

TOUR ITINERARY  
**Capital Development Committee**

*Denver Metro Area*  
August 18, 2015

**Tuesday, August 18**

<b>8:00 a.m.</b>	<b>CDC Meeting, SCR 356, Colorado State Capitol, Denver</b>
9:00 a.m.	Depart State Capitol, Denver
<b>9:30 a.m.</b>	<b>Tour Colorado Bureau of Investigation, Arvada Laboratory</b>
10:15 a.m.	Depart Arvada
<b>11:00 a.m.</b>	<b>Lunch and Tour of University of Colorado at Boulder</b>
2:00 p.m.	Depart CU Boulder
3:00 p.m.	Return to State Capitol

# Revised Two-Year Projection of Cash Need (CY 2015)

Colorado State University

Tuesday, August 18, 2015

**SUGGESTED MOTION:**

*Approve the new project listed on the Colorado State University two-year projection of cash need.*

## New Project List, Requires Approval

Project Name	LEED Certification	Amount	Fund Source
<b>Sawtooth Mountain Conservation Easement</b>	N/A	\$3,000,000	CF

2016-090

The project acquires a perpetual conservation easement on 2,448 acres in Ouray County, near Ridgway and adjacent to the Uncompahgre National Forest. The Colorado State University (CSU) System will hold legal title to the conservation easement on behalf of the Colorado State Forest Service (CSFS). A map of the proposed easement is attached. The terms of the conservation easement require the property owner to relinquish all rights to future subdivision or development on the property (except for limited development of family cabins). The acquisition will provide additional protected land as a buffer for three U.S. Forest Service (USFS) trails located east of the property. Furthermore, the property owner will agree to manage the property under a forest stewardship plan approved by the CSFS, which the university says will promote forest health and reduce the risk of loss from fire, insects, and disease. The university also says the conservation easement will allow the water rights to remain with the property in perpetuity.

The source of cash funds for the project is a grant from the USFS Forest Legacy Program, funded through the federal Land and Water Conservation Fund. Additionally, the Trust for Public Land was awarded a Great Outdoors Colorado (GOCO) matching grant for the project (\$650,000). The GOCO grant is not included in the cash funds spending authority requested by CSU on behalf of the project.

**Date Authorized Until:** *TBD*

**Subtotal: New Project List, Requires Approval \$3,000,000**

## Active Project List

Project Name	LEED Certification	Amount	Fund Source
<b>Bay Farm Parking Garages</b>	N/A	\$43,000,000	CF

2015-004

The project constructs two four-story, 800 to 1,200-space parking garages on the south campus to replace surface parking lost to recent construction projects and to increase the overall inventory of available parking. The project may also construct an underpass at Prospect Road. The university says that additional parking is needed to address anticipated enrollment growth.

The source of cash funds is bonds to be repaid from university funds, including revenues earned through parking services.

**Date Authorized Until:** *September 16, 2015*

**SUGGESTED MOTION:**

*Approve the new project listed on the Colorado State University two-year projection of cash need.*

**Biology Building**

Gold \$81,596,432 CF

2010-022

The project constructs a five-story, 147,700-GSF biology teaching and research building on the main campus to address a growing deficiency in available space for biology laboratories, support spaces, and new faculty. The university says there is an acute shortage of space for biology courses based on current and future faculty needs, and the new building will help maintain its record of teaching excellence, emphasize experiential learning, and increase the number of biology faculty from 31 to 40 FTE.

The original request was for a 100,000-GSF building. A new program plan justifying the larger space was completed in February 2014.

The source of cash funds is bonds to be repaid by a student fee (\$5.51 per credit hour) for capital improvements.

This project is subject to the Higher Education Revenue Bond Intercept Program, which directs the Treasurer to make payments of principal and/or interest on bonds, on behalf of a state-supported institution of higher education, in the event a higher education institution does not make a scheduled payment.

**Date Authorized Until:** *January 27, 2017*

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**Center for Agricultural Education**

Gold \$3,300,000 CF

2015-012

The project constructs a new 13,200-GSF shop and teaching facility on the Agricultural Research Development and Education Center campus, located four miles north of Fort Collins. The CSU Agricultural Education Teaching program does not currently have any shop facilities, requiring students to travel to outlying locations for their training. The facility will be used to provide coursework and hands-on experience to students seeking 7th-12th grade licensure in Agriculture and Renewable Natural Resources, as well as the Career and Technical Education Endorsement Credential granted through the Department of Education. CSU is the only university providing a program for agricultural education teacher certification. Graduates teach in junior and senior high schools throughout the state.

State funds were requested in FY 2014-15 for this project. No appropriations were made. The square footage of the facility was reduced from 18,100 GSF to 13,200 GSF in order to start construction with available funds.

The source of cash funds for the project is donations.

**Date Authorized Until:** *January 27, 2017*

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**Engines and Energy Conversion Lab (EECL) Addition Purchase**

Platinum \$11,500,000 CF

2015-002

The project purchases a recently constructed addition to the Engines and Energy Research Lab located one and one-half miles north of the main campus. The \$17.3 million, 64,000-GSF building was funded by the Colorado State University Research Foundation. The total project cost was offset by donor gifts. The new facility constructed office and meeting space. The Engines and Energy Conversion Lab is housed in the original, historic building.

The source of cash funds is bonds to be repaid from university funds, including revenues from the Energy Institute and the Office of the Vice President for Research.

**Date Authorized Until:** *September 16, 2015*

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**Health and Exercise Sciences Addition**

Gold \$2,000,000 CF

2009-100

The project constructs a new classroom and teaching laboratory on the north side of Moby B wing for the Health and Exercise Science (HES) program. Current facilities cannot handle the recent growth in the program, and a large classroom and teaching laboratory will allow additional sections of critical courses to be offered. The new space will provide a 125-seat classroom to accommodate larger sections of HES classes. The new lab will be able to accommodate 25-30 students per laboratory session for courses in biomechanics, kinesiology, and neuromuscular aspects of human movement.

This project was previously listed on a state-funded out-year projection of need.

The source of cash funds for the project is donations (\$800,000) and student facility fee cash funds (\$300,000 per year over four years for a total of \$1.2 million).

**Date Authorized Until:** *January 27, 2017*

**SUGGESTED MOTION:**

*Approve the new project listed on the Colorado State University two-year projection of cash need.*

**Ingersoll Hall Renovation**

\$4,000,000

CF

2016-021

The project upgrades the center sections of Ingersoll Hall, similar to other residence hall upgrades that have been completed in the last four years at CSU. It also replaces and upgrades various mechanical, electrical, and plumbing systems. Upgrades include landscaping, program and study space, and energy efficiency improvements.

CSU says Housing and Dining Services has invested heavily in residence hall renovations over the past years and Ingersoll Hall is now at the top of the list of buildings to renovate. There have been no major renovations to Ingersoll Hall since it was built, although it did receive new windows and an insulative thin brick "skin" in 2010. The project will renovate approximately 12,000-15,000 square feet of the building.

The source of cash funds for the project is Housing and Dining Services maintenance reserves.

**Date Authorized Until:** *January 27, 2017*

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**Institute for Biological and Translational Therapies**

Gold

\$65,600,000

CF

2016-007

The project constructs a new 103,163-GSF research and teaching facility on the Veterinary Medicine Campus for the College of Veterinary Medicine and Biomedical Sciences. The college will use the facility to research translational therapies to improve the health of animals and people. Translational therapies are those that are developed for animals and then "translated" to humans.

The facility will include 6,658 ASF of classroom space, 5,878 ASF of study space, 5,089 ASF of office space, 12,802 ASF of operating room space, 6,215 ASF of imaging space, 14,032 ASF of laboratory space, 3,023 ASF of auditorium space, 3,146 ASF of food service and break space, 3,828 ASF of operating room storage space, and 2,559 ASF of freezer space.

The source of cash funds for the project is donations.

**Date Authorized Until:** *January 27, 2017*

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**Lory Student Center West Lawn and Lagoon Upgrade**

\$2,000,000

CF

2016-006

The project upgrades the west lawn of the Lory Student Center (LSC) and deepens the lagoon to provide additional stormwater detention on campus. The project will benefit the entire campus population. The LSC is the heart of campus and the west lawn is heavily utilized for events during the year. The current lagoon is shallow and subject to algae buildup. A deeper lagoon will improve aesthetics and provide increased stormwater detention that will benefit the campus floodplain. Material removed from the lagoon will be hauled off campus. The project also includes a new pond liner for a bioretention pond, a new stormwater outlet structure, ADA accessible sidewalks, an informal amphitheater with a stage, power and lighting, landscaping, and irrigation.

The source of cash funds for the project is the LSC Operations and Maintenance Fund.

**Date Authorized Until:** *January 27, 2017*

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**Medical Center**

Gold

\$58,981,491

CF

2016-091

The project constructs a four-story, 113,300-GSF medical clinic at the corner of Prospect Road and College Avenue, at the southeast entrance to the main campus. The medical center will house the CSU Health Network, a Center for Healthy Aging, and a primary care clinic operated by UC Health. The new facility will collocate mental and physical health services for students in one location in order to provide healthcare in teams that include psychiatrists, counselors, and medical clinicians.

The source of cash funds is bonds to be repaid from donations, fees from student health insurance services, and lease payments from UC Health. This project is subject to the Higher Education Revenue Bond Intercept Program.

**Date Authorized Until:** *April 14, 2015*

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**SUGGESTED MOTION:**

*Approve the new project listed on the Colorado State University two-year projection of cash need.*

**Multipurpose On-Campus Stadium**

Gold \$220,000,000 CF

2016-046

The project constructs a new multipurpose stadium on the main campus of Colorado State University (CSU). The new stadium will replace the current Hughes Stadium, located on the Foothills Campus a few miles west of the main campus. The university says the project will benefit the entire CSU campus community, the City of Fort Collins, and CSU alumni throughout the state. CSU also says the project will provide a state-of-the-art-facility that brings people to the main campus for a variety of events, including football games and graduation ceremonies.

The source of cash funds is donations and bonds to be repaid from revenues generated by the stadium.

**Date Authorized Until:** *January 27, 2017*

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**Pathology Laboratory Remodel**

\$2,600,000 CF

2000-085

The project renovates existing space in the Pathology Building to provide new laboratories and offices for the Microbiology, Immunology, and Pathology (MIP) Department. It will improve the biosecurity and functionality of the laboratory and office space used by the researchers in the Prion Research Center (PRC). Renovations will include relocated walls; updated mechanical, electrical and plumbing systems; and new casework and finishes. The purpose of the renovation is to improve the biosecurity and functionality of the laboratory and office space. The PRC has been designated as a Program of Research and Scholarly Excellence by CSU and as such represents one of the premier research areas at CSU.

The source of cash funds for the project is the MIP Department operating budget.

**Date Authorized Until:** *January 27, 2017*

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**Plant Environmental Research Center (PERC) Relocation**

Gold \$7,500,115 CF

2006-165

The project constructs a 31,480-GSF structure to relocate the Plant Environmental Research Center, including a greenhouse and a headhouse, which is typically used for supply storage. The project also relocates existing research plots to the site. According to the university, the project will bring all PERC functions into one building, which will allow its staff to improve its teaching, research, and public outreach.

The source of cash funds is bonds to be repaid from university funds. The project is subject to the Higher Education Revenue Bond Intercept Program.

**Date Authorized Until:** *September 16, 2015*

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**South Campus Parking Lot**

N/A \$5,400,000 CF

2016-020

The project constructs surface parking on vacant land on the south campus. Surface parking at this location is anticipated to meet the needs of the Veterinary Medicine Center and the growth of the south campus. Many parking lots on the main campus are targeted for demolition to make room for various construction projects and parking will be shifted to other areas such as the south campus and connected with transit service.

The project was originally submitted as the Bay Farm Parking Lots project, at a cost of \$3.0 million. As design of the project has progressed, the project has been revised and resubmitted to reflect the increased cost of \$5.4 million.

The source of cash funds is bonds to be repaid from revenues earned through parking services. The university plans to issue bonds for a series of projects included on the revised two-year cash list. The project is subject to the Higher Education Revenue Bond Intercept Program.

**Date Authorized Until:** *April 14, 2017*

**SUGGESTED MOTION:**

*Approve the new project listed on the Colorado State University two-year projection of cash need.*

**Temple Grandin Center for Equine Assisted Therapies**

Gold

\$6,000,000

CF

2015-042

The project constructs a 26,865-GSF arena on the Foothills Campus for teaching equine-assisted therapy. CSU's Equine Science program will use the arena to provide instruction and outreach in therapeutic riding. The project will honor CSU professor Temple Grandin; as such, it will feature an entry walk laid out in an s-curve, scaled to the "s-curve chute," which CSU says is the most essential component of Grandin's livestock handling designs. The entry walk will feature plaques and a statue highlighting Grandin's career, and the project will also include an outdoor sensory trail.

The source of cash funds is donations.

**Date Authorized Until: February 13, 2016**

**University Square Parking Garage**

N/A

\$37,522,060

CF

2016-089

The project constructs a new four-story parking structure in the southeast section of the main campus. It will accommodate 1,555 parking spaces. Many parking lots on the main campus are targeted for demolition to make room for various construction projects, and parking will be shifted to new parking locations such as this parking garage.

The source of cash funds is bonds to be repaid from revenues earned through parking services. The university plans to issue bonds for a series of projects included on the revised two-year cash list. The project is subject to the Higher Education Revenue Bond Intercept Program.

**Date Authorized Until: April 14, 2017**

**Subtotal: Active Project List**

**\$551,000,098**

**Grand Total, All Projects:**

**\$554,000,098**

# August 18, 2015 -- Property Transaction Proposal

## Colorado Parks and Wildlife

### *Two Buttes Reservoir State Wildlife Area Reed South Shore Perpetual Public Access Easement*

Prowers and Baca Counties

11 acres

36 miles south of Lamar

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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 disposition of 80 acres in exchange for the acquisition of a public access easement on the Reed South Shore property at the Two Buttes Reservoir State Wildlife Area (\$0 for 11 acres).

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#### **CDC Staff Notes**

None.

# Capital Development Committee

## August 18, 2015—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 public access easement across the Reed family’s property to the south and adjacent to Two Buttes Reservoir State Wildlife Area and for deeding fee title to 80 acres owned by CPW to the Reeds as shown in the attached map.
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<b>General Information</b>	
Name	Two Buttes Reservoir SWA– Reed South Shore Access Easement
Number of acres	Disposition of 80 acres in exchange for 11 acres of easement ROW
Location	Adjacent to and south of Two Buttes Reservoir SWA
County	Prowers and Baca

<b>Costs / Source of Funding</b>			
Purchase Price	NA – even exchange	Funding Source	
	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year		
	Line Item		
	Appropriation		
	Remaining Unexpended Balance		
Annual Monitoring and Operation Costs	\$1,000	Funding for the monitoring and operation costs of the property will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$5,000 to improve two ranch roads and create a 3 <sup>rd</sup> access point.	The development costs will come from the Wildlife Operations 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:**

Project proposes an exchange of CPW acreage for perpetual public access consisting of approximately 11 acres at three points along the southern end of the reservoir where CPW does not have access across privately owned lands. This access will provide additional recreation access to the reservoir for both hunting and fishing opportunities. The easement will also provide CPW easier access to the fee title lands CPW owns for management purposes. The 80 acres being exchanged is in the far NW corner of the SWA away from the reservoir. It consists of dry sagebrush rangeland that is not utilized by the public. An appraisal of the two real estate interests concluded each is valued at \$32,000.

**Current Use of Property:** Grazing

**Proposed Future Use of the Access Easement:** To be managed as part of the Two Buttes SWA for public recreational access.

**Date Landowner Purchased the Property:** The Reed family has owned their ranchland property for decades.

Renewable Energy

According to a review of the maps referenced below, the Property lies outside the scope of regions of known or potential geothermal resources, 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.

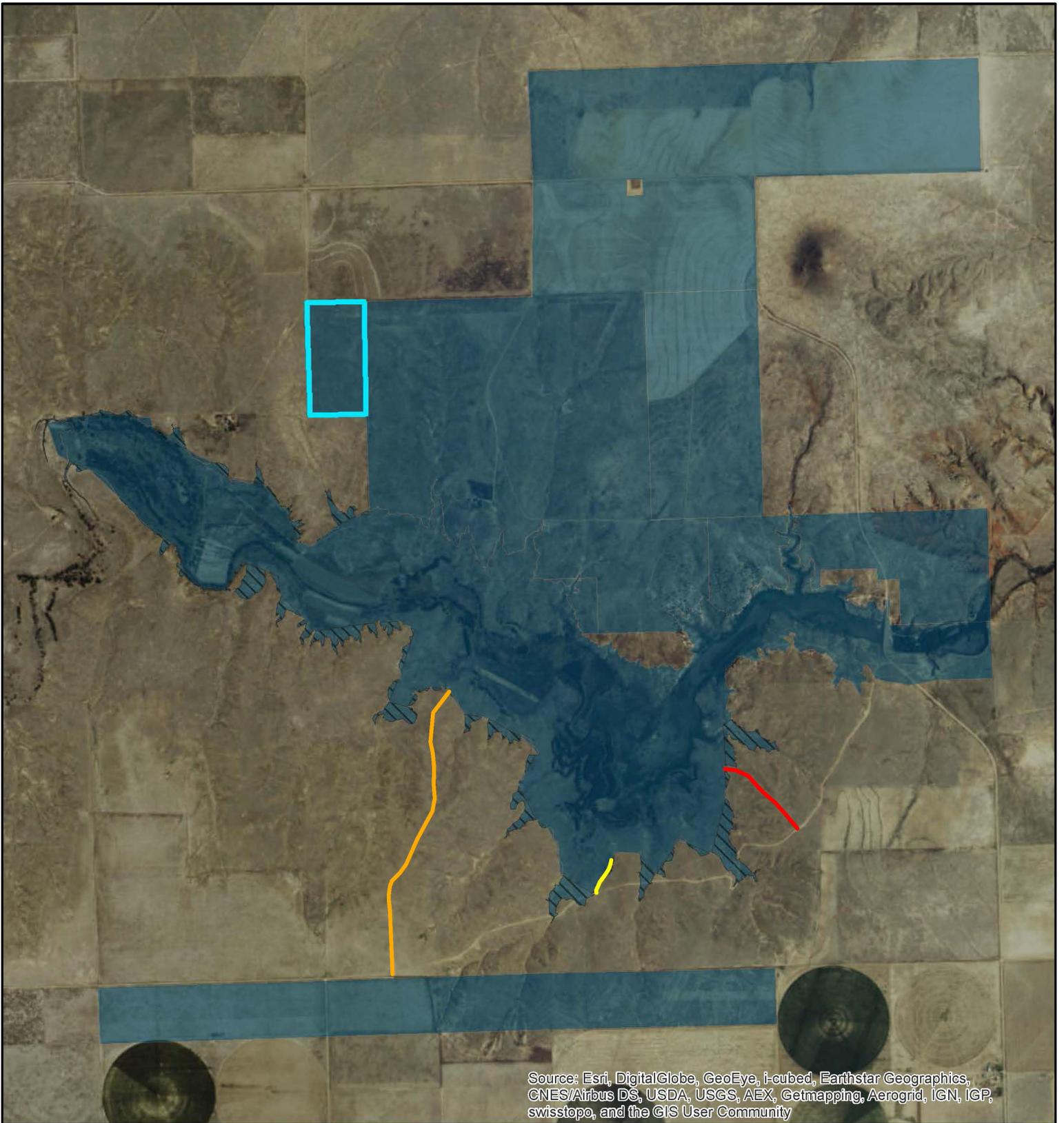
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Mineral Interest Ownership:

NA - access easement

**Attachments:**

- Maps
- Concurrence letters
- Three comparables from appraisal



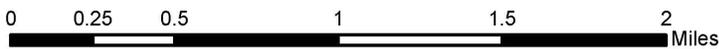
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



GIS Unit

## Two Buttes Reservoir SWA South Shore Access Land Exchange

- Proposed Eastern Easement
- Proposed Western Easement
- Existing access to be included
- Proposed CPW exchange parcel
- Two Buttes SWA Parcels
- No Public Access per fencing agreement





## Two Buttes Reservoir SWA South Shore Access Land Exchange Vicinity Map



- Proposed Eastern Easement
- Proposed Western Easement
- Existing access to be included
- Proposed CPW exchange parcel
- Two Buttes SWA Parcels
- State
- BLM





STATE OF  
COLORADO

Corday - DNR, Jackie <jackie.corday@state.co.us>

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## Fwd: Re: Request for Concurrence

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Corday - DNR, Jackie <jackie.corday@state.co.us>  
Draft

Wed, Jul 15, 2015 at 8:13 AM

From: "Larry Crowder"  
Date: Jul 14, 2015 5:46 PM  
Subject: Re: Request for Concurrence  
To: "Black - DNR, Travis" <travis.black@state.co.us>

I do hear by concur with the following attached letter from Colorado Parks and Wildlife.  
Senator Larry Crowder  
Sen Dist 35  
7/14/2015

On Jul 14, 2015, at 10:59 AM, Black - DNR, Travis <travis.black@state.co.us> wrote:

Dear Senator Crowder,  
I am emailing you today to ask for concurrence on a Colorado Parks and Wildlife real-estate project. CPW has been in consultation with the Reed Family, owners of Butte Lake Ranch in Baca County, on acquiring an access easement right of way across their ranch. In exchange for three access points across the ranch, CPW will be giving fee title to an 80 acre parcel of land currently owned by CPW to the Reed's. This project was actually proposed by the Reed Family and their ranch manager, and does not expend any funding. CPW has hired and received an appraisal of the lands, and it was determined to be a fair value trade.

So in conclusion, CPW is trying to acquire three access points across the Reed's ranch in exchange for giving fee title on 80 acres to the Reed's.

We respectfully request your concurrence on this project. Concurrence can be given by signing the attached concurrence letter, or by email.

If you have any questions, please feel free to contact me directly by phone number below, or via email.

Thank you for your time,

Travis Black  
Area Wildlife Manager  
Area 12



**COLORADO**  
Parks and Wildlife

Department of Natural Resources

P [719.336.6603](tel:719.336.6603) | F [719.336.6623](tel:719.336.6623) | C [719.688.9241](tel:719.688.9241)  
2500 South Main Street, Lamar, CO 81052  
[travis.black@state.co.us](mailto:travis.black@state.co.us) | [cpw.state.co.us](http://cpw.state.co.us)



**COLORADO**

**Parks and Wildlife**

Department of Natural Resources

2500 South Main St.  
Lamar, CO 81052  
P 719.336.6600 | F 719.336.6623

State Representative Tim Dore  
41412 N. Pinefield Circle  
Parker, CO 80138

July 14, 2015

Dear Representative Dore:

Colorado Parks and Wildlife has embarked on an endeavor to acquire a perpetual easement on private lands in order to increase public access at Two Buttes State Wildlife Area in Baca County. This letter is a request for your concurrence on this matter.

CPW is attempting to grant the Butte Lake Ranch/Reed Family 80 acres of land in exchange for a perpetual access easement on the southwest side of the Wildlife Area. There will be no exchange of funds as this is a trade of equal value. The acquisition of this easement would provide increased public opportunity for hunting, fishing, and wildlife viewing on the property. With lake levels currently standing at 23 feet, portions of the wildlife area are inaccessible except by boat. The approval of this acquisition would open up land to vehicle access, and make the wildlife area more accessible to foot traffic and improve ADA accommodations.

Colorado Parks and Wildlife respectfully requests your concurrence on the acquisition of this project. This project is scheduled for CDC review mid-Aug. 2015. Due to the tight timeline, I would appreciate a prompt response. If you approve, please sign on the approval line below and return to my address, or feel free to scan and send via email. Please feel free to contact me at (719) 336-6603 if you have any questions or concerns.

Sincerely,

Travis Black, Area Wildlife Manager  
Colorado Parks and Wildlife  
2500 S. Main St.  
Lamar, CO 81052

Concur,  
State Representative Tim Dore





# COLORADO

## Parks and Wildlife

Department of Natural Resources

2500 South Main St.  
Lamar, CO 81052  
P 719.336.6600 | F 719.336.6623

Baca County Board of Commissioners  
741 Main Street, Suite #1  
Springfield, CO 8107

July 14, 2015

Dear Board of Commissioners:

Colorado Parks and Wildlife has embarked on an endeavor to acquire a perpetual easement on private lands in order to increase public access at Two Buttes State Wildlife Area in Baca County. This letter is a request for your concurrence on this matter.

CPW is attempting to grant the Butte Lake Ranch/Reed Family 80 acres of land in exchange for a perpetual access easement on the southwest side of the Wildlife Area. There will be no exchange of funds as this is a trade of equal value. The acquisition of this easement would provide increased public opportunity for hunting, fishing, and wildlife viewing on the property. With lake levels currently standing at 23 feet, portions of the wildlife area are inaccessible except by boat. The approval of this acquisition would open up land to vehicle access, and make the wildlife area more accessible to foot traffic and improve ADA accommodations.

Colorado Parks and Wildlife respectfully requests your concurrence on the acquisition of this project. This project is scheduled for CDC review mid-Aug. 2015. Due to the tight timeline, I would appreciate a prompt response. If you approve, please sign on the approval line below and return to my address, or feel free to scan and send via email. Please feel free to contact me at (719) 336-6603 if you have any questions or concerns.

Sincerely,

Travis Black, Area Wildlife Manager  
Colorado Parks and Wildlife  
2500 S. Main St.  
Lamar, CO 81052

Concur,  
Chairman, Baca County Board of Commissioners



Real Estate Comparables from Appraisal dated June 15, 2015

**Sale No. 1**

Date: 1/12/15

Size: 80 acres

Location: Baca County

Sale Price: \$37,900

Price Per Acre: \$474

**Sale No. 2**

Date: 6/10/14

Size: 160 acres

Location: Baca County

Sale Price: \$80,000

Price Per Acre: \$500

**Sale No.3**

Date: 12/9/14

Size: 160 acres

Location: Prowers County

Sale Price: \$72,000

Price Per Acre: \$450

# August 18, 2015 -- Property Transaction Proposal

## Colorado Parks and Wildlife

### *Slater Ranch LLC Perpetual Conservation Easement*

Routt County

4,400 acres

30 miles northeast of Craig

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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 conservation easement on the Slater Ranch LLC property (\$2,250,000 CF for 4,400 acres).

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#### **CDC Staff Notes**

1. The proposal explains that a conservation easement is being pursued on 4,440 acres of the 5,832-acre Slater Lake Ranch parcel. Why is a conservation easement not being considered for the entire parcel?

Limited funding was available through the request for proposal (RFP) program and the landowner was concerned about making an unreasonable request. The landowner may consider encumbering the remaining property in the future.

# Capital Development Committee

## August 18, 2015—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 conservation easement.
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<b>General Information</b>	
Name	Slater Lake Ranch LLC
Number of acres	4,400
Location	Approximately 30 miles northeast of Craig
County	Routt

<b>Costs / Source of Funding</b>			
Purchase Price	\$2,250,000	Funding Source	Wildlife Cash – Habitat Stamp, GOCO Base
<i>Spending authority has already been approved for this project in the Long Bill.</i>			
	Fiscal Year	2014-15	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$5,500,000	
	Remaining Unexpended Balance	\$4,335,773	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2014-15 - GOCO Wildlife Purpose	
	Line Item	GOCO14150	
	Appropriation	\$3,800,000	
	Remaining Unexpended Balance	\$3,800,000	
Annual Monitoring and Operation Costs	\$340.00	Funding for the monitoring and operation costs of the property will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$0.00	N/A	
* 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:**

Colorado Parks and Wildlife (CPW) will accept a perpetual conservation easement on 4,440 acres of a 5,832-acre parcel. The northern half of the Property provides winter range for deer and elk while the remainder of the Property provides 3-season habitat for deer and elk, a migration corridor for deer and elk, habitat for Columbian sharp-tailed grouse (2 active leks) and habitat for bear, lion, the occasional moose and pronghorn. The Property is adjacent to the

approximately 3,100 acre Brush Mountain Ranch conservation easement which was acquired by CPW in 2011 and it's owned/managed by the same individuals.

**Current Use of Property:** Livestock grazing and big game hunting.

**Proposed Future Use of Property:** Livestock grazing and big game hunting.

**Date Landowner Purchased the Property:** 2013 and 2014

Renewable Energy

According to a review of the maps referenced below, the Property lies outside the scope of regions of known Central Solar Power and the Wind Resource Generation Development areas, but appears to be located within the Regions of Known or Potential Geothermal Resources.

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.

Mineral Interest Ownership:

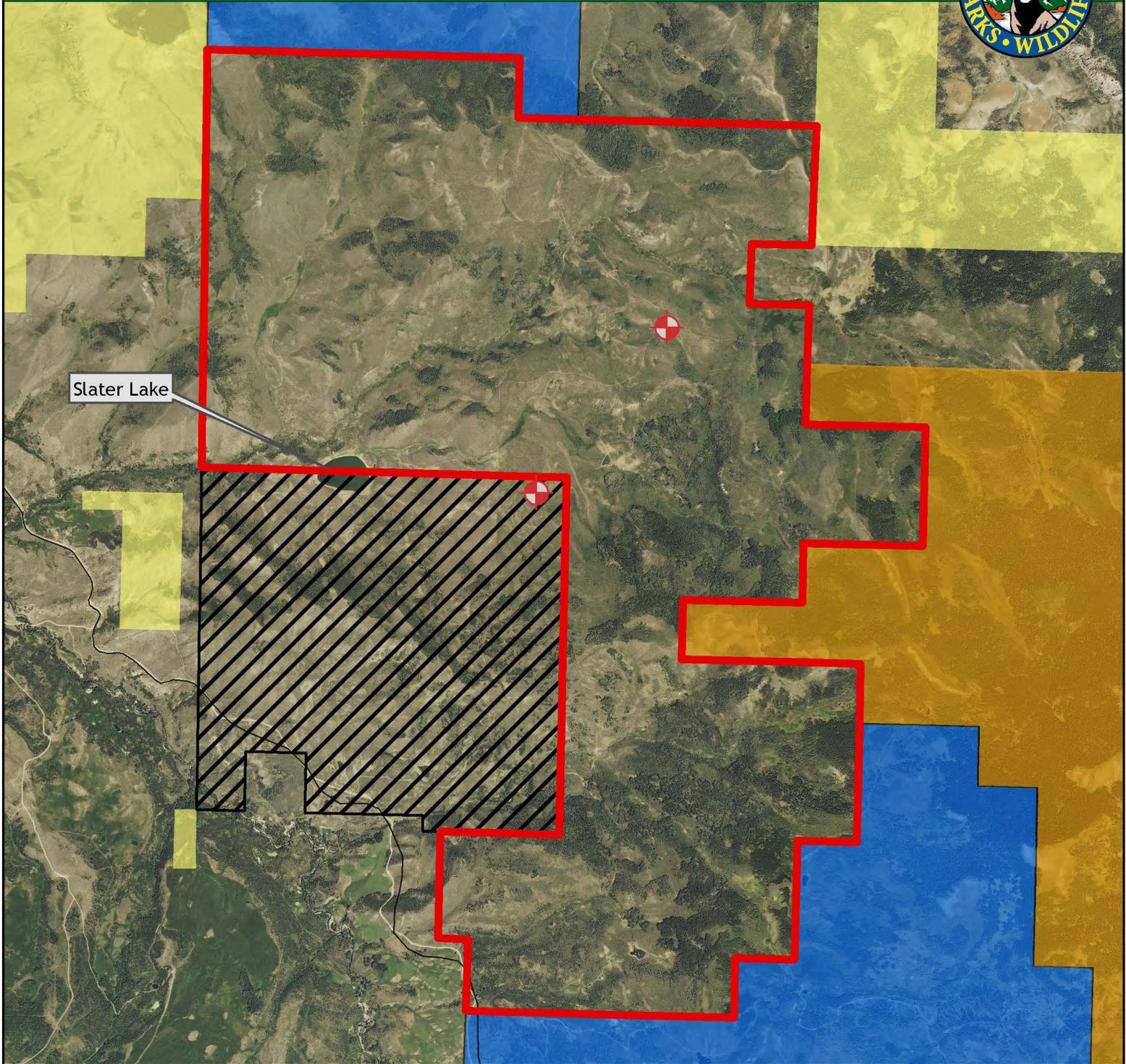
The Title Commitment indicates the United States of America reserved most of the minerals in the original Patents. However, a few minerals are held by private individuals. The conservation easement will prohibit extraction of any minerals held by the landowner. Regarding the potential for mineral development, the Minerals Remoteness Letter determined, "the probability of surface mining at the Site is so remote as to be negligible. However the possibility exists for oil and/or gas exploration and extraction via methods other than surface mining at the Site."

**Attachments:**

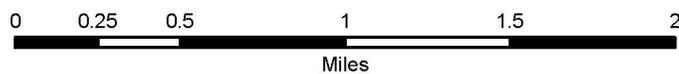
- Maps
- Concurrence letters
- Three comparables from appraisal

# NW-06-20-14 Slater Lake Ranch Property Map

Colorado Wildlife Habitat Protection Program



- |                            |                         |               |      |       |
|----------------------------|-------------------------|---------------|------|-------|
| 2014 RFP Proposed Boundary | Excluded from RFP       | Other State   | BLM  | Tribe |
| CPW Property and Easements | Sharp-tailed Grouse Lek | Other Federal | USFS | Local |
|                            |                         | NPS           | USFW | NGO   |

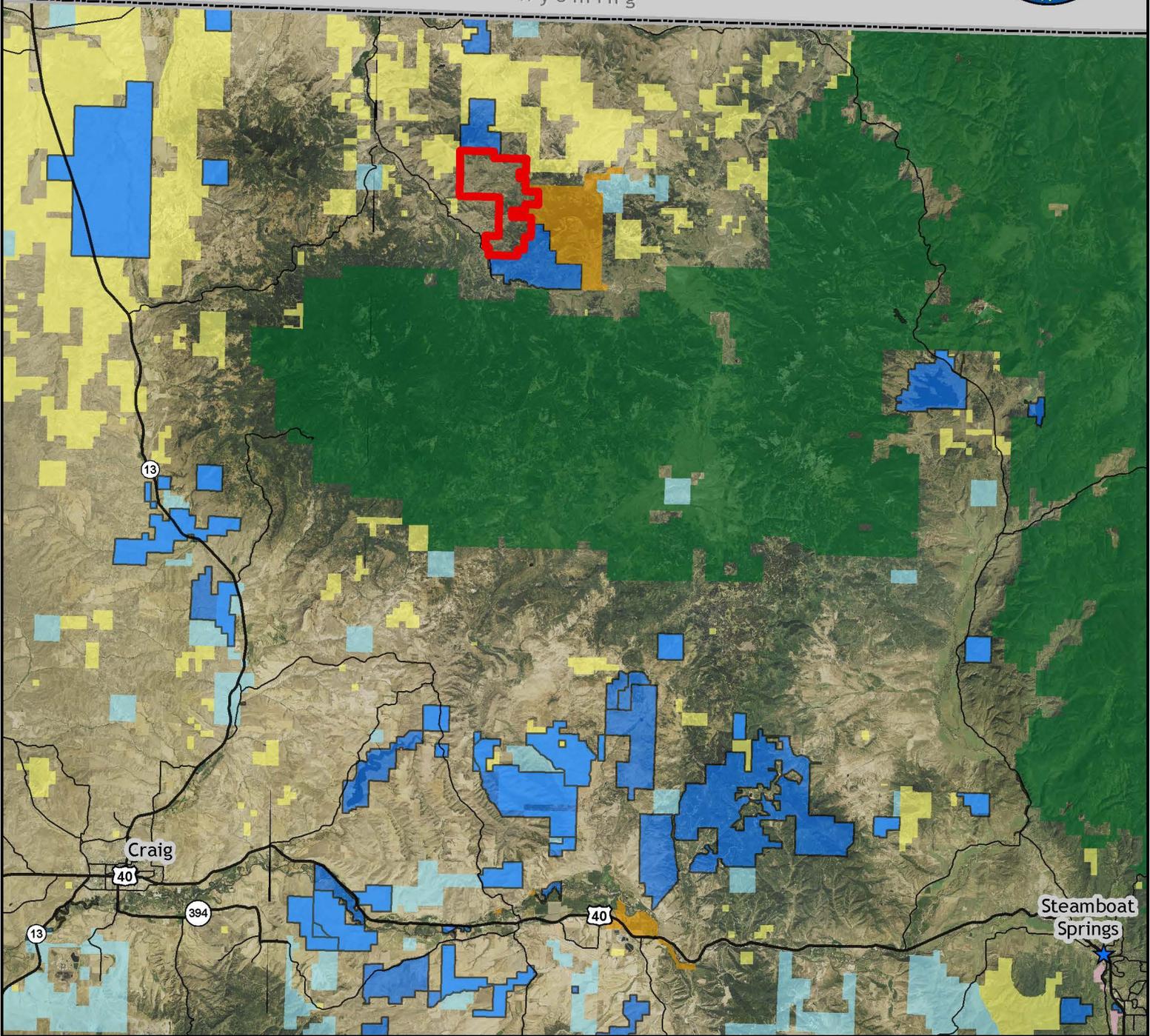


# NW-06-20-14 Slater Lake Ranch Vicinity Map

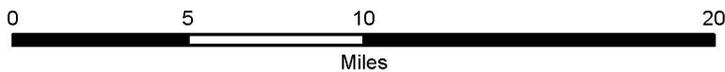
## Colorado Wildlife Habitat Protection Program



Wyoming



- |  |                            |   |               |   |      |   |       |
|--|----------------------------|---|---------------|---|------|---|-------|
|  | 2014 RFP Proposed Boundary |  | Other State   |  | BLM  |  | Tribe |
|  | CPW Property and Easements |  | Other Federal |  | USFS |  | Local |
|  |                            |  | NPS           |  | USFW |  | NGO   |



State Representative  
DIANE MITSCH BUSH  
Colorado State Capitol



Committee Member:  
Agriculture, Livestock,  
Natural Resources

HD26 Eagle & Routt  
200 East Colfax Avenue, Room 271  
Denver, Colorado 80203  
Energy Committee  
Office: 303-866-2923  
Email: [diane.mitschbush.house@state.co.us](mailto:diane.mitschbush.house@state.co.us)

Vice Chair, Transportation/

**COLORADO**  
**HOUSE OF REPRESENTATIVES**  
State Capitol  
Denver  
80203

Bill de Vergie  
Colorado Parks and Wildlife  
Meeker Service Center  
PO Box 1181  
Meeker, CO. 81641

**Re: Slater Lake Ranch Conservation Easement.**

July 18, 2015

Dear Mr. de Vergie,

I am writing to strongly support funding the proposed CPW conservation easement on Slater Creek Ranch in NW Routt County.

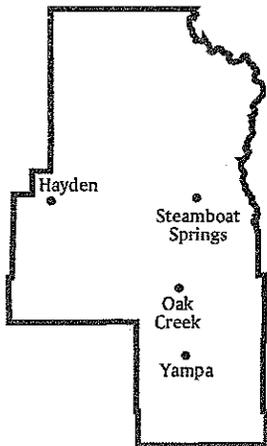
If funded, this easement will protect in perpetuity working ranch lands, significant acreage that is critical wildlife habitat for many species, including Colombian Sharp Tailed Grouse and Greater Sage Grouse, and provide excellent fishing opportunities for the public. Additionally it is a migration corridor and habitat for big game species.

I urge funding for this project. It has multiple benefits for the people of Colorado.

Yours for a just, equitable, sustainable, and prosperous Colorado,

A handwritten signature in black ink, appearing to read "Diane Mitsch Bush".

Diane Mitsch Bush  
State Representative  
House District 26 Eagle County and Routt County



## ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Box 773598 • Steamboat Springs, Colorado 80477

Phone: 970-879-0108 • Fax: 970-879-3992

July 6, 2015

Bill de Vergie  
Colorado Parks and Wildlife  
Meeker Service Center  
PO Box 1181  
Meeker, CO. 81641

Timothy V. Corrigan  
District 1

Douglas B. Monger  
District 2

Cari Hermacinski  
District 3

Thomas A. Sullivan  
County Manager

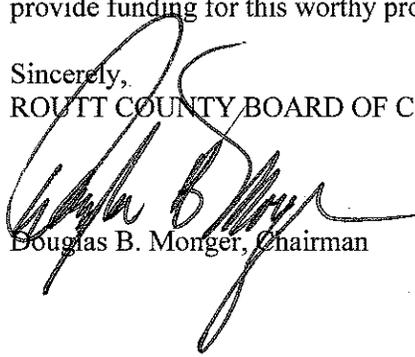
Re: Slater Lake Ranch Conservation Easement.

Routt County would like to express its support for the conservation easement project that Colorado Parks and Wildlife (CPW) is working on northwest of Steamboat Springs in Routt County.

The Slater Lake Ranch project consists of approximately 4,580 acres, to be placed in a conservation easement with CPW and protected in perpetuity. Slater Lake Ranch is adjacent to two current conservation easement properties and will create a larger protected landscape. Slater Lake Ranch currently has a productive livestock grazing program and this will continue into the future. This property provides an important big game migration corridor and habitat for wintering deer, elk and occasionally antelope and moose. A variety of other wildlife species also exist on this ranch. Slater Lake Ranch also provides habitat for 2 active Columbian Sharptail Grouse leks as well as habitat for Greater Sage Grouse. Slater Lake Ranch has a 30-acre lake on the property and a variety of wetlands complexes. There will also be a limited public fishing access component associated with this easement to help benefit the sportsmen of Colorado.

We urge Capital Development Committee (CDC) to consider CPW's request and provide funding for this worthy project.

Sincerely,  
ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

  
Douglas B. Monger, Chairman

**Slater Lake Ranch, 14-051-NW**

Real Estate Comparables from the Appraisal  
dated July 5, 2015

**Sale No. 1**

Date: 1/29/15

Acreage: 1,200 Ac

Location: South of Kremmling, Grand County

Sale Price: \$1,662,500

Per Acre Price: \$1,385 per acre overall

**Sale No. 2**

Date: 4/18/14

Acreage: 3,959 Ac

Location: South of Crawford, Montrose County

Sale Price: \$9,800,000

Per Acre Price: \$2,475 per acre overall

**Sale No. 3**

Date: 4/5/13

Acreage: 3,778 ac

Location: Northwest of Rifle, Rio Blanco County

Sale Price: \$6,104,800

Per Acre Price: \$1,615 per acre overall

# August 18, 2015 -- Property Transaction Proposal

## Colorado Parks and Wildlife

### *Rio Grande Reservoir Water Storage Lease*

Hinsdale County

8,000 acre-feet

34 miles west of Creede

---

#### 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 water storage lease in Rio Grande Reservoir (\$3,000,000 CF for a 30-year lease of 8,000 acre-feet of storage space).

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#### **CDC Staff Notes**

##### 1. Which State Wildlife Areas will use the water stored in Rio Grande Reservoir?

Direct storage of Weminuche Pass Ditch water is currently used for flood irrigation on Rio Grande State Wildlife Area (SWA), as well as Home Lake SWA. Storage will also facilitate leases to private irrigators. Return flow credits, which CPW hopes to document, will be used to meet various area and hatchery objectives. When approved by the Division Engineer, other "administratively exchanged" water may be used on various SWAs in addition to providing one means of anticipated depletion replacement supply and retiming for augmentation of wells serving Monte Vista SFU, NASRF, and Rio Grande SWA.

##### 2. How does CPW currently augment its wells in the Rio Grande basin?

CPW does not presently augment wells in the basin. Augmentation will be required by the groundwater rules once promulgated by the Division of Water Resources (DWR) in the near future. DWR is close to completion with groundwater rules for the Rio Grande Basin. Once rules are promulgated, CPW, like any other water users, will need to augment groundwater pumping or stop pumping.

##### 3. Does the San Luis Valley Irrigation District currently use the 8,000 acre-feet (AF) of storage to be leased by CPW? If so, why does it no longer plan to use this storage space?

The reservoir's native inflow does not often fill the entire storage capacity of the vessel as operated. As a result SLVID has capacity in the reservoir to store water for, and has storage agreements with, several other entities. The CPW's Weminuche Pass Ditch imports additional water that can occupy otherwise empty space. The SLVID is looking to leverage its facility asset to gain partnership and funding.

##### 4. While the lease includes 5,000 AF of firm storage and 3,000 AF of storage as it becomes available, does CPW own water rights or have access to other water in the Rio Grande basin that can be stored in the leased storage space?

Yes. The Weminuche Pass Ditch imports water that can be stored in the reservoir. Large annual variations in hydrologic yield necessitate significant storage capacity for carryover to increase reliability to served uses. Carryover storage is allowed for Trans Mountain Water (Weminuche Pass Ditch) and is important when there is a year with an exceptional water yield. CPW can also store significant volumes of water by administrative exchange

# August 18, 2015 -- Property Transaction Proposal

## Colorado Parks and Wildlife

### *Rio Grande Reservoir Water Storage Lease*

Hinsdale County

8,000 acre-feet

34 miles west of Creede

---

when approved by the Division Engineer.

5. The cost of leasing the water storage capacity is \$600 per AF of firm storage for 30 years. Does CPW have any other storage contracts in the Rio Grande basin? If so, how does the cost per AF of this lease compare to those?

No, CPW does not have any other storage contracts in the Rio Grande basin.

# Capital Development Committee

## August 18, 2015—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 lease a portion of the Rio Grande Reservoir in Hinsdale County for water storage.
------------------------	--

<b>General Information</b>	
Name	Rio Grande Reservoir – San Luis Valley Irrigation District - Lease
Number of acres	8,000 acre feet of storage capacity (5,000 acre feet firm storage & 3,000 acre feet of space available storage)
Location	The Rio Grande Reservoir is located approximately 34 miles west of Creede on the south side of County Road 18.
County	Hinsdale

<b>Costs / Source of Funding</b>			
Purchase Price	\$3,000,000 (\$100,000 per year for 30 years)	Funding Source	Wildlife Cash
	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year	FY2015-16 – FY2045-46	
	Line Item	Wildlife Operations	
	Appropriation	\$80,797,076	
	Remaining Unexpended Balance	\$80,797,076	
Annual Monitoring and Operation Costs	\$0	N/A	
Development Costs	\$0	N/A	

**Summary of Proposal:**

Water storage lease. CPW will lease up to 8,000 acre feet of storage capacity in the Rio Grande Reservoir for 30 years. The Reservoir holds 54,082 acre feet of water. A long-term storage lease will allow CPW to coordinate its water rights and operations to irrigate State Wildlife Areas, improve stream flow, enhance and maintain wetlands, riparian areas, fish and wildlife habitat, and provide other environmental and recreational benefits while simultaneously optimizing the yield of CPW water resources.

CPW has other water demands, such as ground water well augmentation, transit and evaporation obligations, similar to those faced by all water users. As the State Groundwater Rules and Regulations are finalized and implemented, CPW, like all water users, will have augmentation requirements for its groundwater wells within the Rio Grande Basin. CPW’s ability to satisfy augmentation requirements is mission-critical, because, among other uses, CPW wells currently support fish production at the Monte Vista and NASRF hatcheries. Water storage adds critical reliability to CPW’s important hatchery system.

**Current Use of Property:** Water storage.

**Proposed Future Use of Property:** Water storage.

**Date Landowner Purchased the Property:** 1914

**Renewable Energy:**

According to a review of the maps referenced below, the Property lies outside the scope of regions of known or potential geothermal resources, 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.

**Mineral Interest Ownership:**

N/A

**Attachments:**

- Maps
- Concurrence letters



GIS Unit

## Rio Grande Reservoir Storage Lease

Project No. 15-027 | San Luis Valley Irr. Dist.

Lease of up to 8,000 acre feet of storage capacity  
in Rio Grande Reservoir for 30 years.



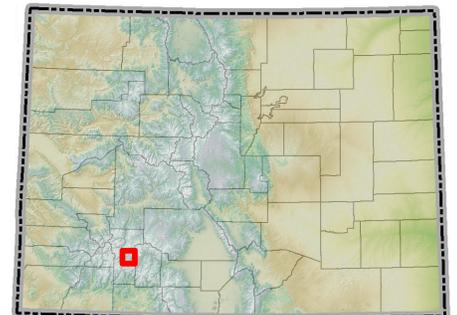
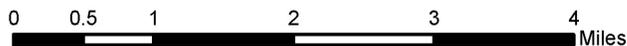
Rio Grande Reservoir

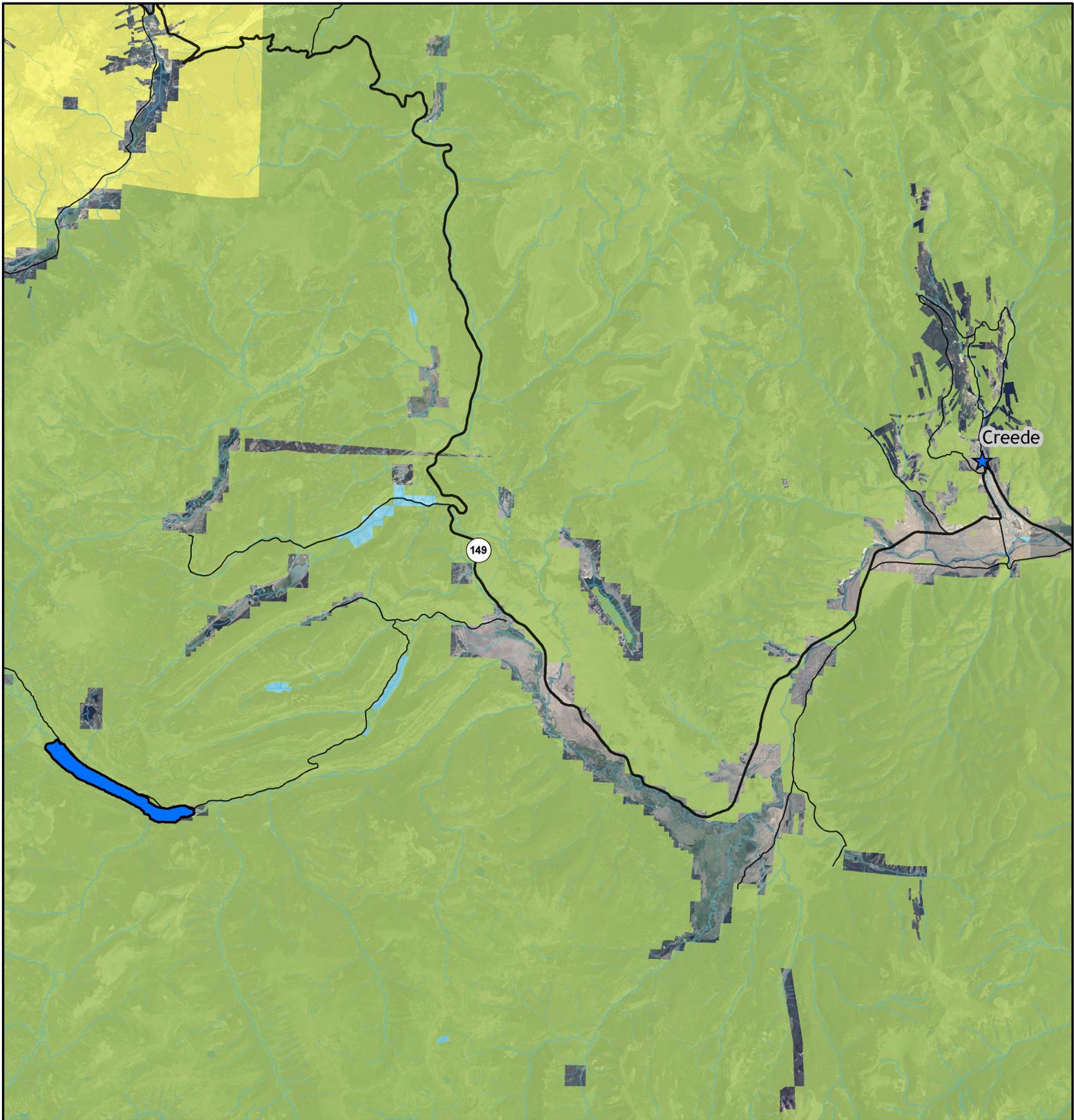


State Wildlife Areas



USFS





## Rio Grande Reservoir Storage Lease

Project No. 15-027 | San Luis Valley Irr. Dist.

Lease of up to 8,000 acre feet of storage capacity in Rio Grande Reservoir for 30 years.



Rio Grande Reservoir
  State
  BLM
  USFS

0 1.25 2.5 5 7.5 10 Miles



# COLORADO

## Parks and Wildlife

Department of Natural Resources

SW Region Office  
415 Turner Drive  
Durango, CO 81301

Senator Kerry Donovan  
Colorado Senate District #5  
P.O. Box 118  
Walcott, CO 81655

July 14, 2015

RE: COLORADO PARKS AND WILDLIFE LEASE: WATER STORAGE IN RIO GRANDE RESERVOIR, HINSDALE COUNTY

Dear Senator Donovan:

The purpose of this letter is to notify you of a proposed real estate transaction between Colorado Parks and Wildlife (CPW) and the San Luis Valley Irrigation District (SLVID) involving the lease of storage in Rio Grande Reservoir (part of the Rio Grande Cooperative Project). Rio Grande Reservoir is located in Hinsdale County, approximately 21 miles southwest of Creede.

This agreement supports CPW's mission and benefits irrigators and other water users, recreationists and local communities. CPW wishes to enter into this storage agreement with SLVID in order to better manage our Rio Grande River Basin water rights portfolio. Storage will provide opportunities for cooperative, collaborative and flexible water management, necessary to meet current and future water needs.

Storage in Rio Grande Reservoir will help CPW optimize our valuable water rights portfolio for a variety of mission-driven purposes, including:

- Ensuring protection of fish and wildlife resources, habitat conservation and providing quality hunting, angling, wildlife viewing and other recreation;
- Improving and enhancing wetlands and aquatic life in and along the Rio Grande River, by managing stream flows, temperature and other physical aspects of the in-stream and riparian environments;
- Managing mitigation wetlands for the U.S. Bureau of Reclamation's Closed Basin Project, e.g., Russell Lakes SWA and on Rio Grande, Higel, and Russell Lake State Wildlife Areas (SWA);
- Meeting augmentation requirements as the State's new groundwater rules are implemented.<sup>1</sup>

Wildlife, dependent on CPW's water management, helps support the economies of several local, rural San Luis Valley counties and communities. A 2008 economic impact study<sup>2</sup> showed that angling contributes nearly \$12 million in economic benefits annually to the San Luis Valley. The migration of nearly 20,000 Greater Sandhill Cranes is the drawing card for the Monte Vista Crane Festival.

<sup>1</sup> CPW currently relies on some groundwater pumping for hatchery water supplies at the Native Aquatic Species Restoration Facility (NASRF), which currently raises eleven federally listed threatened and endangered fish species and the Monte Vista Hatchery, which currently raises fingerlings and catchable rainbow trout and splake.

<sup>2</sup> BBC Research & Consulting. 2008. Final Report: The Economic Impacts of Hunting, Fishing and Wildlife Watching in Colorado. <http://cpw.state.co.us/Documents/About/Reports/DBDOWEconomicImpactReport.pdf>



It is CPW's charge to manage all wildlife at healthy, sustainable numbers for the benefit of the people of Colorado and to help achieve a key goal of the State of Colorado: to prevent species from being listed as Threatened or Endangered under the Federal Endangered Species Act (ESA). Keeping wildlife under State management benefits water users and the entire Basin. The conservation strategy for the Rio Grande Cutthroat trout relies on water storage to help provide well-timed releases of late season water and maintain high water quality.<sup>1</sup> CPW water supports habitat for other listed species such as the Endangered Southwest Willow Flycatcher (SWWFC) and Yellow-billed Cuckoo (YBCC), minimizing impacts on other water users.

You are receiving this letter because CPW is required by state statute to present this project to the Capital Development Committee of the Colorado General Assembly for their review. As part of that process, CPW must obtain a concurrence letter from the State Senator for the district in which the property is located.

We respectfully request your support for this important project that benefits the San Luis Valley and CPW. If you approve, please sign and return to me at your earliest convenience. I am enclosing a stamped and addressed envelope for your convenience.

Thank you in advance for your consideration of this request. If you have questions or need additional information, please do not hesitate to contact me at (970) 799-0653 or via email at [patt.dorsey@state.co.us](mailto:patt.dorsey@state.co.us).

Sincerely,



Patricia D. Dorsey  
Southwest Region Manager  
415 Turner Dr.  
Durango, CO 81303

Approved by:



Senator Kerry Donovan

Date: Aug 4 2015

<sup>1</sup> A "species status review" of the Rio Grande Cutthroat Trout conducted by the USFWS resulted in a status decision of "Not Warranted" for listing under the ESA, due to the efforts of CPW, the local County Coalition and several private landowners.



**COLORADO**

**Parks and Wildlife**

Department of Natural Resources

SW Region Office  
415 Turner Drive  
Durango, CO 81303

Representative J Paul Brown  
Colorado House District #59  
P.O. Box 178  
Ignacio, CO 81137

July 14, 2015

RE: COLORADO PARKS AND WILDLIFE LEASE: WATER STORAGE IN RIO GRANDE RESERVOIR, HINSDALE COUNTY

Dear Representative Brown:

The purpose of this letter is to notify you of a proposed real estate transaction between Colorado Parks and Wildlife (CPW) and the San Luis Valley Irrigation District (SLVID) involving the lease of storage in Rio Grande Reservoir (part of the Rio Grande Cooperative Project). Rio Grande Reservoir is located in Hinsdale County, approximately 21 miles southwest of Creede.

This agreement supports CPW's mission and benefits irrigators and other water users, recreationists and local communities. CPW wishes to enter into this storage agreement with SLVID in order to better manage our Rio Grande River Basin water rights portfolio. Storage will provide opportunities for cooperative, collaborative and flexible water management, necessary to meet current and future water needs.

Storage in Rio Grande Reservoir will help CPW optimize our valuable water rights portfolio for a variety of mission-driven purposes, including:

- Ensuring protection of fish and wildlife resources, habitat conservation and providing quality hunting, angling, wildlife viewing and other recreation;
- Improving and enhancing wetlands and aquatic life in and along the Rio Grande River, by managing stream flows, temperature and other physical aspects of the in-stream and riparian environments;
- Managing mitigation wetlands for the U.S. Bureau of Reclamation's Closed Basin Project, e.g., Russell Lakes SWA and on Rio Grande, Higell, and Russell Lake State Wildlife Areas (SWA);
- Meeting augmentation requirements as the State's new groundwater rules are implemented.<sup>1</sup>

Wildlife, dependent on CPW's water management, helps support the economies of several local, rural San Luis Valley counties and communities. A 2008 economic impact study<sup>2</sup> showed that angling contributes nearly \$12 million in economic benefits annually to the San Luis Valley. The migration of nearly 20,000 Greater Sandhill Cranes is the drawing card for the Monte Vista Crane Festival.

<sup>1</sup> CPW currently relies on some groundwater pumping for hatchery water supplies at the Native Aquatic Species Restoration Facility (NASRF), which currently raises eleven federally listed threatened and endangered fish species and the Monte Vista Hatchery, which currently raises fingerlings and catchable rainbow trout and splake.

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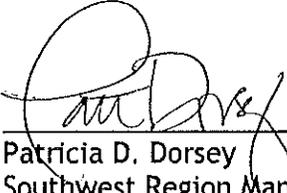
It is CPW's charge to manage all wildlife at healthy, sustainable numbers for the benefit of the people of Colorado and to help achieve a key goal of the State of Colorado: to prevent species from being listed as Threatened or Endangered under the Federal Endangered Species Act (ESA). Keeping wildlife under State management benefits water users and the entire Basin. The conservation strategy for the Rio Grande Cutthroat trout relies on water storage to help provide well-timed releases of late season water and maintain high water quality.<sup>3</sup> CPW water supports habitat for other listed species such as the Endangered Southwest Willow Flycatcher (SWWFC) and Yellow-billed Cuckoo (YBCC), minimizing impacts on other water users.

You are receiving this letter because CPW is required by state statute to present this project to the Capital Development Committee of the Colorado General Assembly for their review. As part of that process, CPW must obtain a concurrence letter from the State Representative for the district in which the property is located.

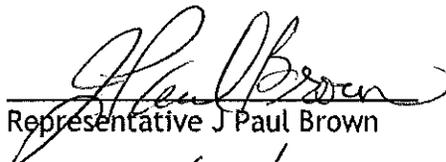
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Thank you in advance for your consideration of this request.

Sincerely,

  
\_\_\_\_\_  
Patricia D. Dorsey  
Southwest Region Manager  
415 Turner Dr.  
Durango, CO 81303

Approved by:

  
\_\_\_\_\_  
Representative J Paul Brown  
Date: 7/31/15

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<sup>3</sup> A "species status review" of the Rio Grande Cutthroat Trout conducted by the USFWS resulted in a status decision of "Not Warranted" for listing under the ESA, due to the efforts of CPW, the local County Coalition and several private landowners.



# COLORADO

## Parks and Wildlife

Department of Natural Resources

SW Region Office  
415 Turner Drive  
Durango, CO 81303

Hinsdale County Board of Commissioners  
311 Henson Street / Box 277  
Lake City, CO 81235

July 14, 2015

RE: COLORADO PARKS AND WILDLIFE LEASE: WATER STORAGE IN RIO GRANDE RESERVOIR, HINSDALE COUNTY

Dear Commissioners Thompson, Dozier and Whinnery:

The purpose of this letter is to notify you of a proposed real estate transaction between Colorado Parks and Wildlife (CPW) and the San Luis Valley Irrigation District (SLVID) involving the lease of storage in Rio Grande Reservoir (part of the Rio Grande Cooperative Project). Rio Grande Reservoir is located in Hinsdale County, approximately 21 miles southwest of Creede.

This agreement supports CPW's mission and benefits irrigators and other water users, recreationists and local communities. CPW wishes to enter into this storage agreement with SLVID in order to better manage our Rio Grande River Basin water rights portfolio. Storage will provide opportunities for cooperative, collaborative and flexible water management, necessary to meet current and future water needs.

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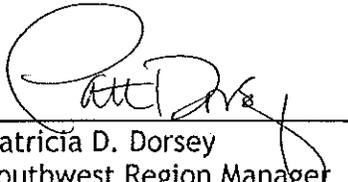
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You are receiving this letter because CPW is required by state statute to present this project to the Capital Development Committee of the Colorado General Assembly for their review. As part of that process, CPW must obtain a concurrence letter from the County Commissioners for the county in which the property is located.

We respectfully request your support for this important project that benefits the San Luis Valley and CPW. If you approve, please sign and return to me at your earliest convenience. I am enclosing a stamped and addressed envelope for your convenience.

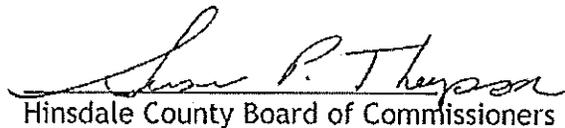
Thank you in advance for your consideration of this request. If you have questions or need additional information, please do not hesitate to contact me at (970) 799-0653 or via email at [patt.dorsey@state.co.us](mailto:patt.dorsey@state.co.us).

Sincerely,



Patricia D. Dorsey  
Southwest Region Manager  
415 Turner Dr.  
Durango, CO 81303

Approved by:



Hinsdale County Board of Commissioners

Date: 07-22-2015

---

<sup>3</sup> A "species status review" of the Rio Grande Cutthroat Trout conducted by the USFWS resulted in a status decision of "Not Warranted" for listing under the ESA, due to the efforts of CPW, the local County Coalition and several private landowners.

# August 18, 2015 -- Property Transaction Proposal

## Colorado Parks and Wildlife

### *Pagosa Skyrocket State Natural Area Fee Title Acquisition*

Archuleta County

88 acres

3 miles southeast of Pagosa 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 fee title acquisition of the Pagosa Skyrocket State Natural Area property (\$738,000, including \$494,137 FF and \$243,863 CF, for 88 acres).

---

#### **CDC Staff Notes**

1. Are there (or will there be) any property use limitations imposed on adjacent property owners with respect to the listing/federal protection of the Pagosa skyrocket? If so, please delineate the limitations. If not, please explain if/how CPW can ensure that no limitations are imposed in the future.

No property use limitations on adjacent property owners will be imposed because there are no Colorado State laws that protect plants, except for the state flower, the Rocky Mountain Columbine. Thus, CPW nor any other State agency has authority to regulate private property for endangered plants. This is also true for the Federal government. Plants are only protected on Federal lands or private lands where Federal funds or permits are being used for the development. CPW also checked with Archuleta County and the County confirmed that the County does not regulate private property development for endangered plants.

# Capital Development Committee

## August 18, 2015—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 fee title of Archuleta County’s 88 acre parcel of unimproved land.
------------------------	---

<b>General Information</b>	
Name	Pagosa Skyrocket SNA Fee Purchase
Number of acres	88
Location	Approx 3 miles SE of Pagosa Springs, CO
County	Archuleta

<b>Costs / Source of Funding</b>			
Purchase Price	\$738,000	Funding Source	
Federal	Federal funds are not appropriated in the Long Bill		
	Fiscal Year	FY2014-15 USFWS Section 6	
	Grant Award Amount	\$494,137	
	Remaining Unexpended Balance	\$494,137	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2014-15 - GOCO Parks Purpose	
	Line Item	GOCO14171	
	Appropriation	\$350,000	
	Remaining Unexpended Balance	\$252,532	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2015-16 - GOCO Parks Purpose	
	Line Item	GOCO15171	
	Appropriation	\$350,000	
	Remaining Unexpended Balance	\$350,000	
Annual Monitoring and Operation Costs	\$1600	Funding for the monitoring and operation costs of the property will come from State Park Operations Line Item under the Division Operations Group in the Long Bill. This cost includes an annual estimated Impact Assistance Grant payment of \$50 for this property.	
Development Costs	The site currently has existing fencing along the north and east	Funding for the development costs related to the fence will come from the Colorado Natural Areas Program.	

	boundary and partial coverage on the west. To fence the southern boundary and the west portion (4,070 ft.) would cost approximately \$12,000 at \$3 per foot, which includes labor.	
* 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:**

Acquiring fee title to this 88 acre property located just outside of Pagosa Springs owned by Archuleta County in order to conserve approximately 90% of the world's population of the federally endangered Pagosa Skyrocket phlox flower. In addition to protecting the large majority of all known Pagosa Skyrocket plants, this property has many other natural resource values that will be conserved as well, including approximately 30 acres of wetlands fed by natural springs, irrigation ditches and possibly groundwater, which provides habitat for numerous birds, amphibians, and small mammals. Archuleta County has been holding off selling the property for over two years while CPW and conservation groups have been working on funding, who could take ownership, and other issues.

**Current Use of Property:** Vacant land not currently being used.

**Proposed Future Use of Property:** If acquired from the County, the property would be managed to preserve the Pagosa Skyrocket and the wetlands. It is likely this property will eventually have limited public access for public education purposes via a partnership between CPW and one or more local non-profits.

**Date Landowner Purchased the Property:** 2009

Renewable Energy

According to a review of the maps referenced below, the Property lies outside the scope of regions of known Central Solar Power and the Wind Resource Generation Development areas, but appears to be located within the Regions of Known or Potential Geothermal Resources.

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.

Mineral Interest Ownership:

The Title Commitment indicates that mineral rights were never severed and will transfer to CPW upon purchase of the property.

**Attachments:**

- Maps
- Concurrence letters
- Three comparables from appraisal

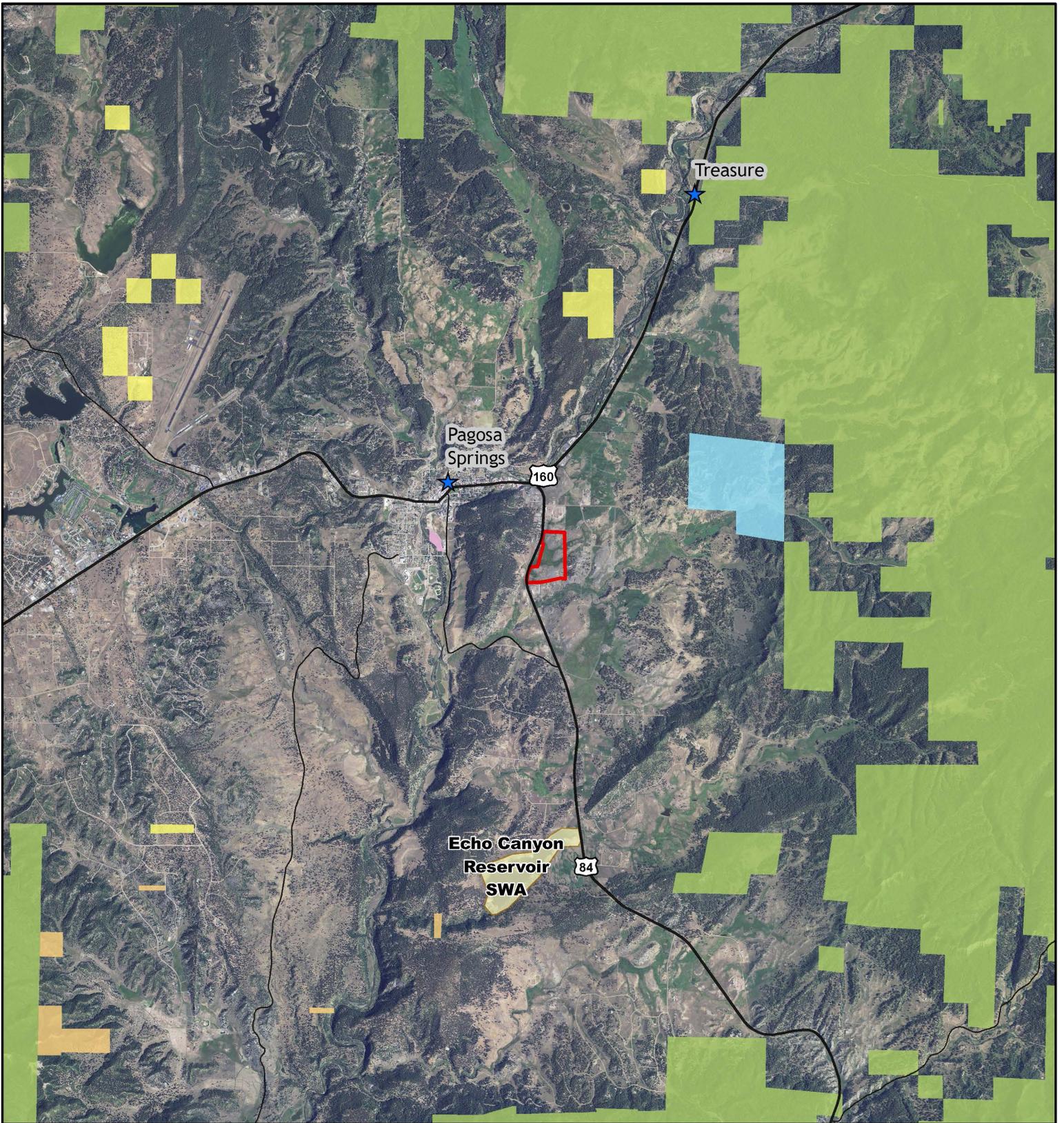


# Proposed Pagosa Skyrocket State Natural Area Proposed Fee Title Purchase

Archuleta County, Colorado | Project No. 13-078

 Tract A - Fee Title Boundary

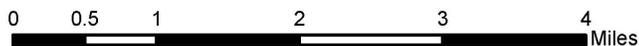




## Proposed Pagosa Skyrocket State Natural Area Proposed Fee Title Purchase

Archuleta County, Colorado | Project No. 13-078

- Proposed Pagosa Skyrocket SNA
- State
- USFS
- Local
- State Wildlife Areas
- BLM
- Tribe





# COLORADO

## Parks and Wildlife

Department of Natural Resources

SW Region Office  
415 Turner Drive  
Durango, CO 81303

Senator Ellen S. Roberts  
Colorado Senate District #6  
200 East Colfax Ave.  
Denver, CO 80203

July 25, 2015

### RE: COLORADO PARKS AND WILDLIFE REAL PROPERTY ACQUISITION IN ARCHULETA COUNTY

Dear Senator Roberts:

The purpose of this letter is to notify you of a proposed real estate transaction between Colorado Parks and Wildlife (CPW) and Archuleta County (County) involving an 88 acre parcel owned by the County located in Archuleta County. The property is located adjacent to Hwy 84 about 3 miles east of Pagosa Springs (see attached map).

CPW wishes to purchase the property in order to preserve critical habitat for the federally endangered Pagosa skyrocket phlox (*Ipomopsis polyantha*). The global distribution of Pagosa skyrocket occurs within a 13 mile radius located in Archuleta County and about 90% of the world's population of this plant occurs on this parcel. If acquired from the County, the Colorado Natural Areas Program (CNAP) would recommend designation of this parcel as a State Natural Area. A Natural Area designation would allow CNAP to provide opportunities for management, research, restoration, and public education. In addition to protecting the large majority of all known Pagosa skyrocket plants, this property has many other natural resource values, including approximately 30 acres of wetlands fed by natural springs, irrigation ditches and possibly groundwater, which provides habitat for numerous birds, amphibians, and small mammals.

You are receiving this letter because CPW is required by state statute to present this project to the Capital Development Committee of the Colorado General Assembly for their review, and as part of that process, CPW must obtain a concurrence letter from the State Representative for the district in which the property is located.

As such, we respectfully request your support of this project. If you approve, please sign and return to me at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at (970) 375-6750 or via email at [heath.kehm@state.co.us](mailto:heath.kehm@state.co.us). Thank you for your time and consideration.

Sincerely,

Heath Kehm  
Southwest Deputy Region Manager  
415 Turner Dr.  
Durango, CO 81303

Approved by:

Senator Ellen S. Roberts

Date: 7/17/15





# COLORADO

## Parks and Wildlife

Department of Natural Resources

SW Region Office  
415 Turner Drive  
Durango, CO 81303

4 August 2015

Representative J Paul Brown  
Colorado House District #59  
P.O. Box 178  
Ignacio, CO 81137

### RE: COLORADO PARKS AND WILDLIFE REAL PROPERTY ACQUISITION IN ARCHULETA COUNTY

Dear Representative Brown:

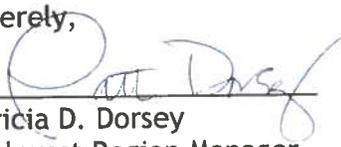
The purpose of this letter is to notify you of a proposed real estate transaction between Colorado Parks and Wildlife (CPW) and Archuleta County (County) involving an 88 acre parcel owned by the County located in Archuleta County. The property is located adjacent to Hwy 84 about 3 miles east of Pagosa Springs (see attached map).

CPW wishes to purchase the property in order to preserve critical habitat for the federally endangered Pagosa skyrocket phlox (*Ipomopsis polyantha*). The global distribution of Pagosa skyrocket occurs within a 13 mile radius located in Archuleta County and about 90% of the world's population of this plant occurs on this parcel. If acquired from the County, the Colorado Natural Areas Program (CNAP) would recommend designation of this parcel as a State Natural Area. A Natural Area designation would allow CNAP to provide opportunities for management, research, restoration, and public education. In addition to protecting the large majority of all known Pagosa skyrocket plants, this property has many other natural resource values, including approximately 30 acres of wetlands fed by natural springs, irrigation ditches and possibly groundwater, which provides habitat for numerous birds, amphibians, and small mammals.

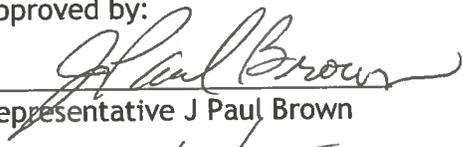
You are receiving this letter because CPW is required by state statute to present this project to the Capital Development Committee of the Colorado General Assembly for their review, and as part of that process, CPW must obtain a concurrence letter from the State Representative for the district in which the property is located.

As such, we respectfully request your support of this project. If you approve, please sign and return to me at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at (970) 375-6710 or via email at [patt.dorsey@state.co.us](mailto:patt.dorsey@state.co.us). Thank you for your time and consideration.

Sincerely,

  
Patricia D. Dorsey  
Southwest Region Manager  
415 Turner Dr.  
Durango, CO 81303

Approved by:

  
Representative J Paul Brown

Date:

8/4/15



Archuleta County Board of County Commissioners  
C/O Bentley Henderson, County Administrator  
398 Lewis Street  
Pagosa Springs, CO 81147

July 29, 2015

**RE: Colorado Parks and Wildlife Real Property Acquisition in Archuleta County**

Dear Commissioners,

The purpose of this letter is to notify you of a proposed real estate transaction between Colorado Parks and Wildlife (CPW) and Archuleta County (County) involving an 88 acre parcel owned by the County located in Archuleta County. The property is located adjacent to Hwy 84 about 3 miles east of Pagosa Springs (see attached map).

CPW wishes to purchase the property in order to preserve critical habitat for the federally endangered Pagosa skyrocket phlox (*Ipomopsis polyantha*). The global distribution of Pagosa skyrocket occurs within a 13 mile radius located in Archuleta County and about 90% of the world's population of this plant occurs on this parcel. If acquired from the County, the Colorado Natural Areas Program (CNAP) would recommend designation of this parcel as a State Natural Area. A Natural Area designation would allow CNAP to provide opportunities for management, research, restoration, and public education. In addition to protecting the large majority of all known Pagosa skyrocket plants, this property has many other natural resource values, including approximately 30 acres of wetlands fed by natural springs, irrigation ditches and possibly groundwater, which provides habitat for numerous birds, amphibians, and small mammals.

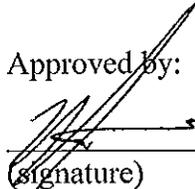
You are receiving this letter because CPW is required by state statute to present this project to the Capital Development Committee of the Colorado General Assembly for their review, and as part of that process, CPW must obtain a concurrence letter from the State Representative for the district in which the property is located.

As such, we respectfully request your support of this project. If you approve, please sign and return to me at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at (970) 375-6750 or via email at [heath.kehm@state.co.us](mailto:heath.kehm@state.co.us). Thank you for your time and consideration.

Sincerely,

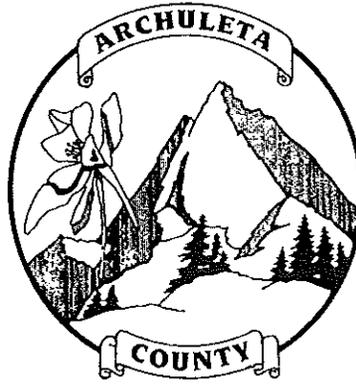
\_\_\_\_\_  
Heath Kehm  
Southwest Deputy Region Manager  
415 Turner Dr.  
Durango, CO 81303

Approved by:

  
\_\_\_\_\_  
(signature)

Michael Whiting - chair  
\_\_\_\_\_  
Printed name & title

Date: 8/29/15  
\_\_\_\_\_



August 3, 2015

Honorable Representative Vigil, Chairman  
Colorado Legislative Council  
Capital Development Committee

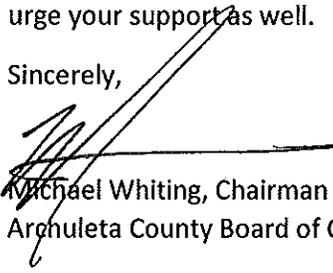
Mr. Vigil,

We would like to take this opportunity to request the support of you and your fellow Committee Members in the Division of Parks and Wildlife's acquisition of the Archuleta County open space parcel that has become known (unofficially) as Skyrocket Park.

Archuleta County and CPW staff have been working diligently over the course of the past 18 months on what has evolved into a "win, win" exchange between our two agencies. As you will become aware, Skyrocket Park is home to the most significant population of the federally designated endangered Pagosa Skyrocket, on public lands, in the world. If we are successful in completing this exchange, the property could be designated as a State Natural Area providing a broad range of management and funding opportunities that would not be available at the local level. It is only appropriate that protection of this critical plant be under the watchful eye of those professionals most suited to ensure its success.

The Archuleta County Board of County Commissioners is extremely supportive of this transaction, and urge your support as well.

Sincerely,

  
Michael Whiting, Chairman  
Archuleta County Board of County Commissioners

## Pagosa Parcel, 13-078-SW

### Real Estate Comparables from Appraisal dated February 23, 2015

#### **Sale No. 1**

Date: 10/12

Size: 190 acres

Location: Archuleta County

Sale Price: \$1,175,000

Price Per Acre: \$6,173

#### **Sale No. 2**

Date: 8/13

Size: 35 acres

Location: Archuleta County

Sale Price: \$235,000

Price Per Acre: \$6,693

#### **Sale No.3**

Date: 2/14

Size: 40 acres

Location: Archuleta County

Sale Price: \$425,000

Price Per Acre: \$10,625

## Pagosa Skyrocket Property Acquisition – Archuleta County 95 Acre Parcel

### Purpose/Need:

To acquire ~88 acres of critical habitat for the conservation of the federally endangered Pagosa skyrocket (PASK) (*Ipomopsis polyantha*). The Pagosa skyrocket was designated as Endangered under the federal Endangered Species Act (ESA) in 2011 and is ranked as “critically-imperiled” globally and statewide by the International NatureServe ranking.

The range of PASK is restricted to exposures of the Mancos shale formation, and occurs within a very narrow elevation range. The global distribution of PASK occurs within a 13 mile radius located in Archuleta County in Colorado. Within this radius is approximately 6.5 square miles of habitat. Most of the habitat occupied by PASK is in private ownership (86%). **About 90% of the world’s population of PASK occurs on the parcel owned by Archuleta County.** The 2011 federal listing determination for the plant documented recent losses of habitat and individuals to development in the Pagosa Springs area, and estimated 95% of the species’ habitat could be modified or destroyed within 5 years, based on current proposed development.

**Location/Description:** This property is located in Archuleta County just east of Pagosa Springs adjacent to Highway 84 about a ½ mile south of the junction of Hwy 84 & 160. The property is composed of a relatively flat, marshy lowland area along the west border surrounded by rolling, dry shale hills on the north, east, and south boundaries. There are two natural springs on the site, which together with irrigation ditches and intermittent drainage flows, support a large area of wetland vegetation, including sedges and rushes. A small portion of the property along the Hwy has been used for grazing horses in the past.

### Background:

Archuleta County purchased the 95 acre property in 2009 for approximately \$745,000.00 in foreclosure. Their intention was to develop the property into a sports complex with several baseball and soccer fields. However, those plans were permanently put on hold in order to work out a solution to protect the plant. After careful consideration, the County is willing to sell that portion of the property that is critical PASK habitat for fair market value. The County is not interested in retaining the property with a conservation easement.

The County will retain ~7 acres along Hwy 84 to develop commercially. There are no Pagosa Skyrocket plants growing on the acreage the County will retain. CPW has been working with the County and the USFWS since June 2013 to find an interested 3<sup>rd</sup> party to hold fee title to the 88 acres. Although we have explored many options, no 3<sup>rd</sup> parties have been willing to hold fee title and maintain the property. While the County and CPW were trying to find a solution, CPW applied for and was awarded a \$494,000 federal grant (Recovery Lands Acquisition) to fund the large majority of the purchase price.

### Proposed Management of Property:

If acquired from the County, the Colorado Natural Areas Program (CNAP) would recommend designation of this parcel as a State Natural Area. A Natural Area designation would allow CNAP to provide opportunities for management, research, restoration, and public education. This would also include financial assistance for management issues and funding for research focused on PASK. A management plan for the property would be written in coordination with CNAP to focus on the conservation of the PASK. The on-the-ground,

routine or "regular" management of the property would be performed by the Southwest Region of CPW. The SWR will coordinate and manage any large scale projects outside of routine management with funding and expertise from CNAP and/or other partners. None of the other values at the site would be managed in a manner that would adversely impact the PASK related values.

**Additional Natural Resource Values**

In addition to protecting the large majority of all known Pagosa Skyrocket plants, this property has many other natural resource values, including approximately 30 acres of wetlands fed by natural springs, irrigation ditches and possibly groundwater, which provides habitat for numerous birds, amphibians, and small mammals. The property also serves as a east/west wildlife corridor for the forested open space to the west and undeveloped rolling hills to the east.

# August 18, 2015 -- Property Transaction Proposal

## Colorado Parks and Wildlife

### *Bitterbrush State Wildlife Area Charles Tucker Laimbock Parcel Fee Title Acquisition*

Moffat County

320 acres

3 miles southwest of Maybell

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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 fee title acquisition of the Bitterbrush State Wildlife Area Charles Tucker Laimbock Parcel (\$160,000 CF for 320 acres).

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#### **CDC Staff Notes**

None.

# Capital Development Committee

## August 18, 2015—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 fee title of the Charles Tucker Laimbock (CTL) 320 acre parcel of unimproved land that is surrounded by the Bitterbrush State Wildlife Area.
------------------------	---

<b>General Information</b>	
Name	Bitterbrush SWA– CTL Fee Purchase
Number of acres	320
Location	Approx 3 miles SW of Maybell, CO
County	Moffat

<b>Costs / Source of Funding</b>			
Purchase Price	\$160,000	Funding Source	Wildlife Cash – Habitat Stamp, GOCO Base
<i>Spending authority has already been approved for this project in the Long Bill.</i>			
	Fiscal Year	2013-14	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$437,331	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2013-14 - GOCO Wildlife Purpose	
	Line Item	GOCO13150	
	Appropriation	\$4,800,000	
	Remaining Unexpended Balance	\$2,238,916	
Annual Monitoring and Operation Costs	\$559.76	Funding for the monitoring and operation costs of the property will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill. This cost includes an annual estimated Impact Assistance Grant payment of \$59.76 for this property.	
Development Costs	\$1,500 to remove some fencing, install signage	The development costs will come from the Wildlife Operations 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:**

This 320 acre parcel is surrounded on 3 sides by the Bitterbrush SWA near the center of the SWA and to the north by BLM property. Thus, permanently protecting the property by adding it to the SWA will greatly benefit the habitat and wildlife as well as improve overall ease of management and public and staff access to the SWA.

**Current Use of Property:** Grazing and recreational use

**Proposed Future Use of Property:** To be managed as part of the Bitterbrush SWA for wildlife with public access for hunting.

**Date Landowner Purchased the Property:** The family has owned the property for about 90 years at first for a homestead and then for recreational use. The mother, Virginia Charles, is now in her 90s and no longer visits the property and wishes to see it preserved as part of the Bitterbrush SWA.

## Renewable Energy

According to a review of the maps referenced below, the Property lies outside the scope of regions of known or potential geothermal resources, 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.

## Mineral Interest Ownership:

The Title Commitment indicates that mineral rights were never severed and will transfer to CPW upon purchase of the property.

## **Attachments:**

- Maps
- Concurrence letters
- Three comparables from appraisal



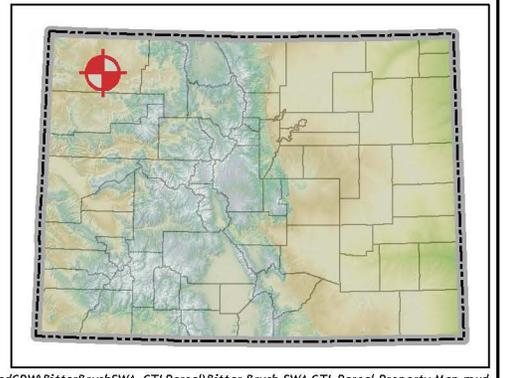
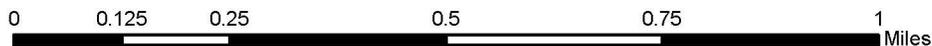
GIS Unit

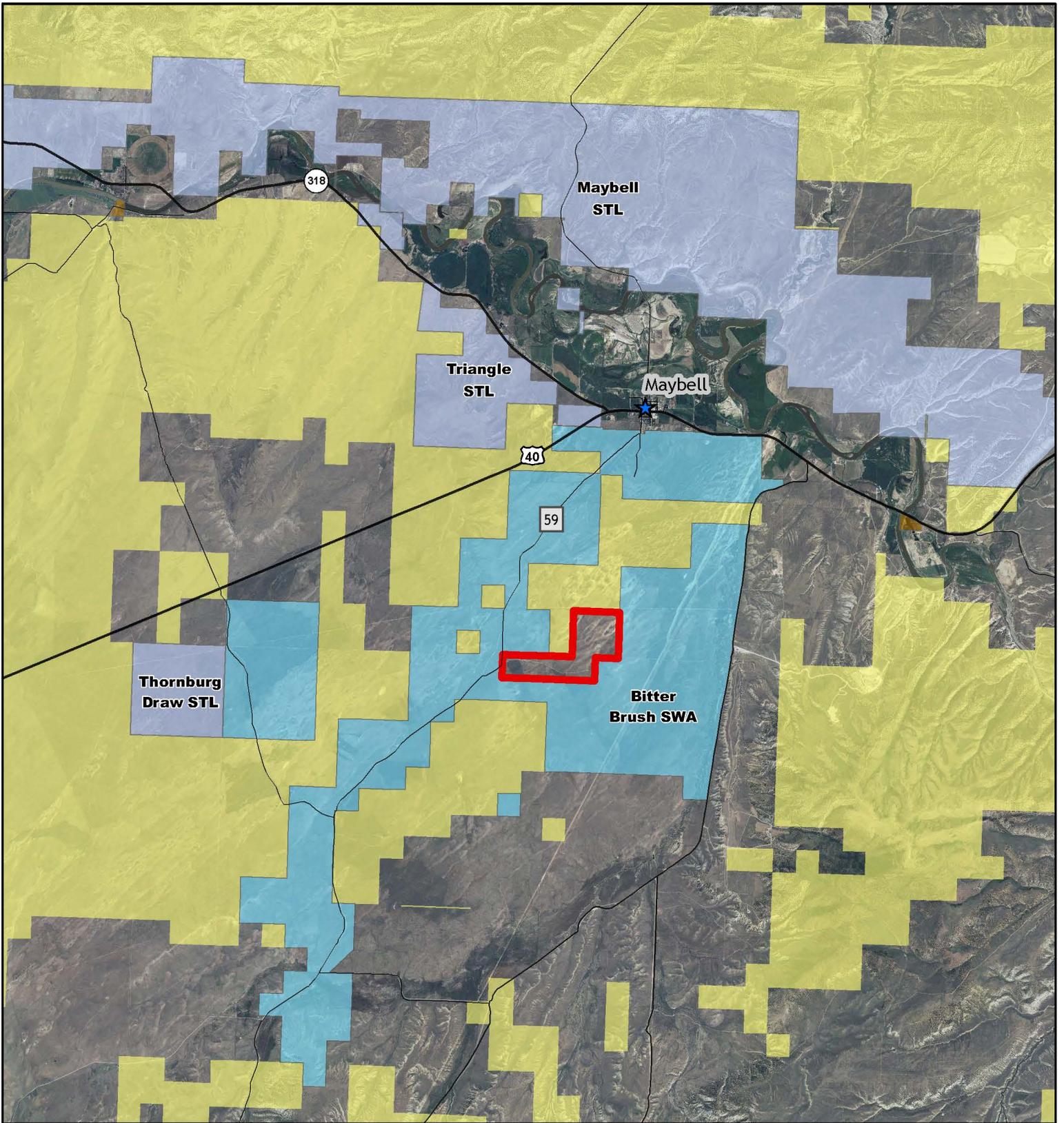
# Bitter Brush SWA CTL Parcel Acquisition Project # 14-032 - Property Map

Charles Tucker Laimock Ranches - 2013 (Tier2) RFP

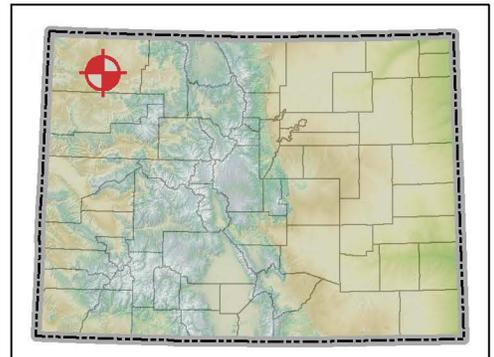


 Bitter Brush SWA CTL Parcel  Bitter Brush SWA

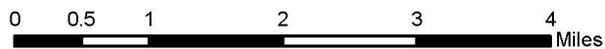




**Bitter Brush SWA CTL Parcel Acquisition**  
**Project # 14-032 - Vicinity Map**  
 Charles Tucker Laimock Ranches - 2013 (Tier2) RFP



- Bitter Brush SWA CTL Parcel
- State Wildlife Area
- State Trust Lands
- BLM
- State Park



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:  
Joint Budget Committee  
Appropriations Committee

**COLORADO**  
**HOUSE OF REPRESENTATIVES**  
State Capitol  
Denver  
80203

July 21, 2015

Bill de Vergie  
Colorado Parks and Wildlife  
Meeker Service Center  
PO Box 1181  
Meeker, CO 81641

Re: The fee title purchase of the Charles, Tucker, Laimbock (CTL) property

Dear Bill,

I have no objections to the proposed purchase of 320 acres in Moffat County. Thank you for the opportunity to review the maps and purchase parameters.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob Rankin".

Bob Rankin  
Representative, Colorado House District 57  
P. O. Box 1858  
Carbondale, CO 81623



## COMMISSIONERS

June 23, 2015

Bill de Vergie  
Area Wildlife Manager  
PO Box 1181  
Meeker, CO. 81641

Bill de Vergie,

The Moffat County Commissioners thank you for the notice of the fee title purchase of the Charles, Tucker, Laimbock property. We have generally not weighed in regarding our opinion for or against easements or land purchases on private property. The Moffat County Commissioners support a private landowner's ability to enter his own property into contracts that the landowner feels is of his benefit. Moffat County Commissioners acknowledge that the Colorado Parks and Wildlife have notified us of the Charles, Tucker, Laimbock sale, but we do not intend to weigh in on the appropriateness of it.

As you know, the Moffat County Land Use Board is currently developing advice to the Moffat County Commissioners regarding changes to our traditional easement and land sale policies, and we fully expect to respond differently in future comments. Thank you for the opportunity to address this issue.

Sincerely,

John S. Kinkaid, Chairman  
District 1, Moffat County Commissioner

## CTL Parcel, 14-032-NW

### Real Estate Comparables from Appraisal dated June 5, 2015

#### **Sale No. 1**

Date: 5/6/14

Size: 120 acres

Location: Moffat County NW of Craig

Sale Price: \$48,000

Price Per Acre: \$400

#### **Sale No. 2**

Date: 10/11/13

Size: 238 acres

Location: Moffat County north of Craig

Sale Price: \$220,000

Price Per Acre: \$924

#### **Sale No.3**

Date: 6/28/13

Size: 480 acres

Location: Moffat County

Sale Price: \$190,000

Price Per Acre: \$396