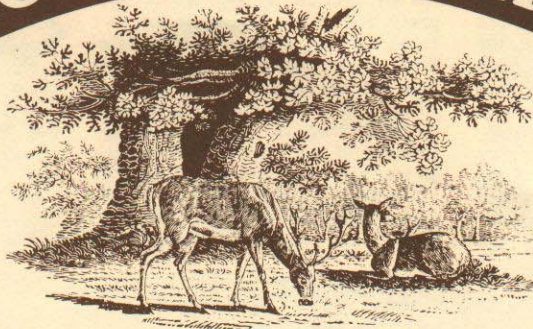


# Glacier View Almanac



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## Glacier View—A Diversification In Topography

Glacier View Meadows, located northwest of Fort Collins on the old Currie Ranch, approximately 30 minutes drive toward Red Feather Lakes, consists of 6,500 acres of land amid the Roosevelt National Forest which is transversed by Elkhorn Creek and bordered on the south by the Poudre River. From its elevation of 6,800 to 8,200 feet the property provides a spectacular view of the Mummy Range toward the west.

The land can be described topographically as having a major valley, a series of minor valleys and draws, forested slopes and rock outcrops. The primary vegetation are Douglas Fir, Ponderosa Pine, Aspen, and a wide variety of wild plants and flowers. The main valley is broad, gentle and open, is covered with grass and is sparsely forested. This is the first area seen upon arriving at Glacier View, located toward the eastern edge of the property and consisting of approximately 600 acres of land.

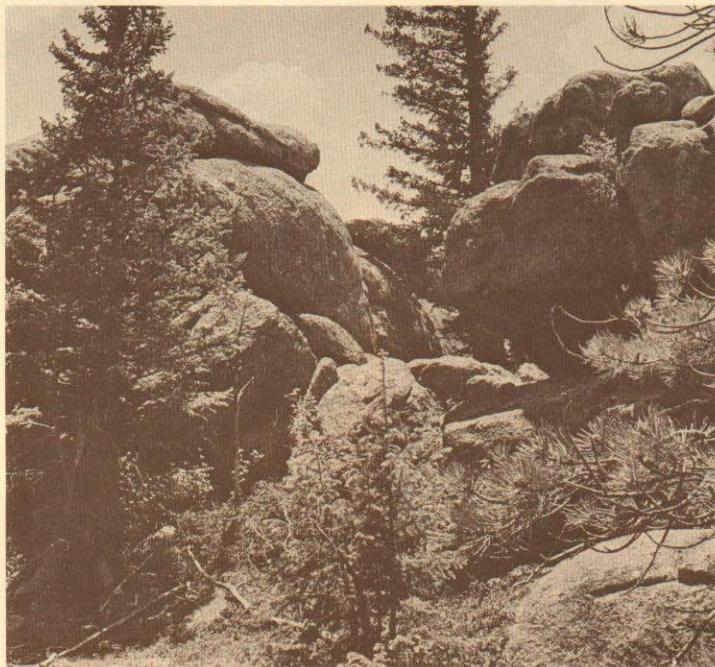
The meadows, which are interspersed throughout the project and vary in size from 20-120 acres, give the impression of being isolated and rich in alpine characteristics. They are spotted with trees and their edges are defined with denser tree cover and varied rock formations.

The two major draws have creeks flowing through their bottoms and both have steep, high side walls, the southern walls being covered with evergreens and rock outcrops while the northern walls are open and rocky. These areas visually generate a rather strong canyon feeling.

The exposed slopes tend to orient southward, offering distant 180° panoramic views of the plains toward the east and the mountain ranges to the south and west and excellent overlooks of the development. From these areas one can begin to gain an overview and appreciation of the varied and often spectacular landscape.

From the larger rock outcroppings

one can view even more panoramic scenes, especially from the 300 foot high rock atop Manhead Mountain. From these high points one gets 360° view of the surrounding diversity; from the gently, grassy slopes and meadows to the densely wooded slopes, dramatic rock outcrops and the extended landscape of beauty and variety.



Rock outcropping at Glacier View

PHOTO BY THOMAS TALCOTT



## Glacier View Acreages Spectacular

The predominant lot size at Glacier View will be 5 acres. These lots have been located predominantly in the forested slope areas with their back areas located next to ridges or rock outcroppings. The lots have long, lovely views of either the Mummy Range to the west or Livermore Valley to the north and east. Because of the forest, the buildings can be nestled into the site without disturbing the existing natural visual properties.

Some sites are located around the green belt areas, such as at the forested edge of meadows, around the lower edges of the rock outcrops, and near the two canyon-like draws.

Roads have been cleared judiciously in Filing One and to minimize disturbance of the land roadbeds of only 18 feet width have been constructed.

Sites have a good covering of Ponderosa Pines, Douglas Fir and Aspen. Kinnikinnick and other low shrubs

abound. Sites are large enough and topographically suitable for privacy and yet are easily developable into excellent sites for year-round resort living.

It is very difficult to appreciate the beauty of Glacier View from the highway. We must actually drive into the property to be able to see the forests, rock outcroppings, and beautiful views. Most of the acreages are truly impressive from a variety of standpoints.



Glacier View vista

PHOTO BY TIMO TALCOTT

## Planning At Glacier View—Maintenance Of Mountain Environment

To maintain the mountain environment, major interest areas were set aside as common open space for the use of all the residents of Glacier View. These initial areas were two canyon-like draws. These areas with creeks running through them, offered many possibilities for water-oriented activities. The meadows also were reserved for they are protected from the elements, are already cleared, and offer space for field sports. These open meadows provide a pleasant contrast to the dense forest and rock outcroppings. Many rock outcrops, such as Manhead, were also set aside since these areas are secluded and provide places to hike, climb and overlook the vast reaches of the landscape.

Specific areas were identified and set aside for common open space. Similar areas were set aside and protected not only for their beauty, but because they exhibited delicate balances of ecology. All streams have easements extending along both sides. These easements will vary in width to accommodate the stream drainage. All drainage ways have been protected with easements to prevent erosion. Several of the meadows not designated as common open space have been set aside with easements because the thin grass cover could easily be worn away exposing the soil and causing erosion if used as common open space or allowed to be built upon.

Along with the streams, drainage

ways and meadows, there exist slopes susceptible to erosion and sliding. Two of these areas are located near and overlook the two canyon-like draws. They were also set aside because they were visible from the canyon floor and any development visible from these areas would destroy the natural setting sought for these areas. The knolls and tops of ridges are being placed in easements so that buildings cannot become dominant. The intent is that the natural features of the land should dominate and that the structures and roads should be hidden as much as possible.

—Charles A. Gathers  
Architects and Planners



## Recreation Facilities At Glacier View

The hub of recreational activities will be the 158 acre community center to be located within one of the two major draws. A community center building will provide pool facilities and a small restaurant and lounge. This community center building will overlook a 4 to 5 acre lake and a small ski slope beyond. The lake will accommodate swimming and rowboats and perhaps small sailboats. The ski slopes will have a 350 foot vertical with beginner runs of 800 feet and intermediate runs of 700 and 1,300 feet.

Below the lake there will be two tennis courts and above the lake, field sport areas will be provided to accommodate soccer, football, baseball, etc. Around the community center building, facilities for horseshoes, shuffleboard and a tot lot have been planned.

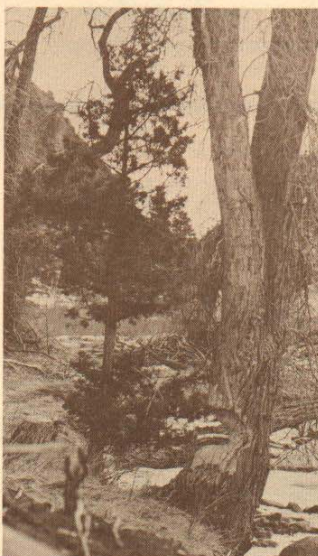
This recreation center concentrates those active recreational activities necessary to a recreational development to one area where they can be controlled, leaving the remaining land in an undisturbed state. The other major draw toward the west along Elkhorn Creek of 97 acres has been planned as a passive recreation area. A 15-20 acre lake is planned here which will provide an area for fishing, hiking, bird watching and picnicking. From this area, trails for hiking and horseback riding will lead down Elkhorn Creek to the Poudre River which is known for its fishing. There are 2 miles of stream frontage along Elkhorn Creek. The beginnings for the horseback riding trails are to be the two stable areas. These planned trails meander throughout the development along continuous common open space corridors which connect at several points to areas having dramatic overlooks, picnic sites, the community center, Elkhorn Creek and the Poudre River. The hiking trails also will weave through the development using common open space easements to interconnect with the many points of interest on the site. The hiking trails vary in difficulty, some being short and not very steep; some other routes offer considerable challenge to the enthusiast. There are to be 33 miles of horseback trails and 36 miles allotted for hiking trails. These trails are to be kept separate, but will meet at the

points of interest.

There should be a sufficient variety of recreational facilities at Glacier View so that those who wish to enjoy natural kinds of activities like hiking, herd-watching, etc., will be able to do so. Others will be able to participate in more planned activities such as tennis, sailing and skiing.

## Glacier View Originally Part Of Currie Ranch

The old Currie Ranch originally encompassed several different areas including what is now known as Crystal Lakes (formerly Black Mountain Ranch), Green Mountain Meadows (across from Glacier View), and the land known now as Glacier View Meadows.



Beaver-bitten tree at Elkhorn Creek

In 1906 John Currie took a fishing trip to the Dutch George place on the Poudre River. The road to the Poudre ran through the Sam Sloan Ranch and down the Elkhorn Stream to the Poudre River. Mr. Currie liked the ranch so well that he bought it and the LOX brand from Mr. Sloan.

John Currie enlarged the ranch by buying Will Currie's homestead, then the old Garnick homestead, the Ran-

delman homestead and several tracts under the Timber and Stone Acts.

John Currie's younger son, Clarence, married in 1922 and bought the ranch from his father. He then added the Spencer Homestead, then the Ball Homestead and the Solomon Batterson Ranch. The following years show Clarence acquiring more and more land, making his last purchase, the Black Mountain Ranch, from the Floyd family.

The building of this large ranch took fifty years, from 1906 to 1956. It contained some of the most beautiful land in all of Larimer County and in much of the whole state of Colorado.

The land is a reflection in a way of the pioneers of the west. It is raw and rugged land but spectacularly beautiful with many splendid vistas, lush meadows and fast-running streams.

When you visit the area, you will surely remember the Curries and show the same respect and appreciation for the land that led them to acquire and maintain it over the years.

Reading the history of Larimer County Stockgrowers Association is an interesting experience into the background of some of Colorado's largest cattle ranches. Meeting some of the current owners of these ranches and listening to some of their stories is even more interesting.

We recently had occasion to meet with many of the owners of those ranches in the close proximity of the old Currie Ranch, now Glacier View. Among the ranch owners we met were Mr. and Mrs. Evan Roberts who own the Roberts' Ranch just north of Livermore, Colorado.

The original Roberts family came from Wales to New York. They arrived in Colorado in 1874. Shortly thereafter they moved to Livermore Park and eventually exercised a claim under "Squatter's Right" and built the old Forks Hotel.

The family later moved to the river ranch and added to their ranch by buying railroad land. At the peak of the Roberts Cattle company business, in 1940, the family had 14,629 acres of deeded land and over 800 head of cattle. Since then the company has been dissolved and the land divided among the family. Evan Roberts now operates the Roberts Cattle Co. If you are interested in ranches and their history, I would certainly recommend



any of the Larimer County Stockgrowers Association publications.

The histories of the ranches are very interesting and if you have the occasion, meeting some of the ranchers is a very worthwhile and enjoyable experience.

## Stables And Western Fun

Glacier View has contracted the newly formed LS Ranch to provide stable facilities for property owners. The ranch is located in the vicinity of the former LOX Ranch house and buildings. It is operated by Charlotte and Dick Ludwig and Maggie and Lee Shrull.

The LS Ranch offers horseback riding and riding lessons. Facilities for the boarding of horses are also available.

The new ranch will also offer western entertainment and encourage private

parties. Horses may be rented by the hour, half day or all day. Also featured will be breakfast rides, moonlight rides and overnight pack trips. Food can be furnished on all the rides or you may provide your own. Experienced guides are provided on all rides, except hourly and daily rentals for which guides are also available if the riders wish to have one. Activities will also include archer exhibitions.

A gift shop is planned featuring handmade gifts. Planning also includes an entertainment building catering to private parties or large groups.

### Glacier View Almanac

edited by  
Dr. O. J. Harvey  
written and compiled by  
Laurel Zakovich  
published by  
Glacier View Meadows

### Horse Rental Rates

1 hour	\$ 2.50
2 hours	4.50
Pack Trips (over-night)	15.00
(Includes evening meal and breakfast)	
Breakfast Ride	5.00
Moonlight Ride	4.00
Per half day (4 hours)	7.00
Per day (8 hours)	11.00
Per week	50.00

### Horse Boarding (monthly rates)

\$35.00 includes hay and grain
60.00 includes hay and grain for 2 horses (same owner)
25.00 hay only
15.00 owner furnishes all feeds and we do the feeding
10.00 summer pasture only

Riding lessons will be \$4.50 per hour

Please call Livermore Exchange 345 for reservations or just drop by and say "Howdy!"

## Glacier View Meadows

Greenwood Plaza Terrace, Suite 208  
Englewood, Colorado 80110  
(303) 770-2262

