

SPRUCE VALLEY RANCH FACTS

HISTORY: The “Ranch” as we now know it, is the result of the vision of the Lockwood family. It was incorporated in 1977, and consists of more than 400 acres. It is located about two miles from the Town of Breckenridge in a quiet, peaceful setting east of the Blue River and Goose Pasture Tarn extending in a funnel shape up Indiana Creek drainage to the USFS boundary above the trap and skeet range. SVR presently consists of 49 lots ranging in size from 2 to 6 acres. It has platted setbacks, building envelopes, restrictive covenants, architectural guidelines and Ranch Rules. SVR has its own building permit process over and above that of the Town of Blue River.

FORESTRY MANAGEMENT PLAN: Even before the pine beetle epidemic began, the Ranch started a program to develop a healthier forest. Residents were encouraged to remove weak trees and have a forestry expert guide the process. From the beginning of the beetle outbreak, spraying was encouraged and removal of trees which were “beetle hit” was mandatory before the next flying season. The Ranch has had all of the common land surveyed and has tagged all trees that we absolutely want to save. These trees are being sprayed in the hopes that other nearby trees will also survive. The study includes a worst case scenario if only sprayed trees survive, so that we know what the financial impact might be.

WATER RIGHTS: SVR owns water rights to include both adjudicated residential water use AND irrigation use. We do have water meters and report our consumption to the state. We encourage our residents to be good stewards of this precious commodity.

AMENITIES: Premium trap and skeet facility - Newly resurfaced regulation size tennis court - Scenic picnic area - Stable with stalls for ten horses - Boathouse for kayaks and canoes - Trails for hiking, biking, snowshoeing and cross country skiing - Fishing on Goose Pasture Tarn as residents of Town of Blue River

The trails through SVR have no dedicated right-of- way, rather homeowners have offered access with the expectation that users will respect the private property interests of the Ranch and its residents.

There are four miles of paved private roads in SVR.

AWARDS: SVR received the Open Space Honors Award from the Continental Divide Land Trust in September 2007 based on the special attention which was given during development to protection of the wetlands, open space, and large lots to allow plenty of green space and separation between homes.