

Jan. 22, 2013 -- Property Transaction Proposal
Colorado Parks and Wildlife

Bar YX Ranch Perpetual Conservation Easement

Mesa County

720 acres

Pinon Mesa, 7 miles south of Glade Park

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff questions about the report are listed below.

Action Required

Recommend support for the acquisition of a perpetual conservation easement on the Bar YX Ranch (\$931,600 CF for 720 acres).

CDC Staff Questions

None.

Capital Development Committee January, 2013 - Property Transaction Proposal

Department of Natural Resources
Division of Parks and Wildlife

| | | | |
|---|---|---|-----------------------|
| Action Required | Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to acquire a perpetual conservation easement on the Bar YX Ranch to protect its wildlife, scenic, and open space conservation values. | | |
| General Information | | | |
| Name | Bar YX Ranch LLC | | |
| Number of acres | 720 | | |
| Location | Pinon Mesa, approximately 7 miles south of Glade Park | | |
| County | Mesa | | |
| Costs / Source of Funding | | | |
| Purchase Price | \$931,600.00 | Funding Source* | GOCO Wildlife Purpose |
| GOCO | GOCO funds are not appropriated in the Long Bill | | |
| | Fiscal Year | 2012-13 - GOCO Wildlife Purpose (June 2012 GOCO Resolution) | |
| | Grant | GOCO12150 | |
| | Grant Amount | \$3,901,172 | |
| | Remaining Unexpended Balance | \$577,784 | |
| GOCO | GOCO funds are not appropriated in the Long Bill | | |
| | Fiscal Year | 2012-13 - GOCO Wildlife Purpose (Oct 2012 GOCO Resolution) | |
| | Grant | GOCO13170 | |
| | Grant Amount | \$1,500,000 | |
| | Remaining Unexpended Balance | \$1,500,000 | |
| Annual Monitoring and Operation Costs | \$334.00 (based on 1 monitoring day) | Funding for the monitoring of the property will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill. Amount is based on the cost of an average DWM which includes vehicle costs. | |
| Development Costs | \$0.00 | N/A | |
| Note: 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

This is a 2011 Request for Proposals (RFP) project. Colorado Parks and Wildlife (CPW) will acquire a perpetual conservation easement on the Property. There is no public access component to the project.

The Property lies within a High Priority Habitat Acquisition Area as it contains critical nesting and brood-rearing habitat for Gunnison sage grouse. The Pinon Mesa subpopulation of Gunnison sage grouse relies almost completely on privately owned ground for habitat, and the fate of this subpopulation of grouse is directly linked to the fate of these private lands. The property is also a deer fawning area, and provides important transition range for both deer and elk, as well as deer summer range.

The Property borders BLM on the east and northwest, and a portion of the Gore Ranch to the west that has recently been placed under conservation easement (held by Mesa Land Trust).

The landowners acquired the Property in 1999 and use the Property for personal recreation purposes, which will continue in the future. There is only one permanent structure on the Property – a small cabin (12 x 14). The easement will create a building envelope around the cabin and the landowner will be allowed to replace the cabin with another residential structure.

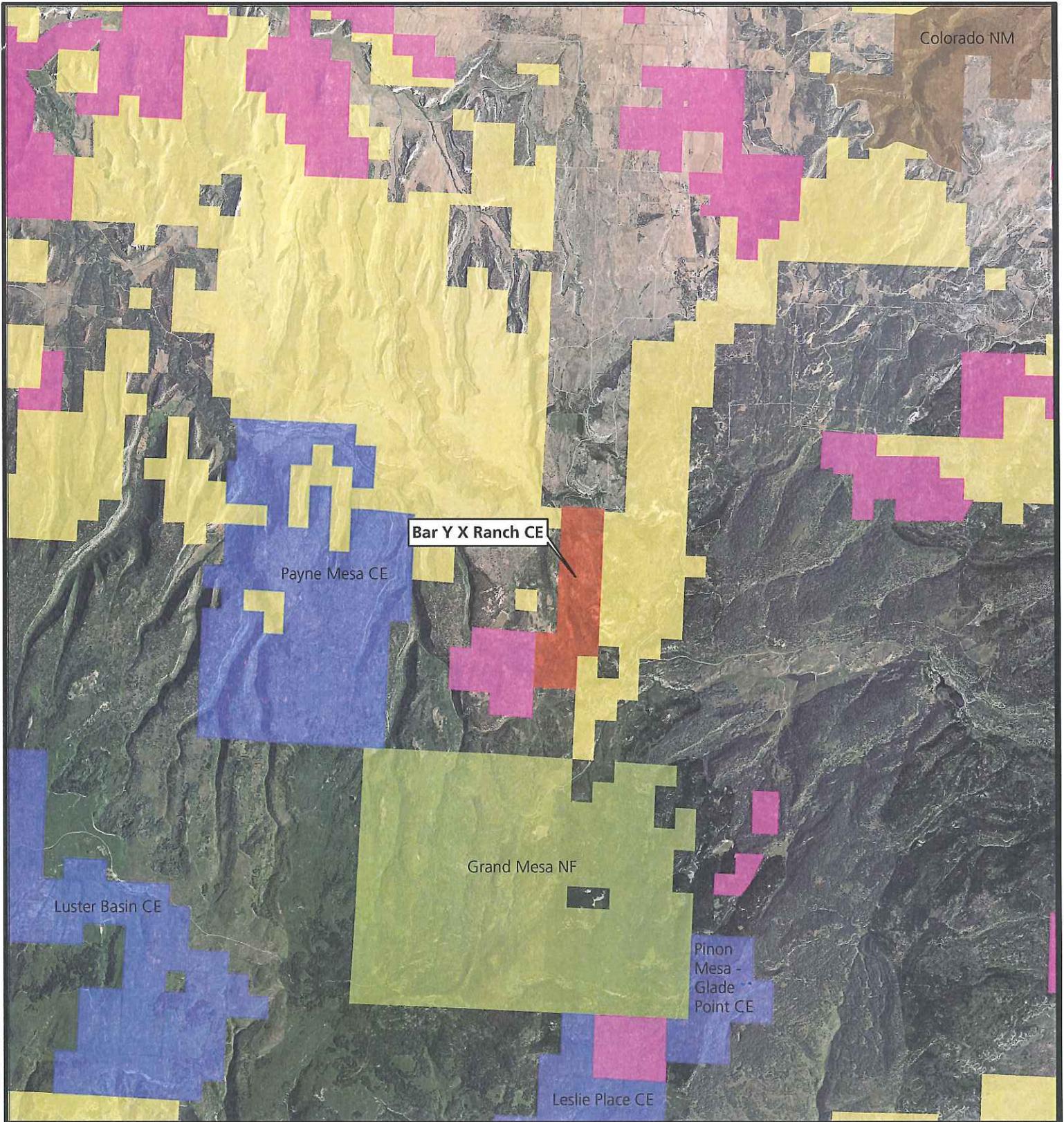
Alternative Energy: According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

Geothermal Map: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

Wind and Solar Map: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Attachments:

- Map
- Concurrence letters
- Three (3) comparables from appraisal

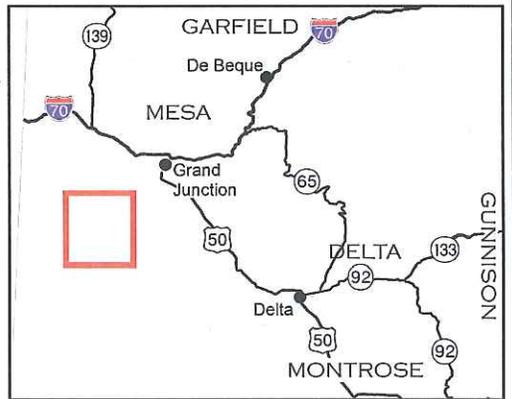


Bar YX Ranch 11-070-NW



- Bar YX Ranch CE
- CPW Conservation Easements
- Other Conservation Easements
- Bureau of Land Management
- US Forest Service
- National Park Service

Property ownership data from COMap V9.



STEVEN A. KING
State Senator
Colorado State Capitol
Denver, CO 80203
Capitol: (303) 866-3077
Fax: (303) 866-2012
mesamaverick@gmail.com



COMMITTEES
Member of:
Judiciary
Transportation
Legislative Audit

**SENATE
STATE OF COLORADO
DENVER**

October 11, 2012

Ron Velarde
Northwest Regional Manager
Colorado Parks & Wildlife
711 Independent Ave.
Grand Junction, CO 81505

Dear Mr. Velarde:

I am writing in support of Colorado Parks and Wildlife's acquisition of the "Bar YX Ranch" Conservation Easement on property owned by Denis and Kaye Campbell on Pinyon Mesa in Mesa County. This perpetual easement will protect approximately 720 acres of wildlife habitat from future development.

The Nature Conservancy has listed Glade Park and Pinyon Mesa as priority target areas for conservation, particularly for species of special concern. The Bar YX Ranch Conservation Easement will focus on the protection and management of Gunnison sage grouse, a species of special concern in Colorado as well as a USFWS candidate species for listing under the Endangered Species Act. This piece of property provides critical brood rearing and summer/fall habitat for Gunnison sage grouse on Pinyon Mesa, as well as exceptional deer and elk summer and transitional range.

The Bar YX Ranch Conservation Easement will be an excellent addition to other easements already in place on Glade Park and Pinyon Mesa. I am confident this easement will protect a critical piece of wildlife habitat in Mesa County.

Sincerely,

A handwritten signature in cursive script that reads "Steve King".

Steve King
State Senator

Ray Scott
Colorado State Representative, District 54
200 E. Colfax
Denver, CO 80203

December 5, 2012

Ron Velarde
Northwest Regional Manager
Colorado Parks & Wildlife
711 Independent Ave.
Grand Junction, CO 81505

Dear Mr. Velarde:

I am writing in support of Colorado Parks and Wildlife's acquisition of the "Bar YX Ranch" Conservation Easement on property owned by Denis and Kaye Campbell on Pinyon Mesa in Mesa County. This perpetual easement will protect approximately 720 acres of wildlife habitat from future development.

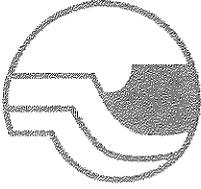
The Nature Conservancy has listed Glade Park and Pinyon Mesa as priority target areas for conservation, particularly for species of special concern. The Bar YX Ranch Conservation Easement will focus on the protection and management of Gunnison sage grouse, a species of special concern in Colorado as well as a USFWS candidate species for listing under the Endangered Species Act. This piece of property provides critical brood rearing and summer/fall habitat for Gunnison sage grouse on Pinyon Mesa, as well as exceptional deer and elk summer and transitional range.

The Bar YX Ranch Conservation Easement will be an excellent addition to other easements already in place on Glade Park and Pinyon Mesa. I am confident this easement will protect a critical piece of wildlife habitat in Mesa County.

Sincerely,

A handwritten signature in black ink, appearing to be 'RS', written over the word 'Sincerely,'.

Ray Scott



Mesa County, Colorado
BOARD OF COUNTY COMMISSIONERS

District 1 - Craig J. Meis (970) 244-1605
District 2 - Steven Acquafresca (970) 244-1604
District 3 - Janet Rowland (970) 244-1606

P.O. Box 20,000 • 544 Rood Avenue • Grand Junction, Colorado 81502-5010 • FAX (970) 244-1639

September 20, 2012

Mr. Ron Velarde
Northwest Regional Manager
Colorado Parks & Wildlife
711 Independent Ave.
Grand Junction, CO 81505

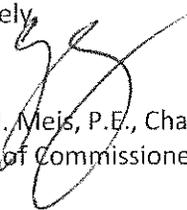
Dear Mr. Velarde:

I am writing in support of Colorado Parks and Wildlife's acquisition of the "Bar YX Ranch" Conservation Easement on property owned by Denis and Kaye Campbell on Pinyon Mesa in Mesa County. This perpetual easement will protect approximately 720 acres of wildlife habitat from future development.

The Nature Conservancy has listed Glade Park and Pinyon Mesa as priority target areas for conservation, particularly for species of special concern. The Bar YX Ranch Conservation Easement will focus on the protection and management of Gunnison sage grouse, a species of special concern in Colorado as well as a USFWS candidate species for listing under the Endangered Species Act. This piece of property provides critical brood rearing and summer/fall habitat for Gunnison sage grouse on Pinyon Mesa, as well as exceptional deer and elk summer and transitional range.

The Bar YX Ranch Conservation Easement will be an excellent addition to other easements already in place on Glade Park and Pinyon Mesa. I am confident this easement will protect a critical piece of wildlife habitat in Mesa County.

Sincerely,


Craig J. Meis, P.E., Chair
Board of Commissioners

cc: Commissioners Janet Rowland and Steve Acquafresca
Chantal Unfug, County Administrator

S:\KC&BL\LETTERS\Support\Bar YX Support.9-2012.Docx

RECEIVED
SEP 26 2012
COUNTY CLERK

Bar YX Ranch SHA – 11-070 – NW

Real Estate Comparables from Appraisal dated November 15, 2012

Sale No. 1

Date: 8/26/09

Size: 1,677 acres

Location: Glade Park

Sale Price: \$1,400,000

Price Per Acre: \$623

Sale No. 2

Date: 5/27/11

Size: 680 acres

Location: Cimarron

Sale Price: \$1,091,000

Price Per Acre: \$1,457

Sale No. 4

Date: 3/22/12

Size: 100 acres

Location: Paonia

Sale Price: \$199,000

Price Per Acre: \$1,990