

**Nov. 18, 2013 -- Property Transaction Proposal**  
**Colorado Parks and Wildlife**  
*Lake Fork Perpetual Public Access Easement*

Hinsdale County

4 acres

5 miles south of Lake City

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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.**

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**Action Required**

Recommend support for the acquisition of a perpetual public access easement on the Lake Fork of the Gunnison River (\$133,000 FF for 4 acres).

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## Capital Development Committee November 2013—Property Transaction Proposal

Department of Natural Resources  
Division of Parks and Wildlife

<b>Action Required</b>	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 public access easement for fly fishing on 0.64 miles of cold water fishery on the Lake Fork of the Gunnison River, south of Lake San Cristobal.		
<b>General Information</b>			
Name	Lake San Cristobal – Lake Fork Fishing Access Easement		
Number of acres	Four		
Location	Five miles south of Lake City on CR 30		
County	Hinsdale		
<b>Costs / Source of Funding</b>			
Purchase Price	\$133,000	Funding Source*	USFWS – Dingell-Johnson Sport Fish Restoration
USFWS – Dingell-Johnson	Federal funds are not appropriated in the Long Bill		
	Federal Fiscal Year	2012-13	
	Apportionment Amount	\$133,000	
	Remaining Unexpended Balance	\$133,000	
Annual Monitoring and Operation Costs	\$500.00 (\$334.00 monitoring and \$166.00 annual operations costs)	Funding for the monitoring and operation costs of the property will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill. Monitoring amount is based on the cost of an average DWM which includes vehicle costs.	
Development Costs	\$1,500 - \$2,000 (signage and minor trail work)	The development costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	
* 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

To acquire for CPW a perpetual public access easement restricted to fly fishing only from Plauche Properties, LLC on the Lake Fork of the Gunnison River. In addition to the public access easement, the owners will be conveying to Colorado Open Lands a perpetual conservation easement on a larger parcel, of which the fishing access area is a small portion. CPW is providing no funding to the owners or to Colorado Open Lands for the conservation easement.

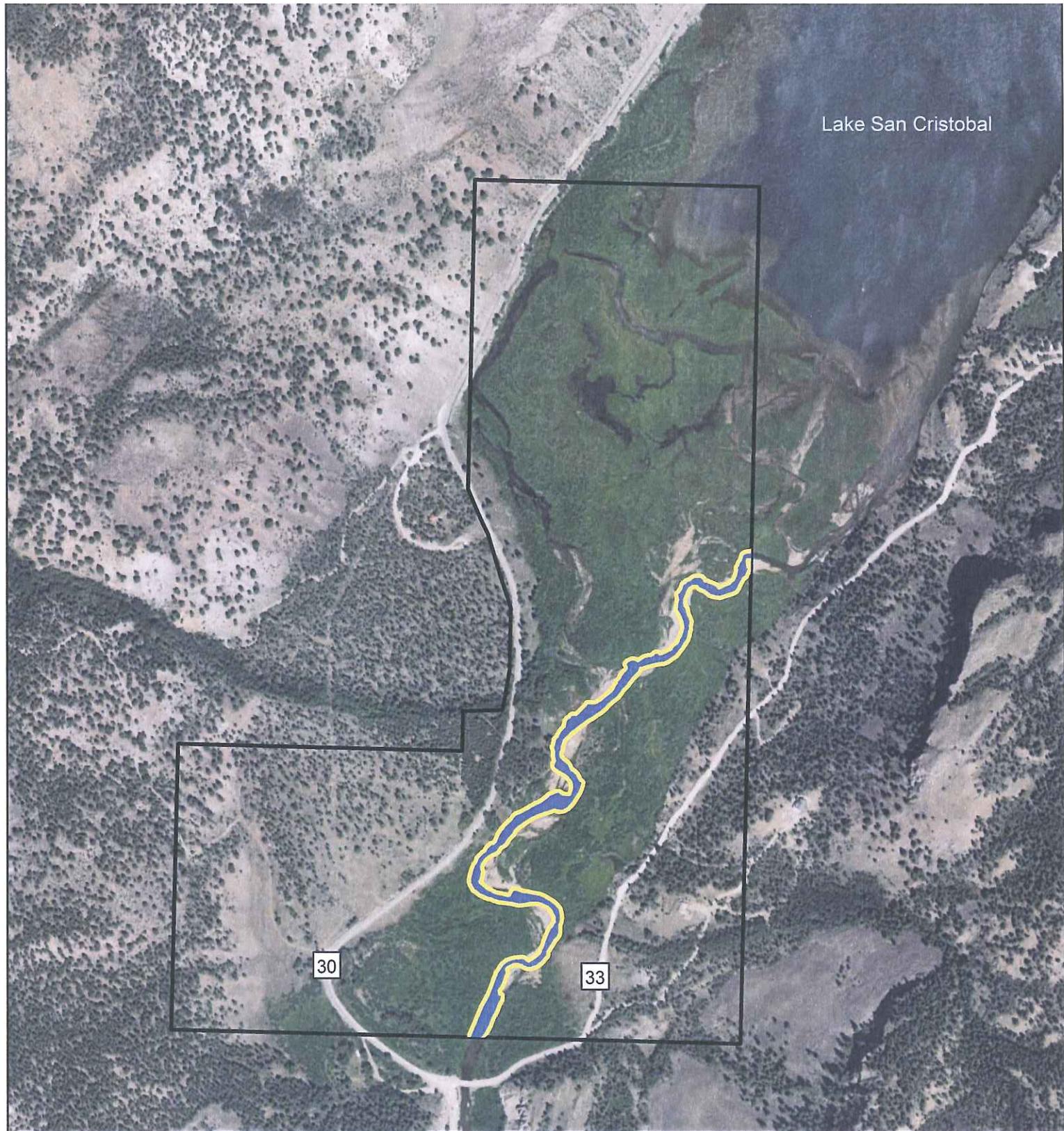
According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development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

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

Wind and Solar: 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 and Vicinity Map
- Concurrence letters
- Three (3) comparables from appraisal

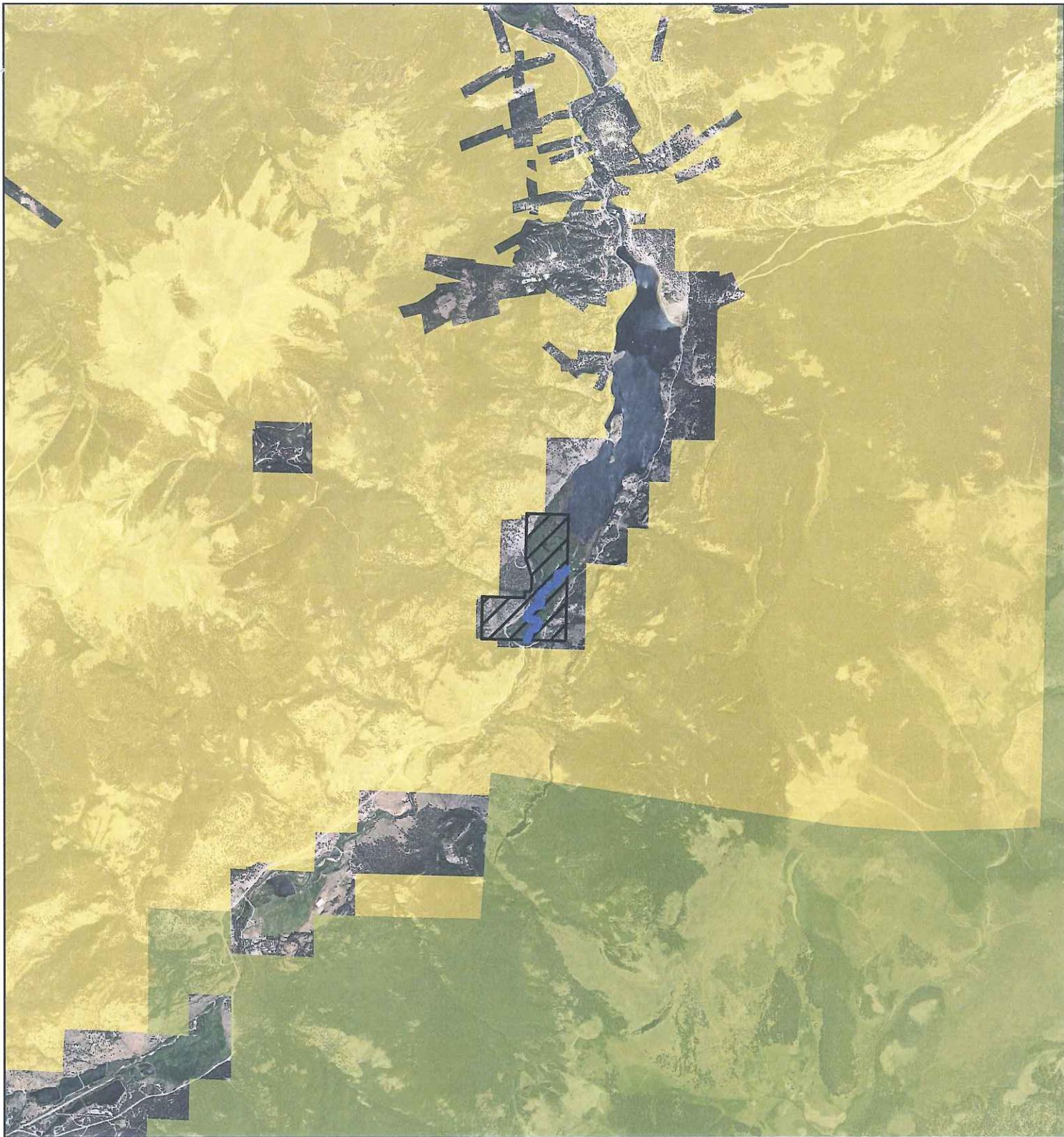


**Lake San Cristobal -  
Lake Fork Fishing Access Easement  
12-073-SW  
Hinsdale County**



- Lake Fork River
- Easement Area (20ft beyond river banks, as described in AE)
- Plache Property Boundary





**Vicinity Map  
 Lake San Cristobal -  
 Lake Fork Fishing Access Easement  
 12-073-SW, Hinsdale County**

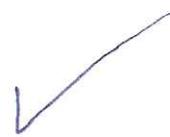
- Bureau of Land Management
- US Forest Service
- Plauché Property Boundary
- Easement Area (20ft beyond river banks, as described in AE)





## COLORADO PARKS & WILDLIFE

300 W New York Ave • Gunnison, Colorado 81230  
Phone (970) 641-7060 • FAX (970) 641-7883  
wildlife.state.co.us • parks.state.co.us



Senator Gail Schwartz, Senate Dist. 5  
200 E. Colfax Room 332  
Denver, CO 80203-1716  
[gail.schwartz.senate@gmail.com](mailto:gail.schwartz.senate@gmail.com)

September 27, 2013

RE: Public Fishing Access Easement on Lake Fork near Lake San Cristobal

Dear Senator Schwartz,

Colorado Parks and Wildlife (CPW) is working with the Plauche family to acquire a perpetual fishing access easement along the Lake Fork of the Gunnison River along the inlet to Lake San Cristobal, located approximately 5 miles southwest of Lake City in Hinsdale County. This site has received public use in the past, largely through an informal agreement and the generosity of the landowners. This access easement will formalize the access and include details on limitations including a single point of access from the intersection of County Road 33 and the Lake Fork of the Gunnison River and limiting angling to fly fishing only.

Agreements have been reached with the landowners and we are requesting concurrence from you for the purchase of the easement. This concurrence, indicated below by your signature and return, will be included in the real estate package sent to members of the Capital Development Committee for their consideration, as well as the Parks and Wildlife Commission. I have also sent a similar request to Representative McLachlan and the Hinsdale Board of County Commissioners.

If you concur, please sign and return this letter to Jay Cooper, Real Estate Specialist. It would be extremely helpful in meeting timeframes if the letter were received by October 21, 2013. A pdf of your signed letter can be emailed to Jay at [jay.cooper@state.co.us](mailto:jay.cooper@state.co.us). Or a hard copy can be mailed to:

Jay Cooper  
Colorado Parks & Wildlife  
6060 Broadway  
Denver, CO 80216

Formalizing this public access will ensure anglers of the opportunity to fish this beautiful stretch of the Lake Fork now and for future generations.

If you have any questions or need additional information please contact me at (970) 641-7069.

### STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources  
Steven M. Yamashita, Acting Director, Colorado Parks and Wildlife  
Parks and Wildlife Commission: Robert W. Bray • Chris Castilian • Jeanne Horne  
Bill Kane, Vice-Chair • Gaspar Perricone • James Pribyl • John Singletary, Chair  
Mark Smith, Secretary • James Vigil • Dean Wingfield • Michelle Zimmerman  
Ex Officio Members: Mike King and John Salazar

Thank you for your consideration of this important wildlife access effort.

Sincerely,



J Wenum  
Area Wildlife Manager-Gunnison

I, Senator Gail Schwartz, concur with the acquisition of a public fishing access easement along the Lake Fork of the Gunnison River, owned by the Plauche family, southwest of Lake City in Hinsdale County.

Signature:  \_\_\_\_\_

Date: 10-10-13



## COLORADO PARKS & WILDLIFE

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[wildlife.state.co.us](http://wildlife.state.co.us) • [parks.state.co.us](http://parks.state.co.us)

Representative Mike McLachlan, House Dist. 59  
200 E. Colfax  
Denver, CO 80203  
[mike.mclachlan.house@state.co.us](mailto:mike.mclachlan.house@state.co.us)

September 27, 2013

RE: Public Fishing Access Easement on Lake Fork near Lake San Cristobal

Dear Representative McLachlan,

Colorado Parks and Wildlife (CPW) is working with the Plauche family to acquire a perpetual fishing access easement along the Lake Fork of the Gunnison River along the inlet to Lake San Cristobal, located approximately 5 miles southwest of Lake City in Hinsdale County. This site has received public use in the past, largely through an informal agreement and the generosity of the landowners. This access easement will formalize the access and include details on limitations including a single point of access from the intersection of County Road 33 and the Lake Fork of the Gunnison River and limiting angling to fly fishing only.

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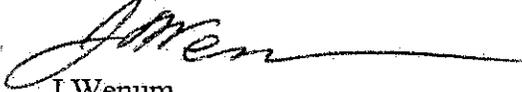
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Mark Smith, Secretary • James Vigil • Dean Wingfield • Michelle Zimmerman  
Ex Officio Members: Mike King and John Salazar

Thank you for your consideration of this important wildlife access effort.

Sincerely,



J Wenum  
Area Wildlife Manager-Gunnison

I, Rep. Mike McLachlan, concur with the acquisition of a public fishing access easement along the Lake Fork of the Gunnison River, owned by the Plauche family, southwest of Lake City in Hinsdale County.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

Oct. 22, 13



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Phone (970) 641-7060 • FAX (970) 641-7883  
wildlife.state.co.us • parks.state.co.us

*Emailed  
10-15-13*

Hinsdale County Commissioners  
PO Box 277  
Lake City, CO 81235

September 27, 2013

RE: Public Fishing Access Easement on Lake Fork near Lake San Cristobal

Dear Hinsdale County Commissioners,

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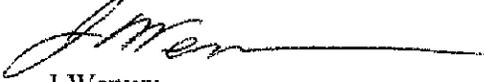
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Thank you for your consideration of this important wildlife access effort.

Sincerely,



J Wenum  
Area Wildlife Manager-Gunnison

We, the Hinsdale Board of County Commissioners, concur with the acquisition of a public fishing access easement along the Lake Fork of the Gunnison River, owned by the Plauche family, southwest of Lake City in Hinsdale County.

Signature: <u>C. J. Lozier</u>	Chair	Date: <u>10-9-13</u>
Signature: <u>[Handwritten Signature]</u>		Date: <u>10-9-13</u>
Signature: <u>[Handwritten Signature]</u>		Date: <u>10-9-13</u>

**Lake San Cristobal – Lake Fork of the Gunnison River  
Public Access Easement for Fishing  
12-073-SW  
Hinsdale County**

**Three Comparables from September 23, 2013 Appraisal**

**Comparable No. 1**

Date: 11/11/08  
Size: 10.33 acres  
Location: Lake San Cristobal peninsula  
Fee Title Value: \$1,500,000  
Fee Per Acre Value: \$145,208

**Comparable No. 2**

Date: August 2013 sales contract  
Size: 849 acres  
Location: Near lake - Lake Fork frontage  
Fee Title Value: Not closed. No record.  
Fee Per Acre Value: \$6,478 per listing

**Comparable No. 3**

Date: 05/14/12  
Size: 182 acres  
Location: 4 mi. south of lake, w/ Lake Fork frontage  
Fee Title Value: \$4,200,000  
Fee Per Acre Value: \$14,835 (land price)

Note: Appraising the value of public access easements is very difficult. These comps were chosen because of their proximity to Lake San Cristobal or the Lake Fork of the Gunnison River. Comps are only a starting point for access easements because the real issue is the impact of the AE on the “larger parcel” (i.e. the land the AE is on), not the per acre value of the land. For this appraisal the appraiser also compared values for river fishing access leases.