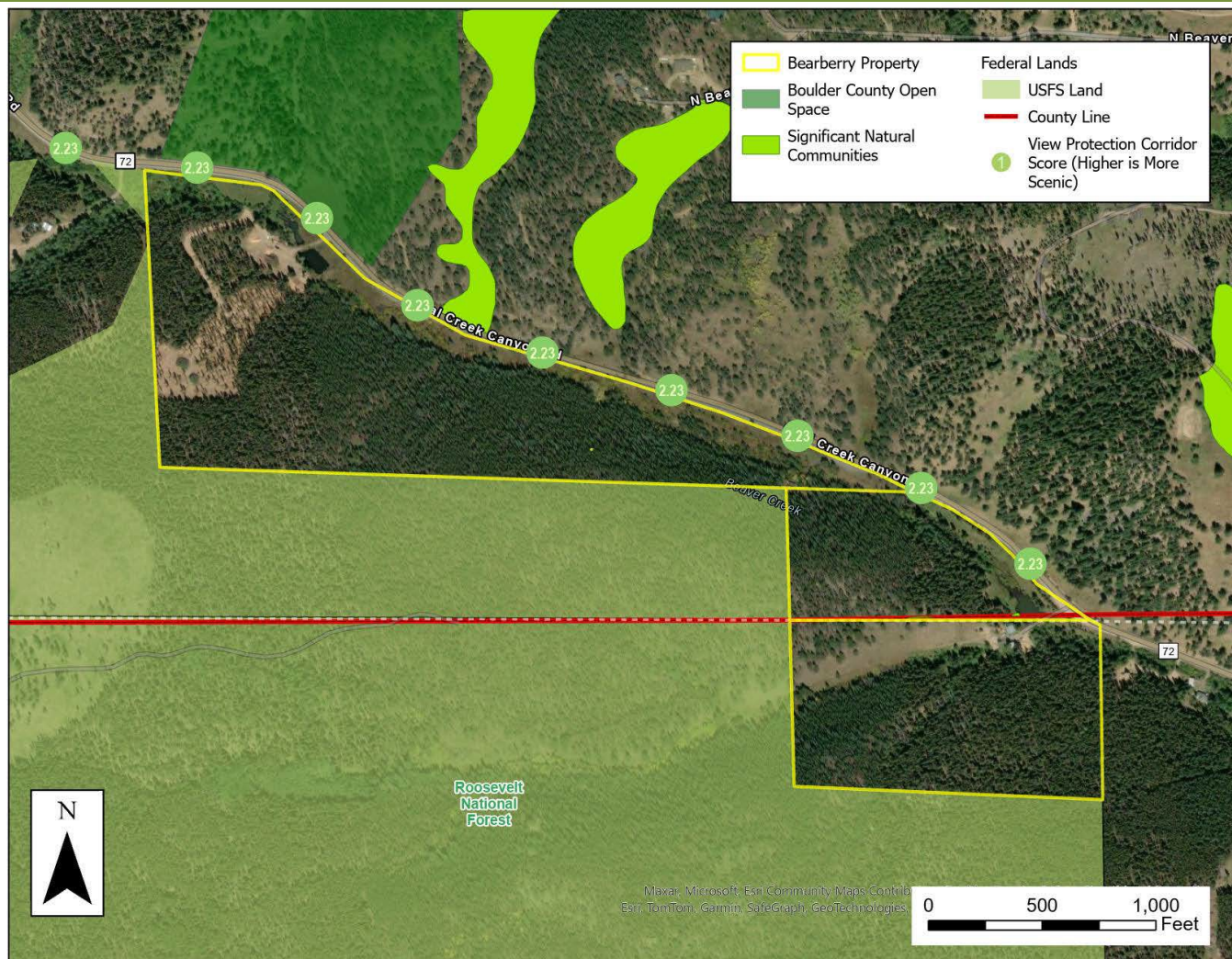
The maps are intended to be illustrative rather than specific and the following designations are indicators of importance but not confirmation these features exist on the property.

BCCP Riparian Areas



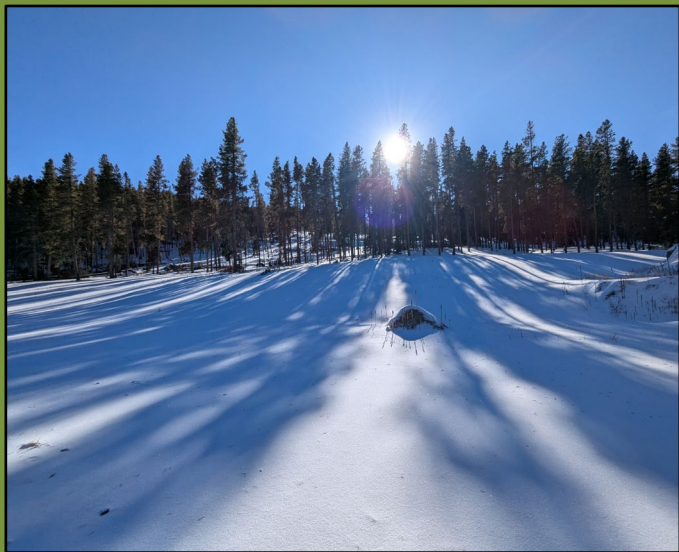
BCCP Wetlands



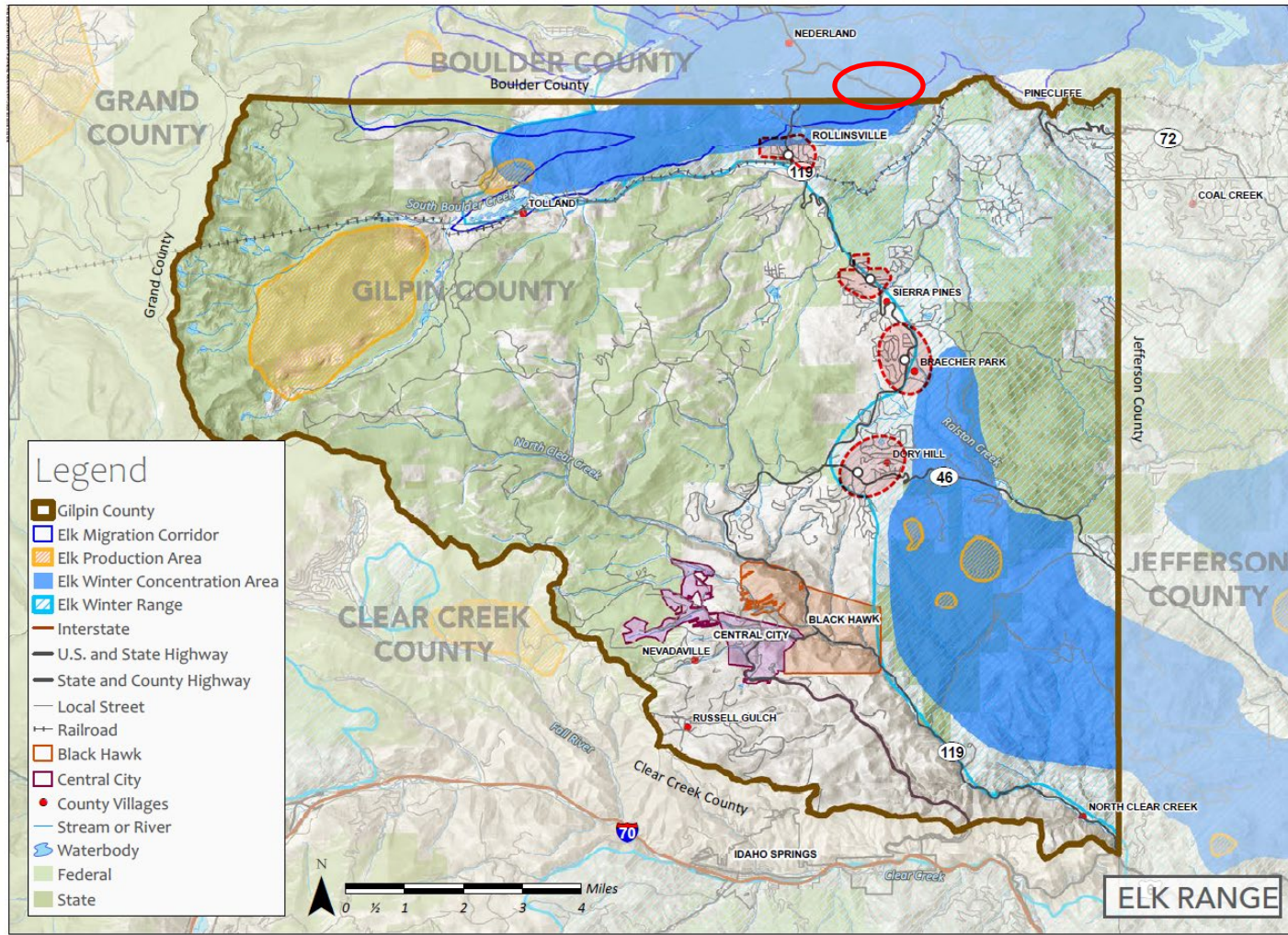


BCCP
Significant Natural
Communities

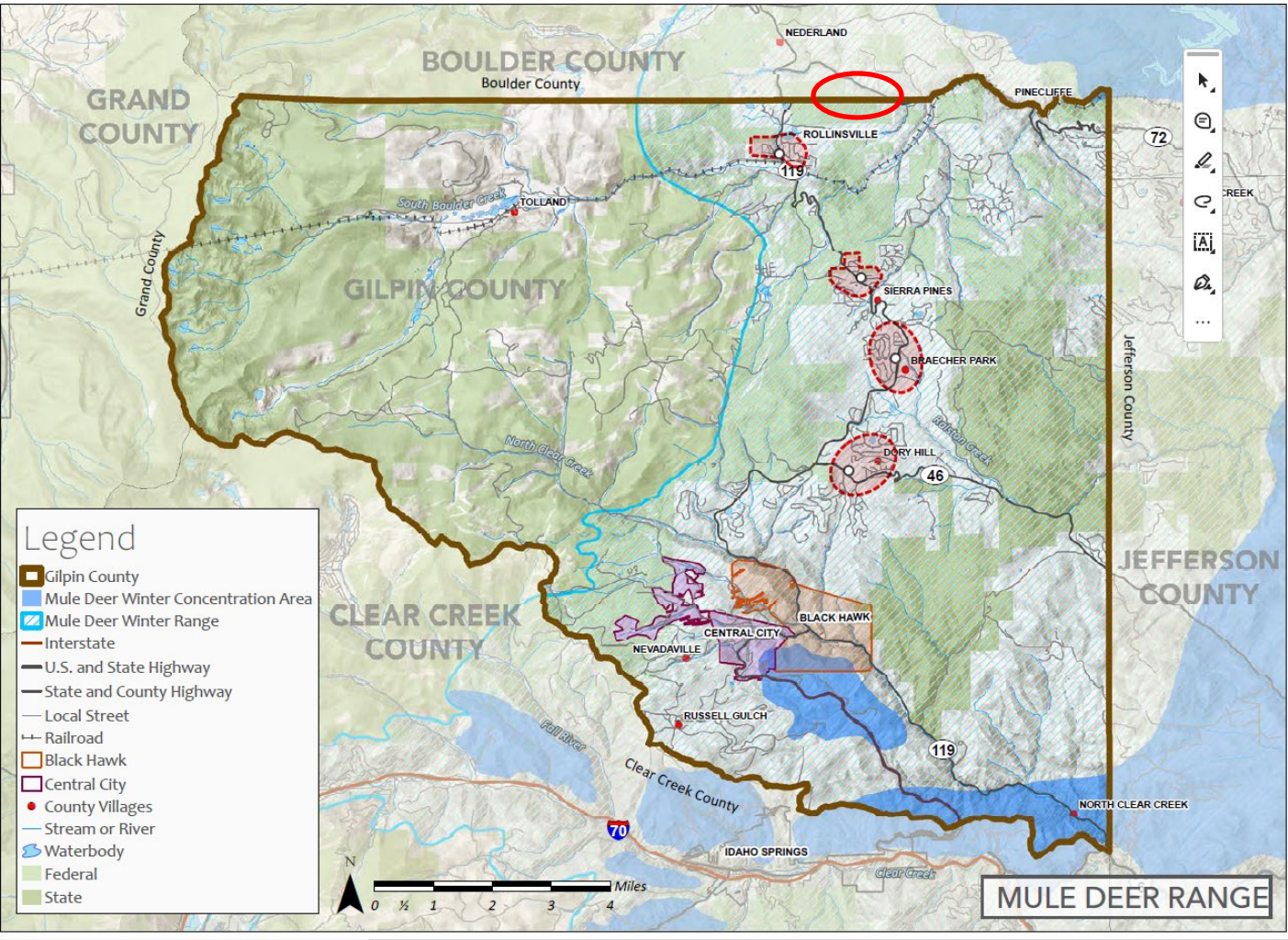
BCCP
View Protection
Corridor



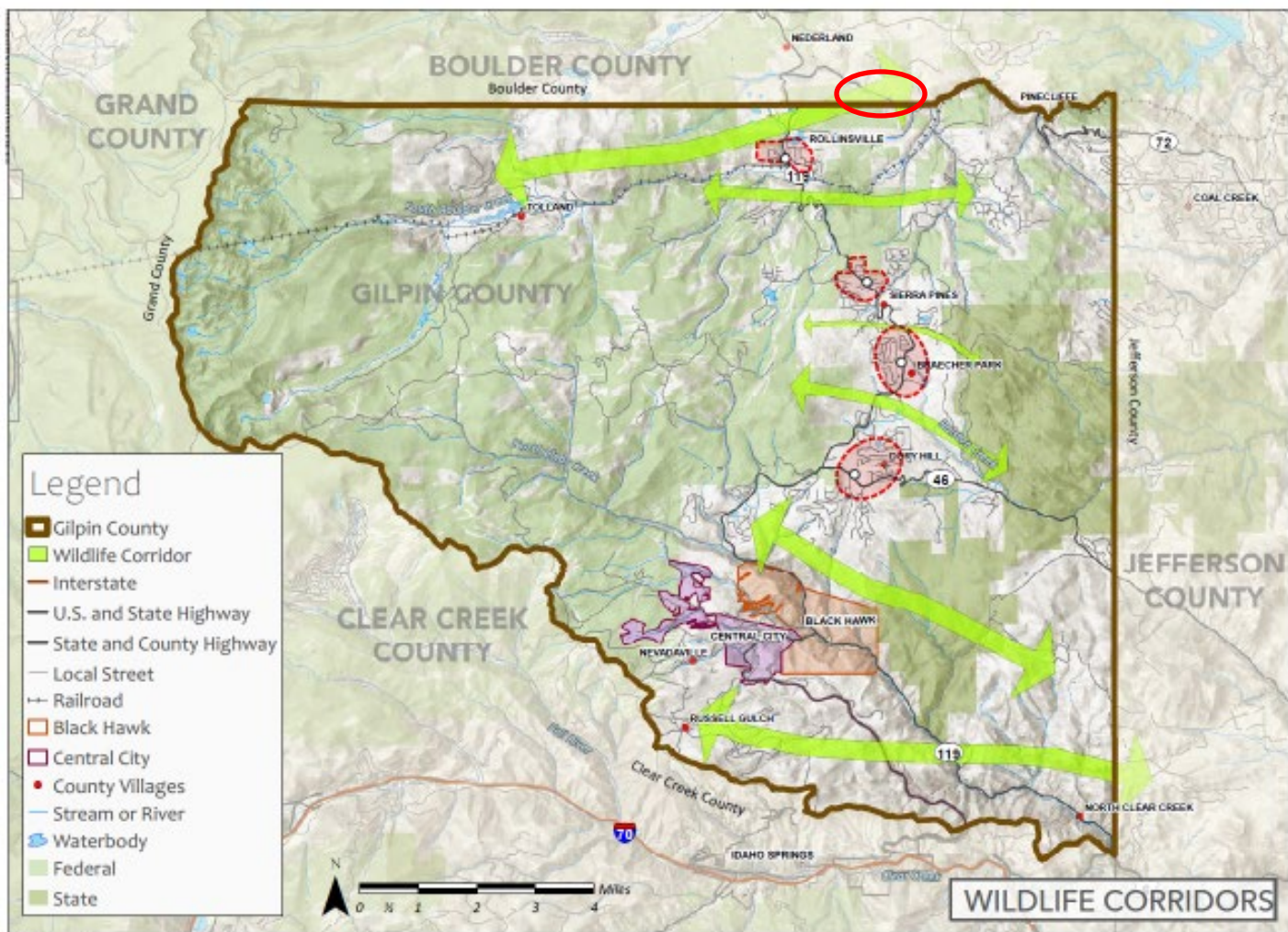
Gilpin Elk Winter Range

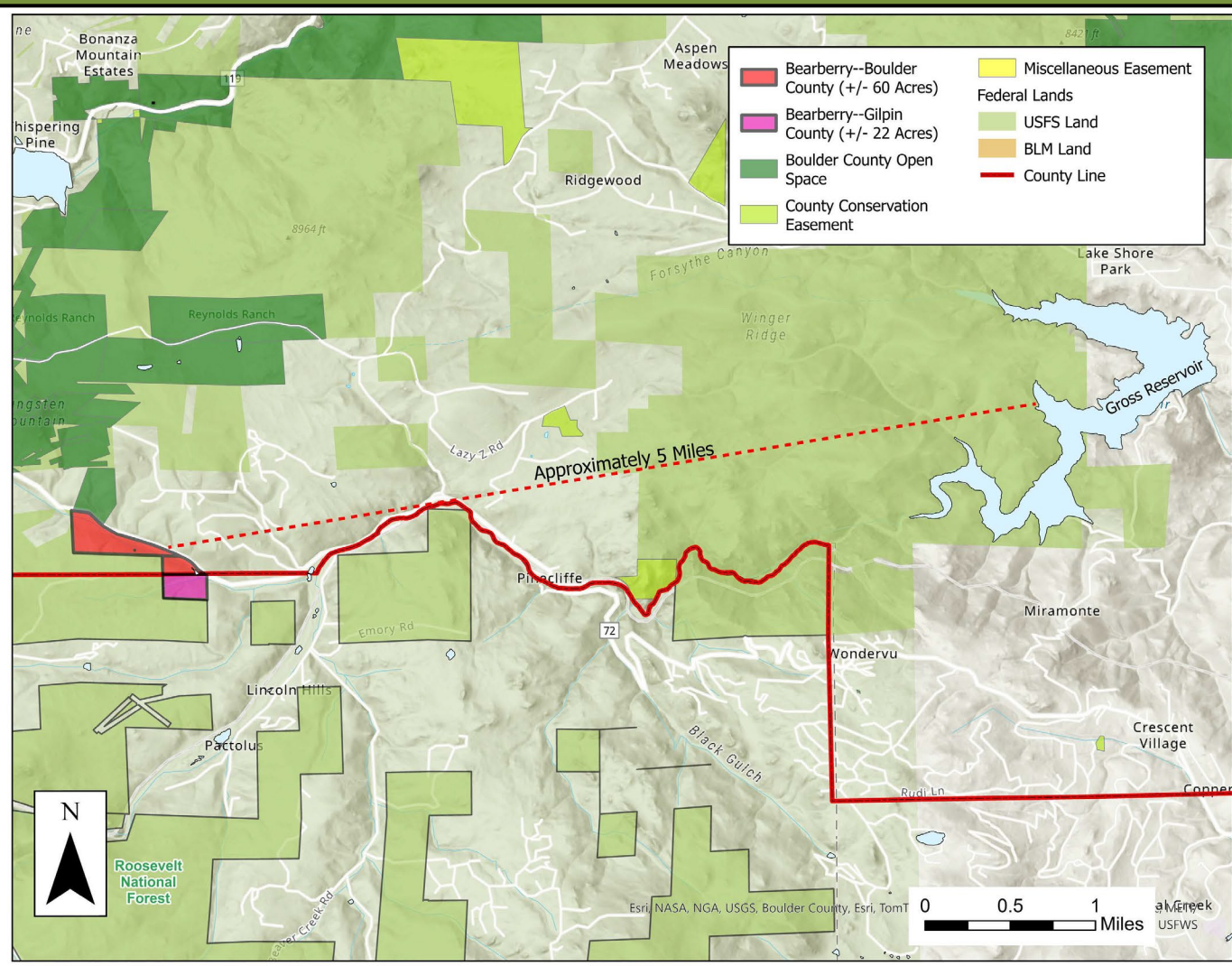


Gilpin
Mule Deer
Winter Range



Gilpin Wildlife Corridor





Gross Reservoir Settlement Funding:

- 2021
- \$5,100,000
- For OS Acquisitions



Questions?

