

Nov. 18, 2013 -- Property Transaction Proposal
Colorado Parks and Wildlife

Lazy V Quarter Circle Ranch State Wildlife Area Perpetual Public Access Easement

Garfield County

320 acres

2 miles southwest of Glenwood Springs

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 public access easement to the Lazy V Quarter Circle Ranch State Wildlife Area (\$400,000 CF for 320 acres).

Capital Development Committee

November, 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 Public Access Easement.		
General Information			
Name	Lazy V Quarter Circle Ranch SWA		
Number of acres	320		
Location	Approximately two miles southwest of Glenwood Springs, seven miles by road.		
County	Garfield		
Costs / Source of Funding			
Purchase Price	\$400,000.00	Funding Source*	Wildlife Cash – Habitat Stamp Funds
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill.		
	Fiscal Year	2012-13	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$2,032,942	
Annual Monitoring and Operation Costs	\$100.00	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.	
Development Costs	\$500.00 (signage)	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

CPW will acquire a perpetual Public Access Easement and partially fund a perpetual Conservation Easement to be held by Aspen Valley Land Trust (AVLT).

Current uses of the Property are seasonal cattle grazing, private hunting and hiking and a family cabin. Future uses will be the same as current uses, plus limited public access for big game hunting.

The family purchased the Property in 1941.

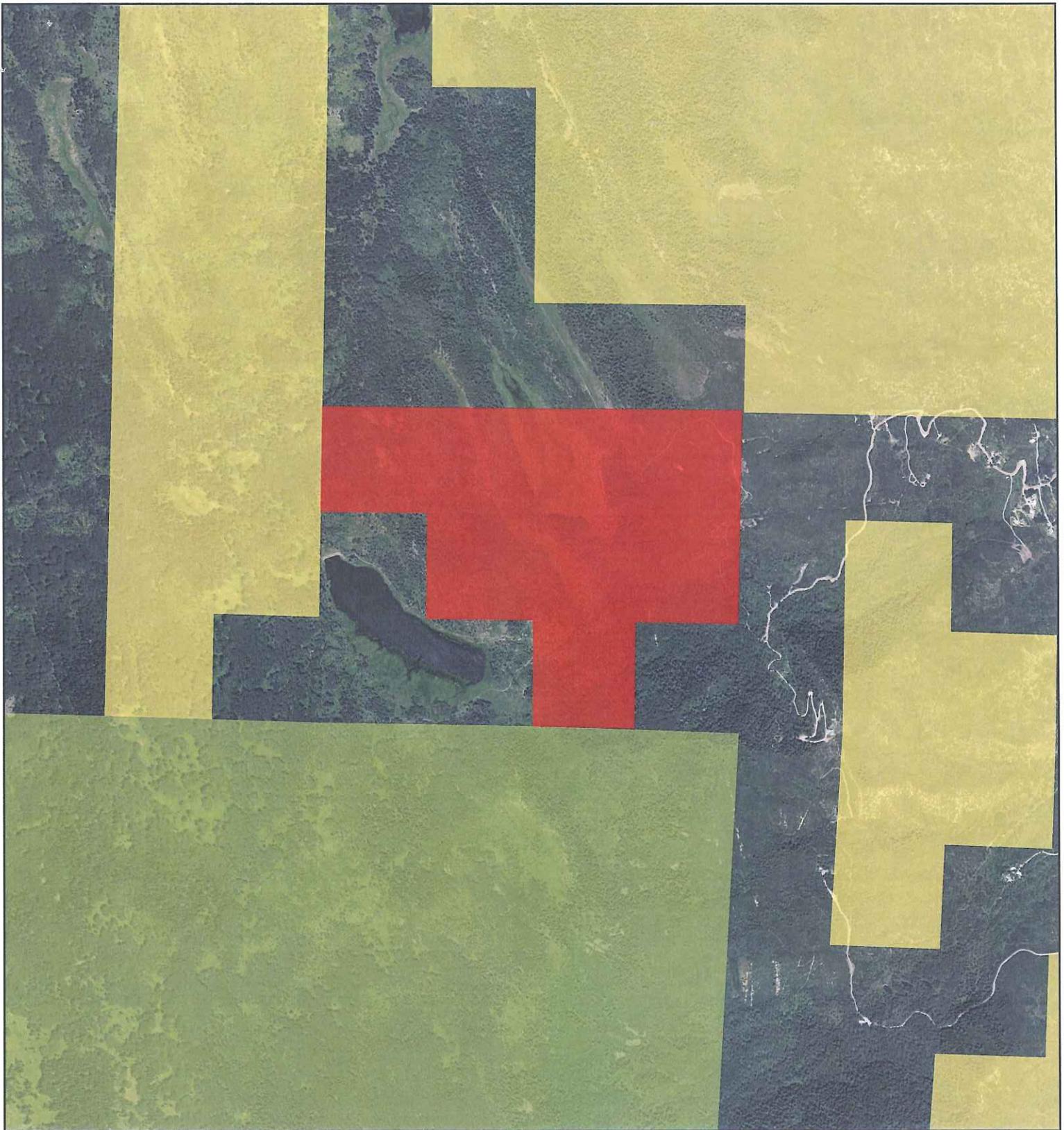
According to a review of the first map referenced below, the Property lies within the scope of regions of known or potential geothermal resources. Also, according to a review of the second Generation Development areas.

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:

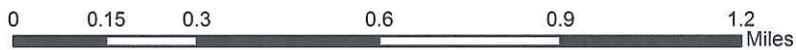
- Map
- Concurrence letters
- Three (3) comparables from appraisal



**Lazy V Quarter Circle Ranch
12-068-NW
Garfield County**



- Lazy V Quarter Circle Ranch
- Bureau of Land Management
- US Forest Service



RANDY BAUMGARDNER

State Senator

State Capitol, Room 274
200 E. Colfax Avenue
Denver, Colorado 80203
randy.baumgardner.senate@state.co.us



COMMITTEES
Member of:

Business, Labor and Technology
Transportation
Capital Development

**SENATE
STATE OF COLORADO
DENVER**

August 13, 2013

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

Dear Mr. Velarde:

I am writing in support of the Colorado Parks and Wildlife's (CPW) acquisition of a conservation easement and perpetual hunting access easement on the North half of the Bershenyi Ranch south of Glenwood Springs in game management unit 43 (GMU 43). This proposal to conserve the North half of the ranch and grant a second hunting access easement for two hunters per deer and elk season will result in conservation of the entire ranch (640 acres). This ranch has been in the Bershenyi family since 1941 and it is their wish to never have it developed, and to remain in a natural state benefiting wildlife far into the future.

The willingness of the Bershenyi's to place the ranch under easement in perpetuity is a sound approach to accomplish the goals the family has for this piece of real estate. It also allows the CPW to acquire valuable wildlife habitat at a very affordable price in the Roaring Fork Valley. The 320 acre proposal property is surrounded by conserved or federal lands on all sides except one ¼ mile section on the North boundary next to Hughes Reservoir.

Because hunting, fishing and other wildlife related activities contribute more than \$54 million each year to the Garfield County's economy it is important wildlife habitat such as the Bershenyi Ranch be protected.

The Bershenyi Ranch easement will be an excellent acquisition for sportsmen, and area residents. I appreciate the opportunity to provide my support for this project.

Sincerely,

Senator Randy Baumgardner

RECEIVED

AUG 21 2013

Northwest Reg. DOT

State Representative
BOB RANKIN
Colorado State Capitol
200 East Colfax Avenue, Room 271
Denver, Colorado 80203
Office: 303-866-2949
Email: bob.rankin.house@state.co.us



Member:
Agriculture, Livestock, &
Natural Resources Committee
Local Government Committee

COLORADO
HOUSE OF REPRESENTATIVES
State Capitol
Denver
80203

August 13, 2013

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Sincerely,
Bob Rankin
State Representative
House District 57

Tom Jankovsky
District 1

John Martin, Chair
District 2

Mike Samson, Chair Pro Tem
District 3



August 13, 2013

Ron Velarde
Northwest Regional Manager
Colorado Parks and Wildlife
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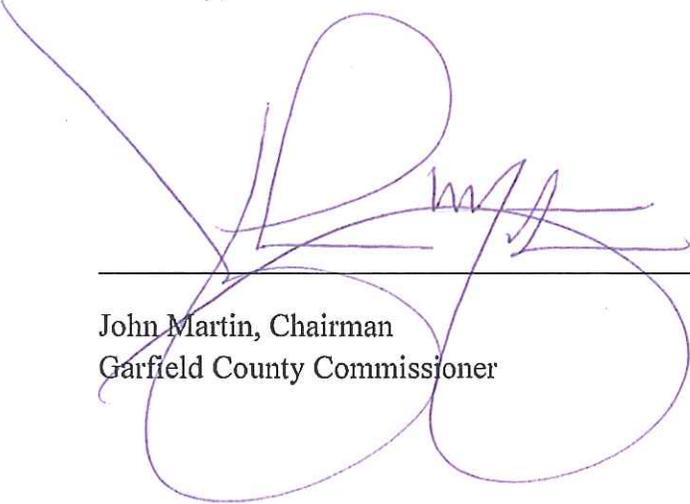
The Garfield County Commissioners support the Colorado Parks and Wildlife's (CPW) acquisition of a conservation easement and perpetual hunting access easement on the North half of the Bershenyi Ranch south of Glenwood Springs in game management unit 43 (GMU 43). This proposal to conserve the north half of the ranch and grant a second hunting access easement for two hunters per deer and elk season will result in conservation of the entire ranch (640 acres). This ranch has been in the Bershenyi family since 1941. It is their wish to never have it developed and to remain in a natural state benefiting wildlife far into the future.

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Sincerely,



John Martin, Chairman
Garfield County Commissioner

Mike Samson, Chair Pro Tem
Garfield County Commissioner



Tom Jankovsky
Garfield County Commissioner

Lazy V Quarter Circle SWA, 12-068-NW

Real Estate Comparables from Appraisal (draft) dated September 5, 2013

Sale No. 2

Date: 9/26/12

Acreage: 73

Location: 3 miles southeast of Glenwood Springs

Sale Price: \$428,000

Price/Acre: \$5,892

Sale No. 5

Date: 6/29/12

Acreage: 745.79

Location: 1 mile northwest of Glenwood Springs

Sale Price: \$11,500,000

Price/Acre: \$11,867

Sale No. 7

Date: 11/4/10

Acreage: 320

Location: 10 miles south of New Castle

Sale Price: \$11,500,000

Price/Acre: \$3,531