

Sen. Randy Baumgardner, Chair  
Sen. John Kefalas  
Sen. Jerry Sonnenberg

Rep. Edward Vigil, Vice-Chair  
Rep. KC Becker  
Rep. J. Paul Brown



**Capital Development Committee**  
State Capitol Building, Room 029  
Denver, Colorado 80203-1784  
(303) 866-3521



March 1, 2016

Mr. Chris Castilian  
Chair, Colorado Parks and Wildlife Commission  
6060 Broadway  
Denver, Colorado 80216

Dear Mr. Castilian:

On January 26, 2015, the Capital Development Committee (CDC) considered three real property transaction proposals from the Colorado Division of Parks and Wildlife (CPW). The proposals were presented pursuant to Section 33-1-105 (3)(a), C.R.S., which requires the CDC to review and comment on CPW real property transactions. *The CDC favorably recommends the proposals to the Parks and Wildlife Commission.* Table 1 summarizes the approved proposals. Descriptions of the approved proposals are attached.

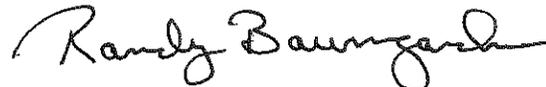
**Table 1**  
**Capital Development Committee Recommendations**  
**Regarding CPW Real Property Transactions**

<b>Transaction Name and Type</b>	<b>County</b>	<b>Location</b>	<b>Cost</b>	<b>Annual Monitoring Cost</b>
Dome Peak Ranch Fee Title Acquisition	Routt	9 miles west of Toponas	\$0	\$2,375
Collins Mountain Ranch Perpetual Conservation and Public Access Easements	Rio Blanco	5 miles southeast of Meeker	\$1,800,000 CF	\$340
Salida Natural Resource Center and Mount Shavano State Wildlife Area Land Exchange	Chaffee	Near Salida	(\$203,000) CF	\$0

Mr. Chris Castilian  
March 1, 2016  
Page 2

If you have any questions or concerns about the CDC's recommendation, please call Matt Becker, Legislative Council Staff, at 303-866-4785.

Sincerely,



Senator Randy Baumgardner  
Chair, Capital Development Committee

c: Capital Development Committee Members  
Joint Budget Committee Members  
Gaspar Perricone, Department of Natural Resources  
Steve Cassin, Colorado Parks and Wildlife  
Bob Jaros, State Controller's Office  
Erick Scheminske, Office of State Planning and Budgeting  
Alfredo Kemm, Joint Budget Committee Staff  
Kori Donaldson, Capital Development Committee Staff

**January 26, 2016 -- Property Transaction Proposal**  
**Colorado Parks and Wildlife**  
*Dome Peak Ranch Fee Title Acquisition*

Routt County

960 acres

9 miles west of Toponas

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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 Dome Peak Ranch property (\$0 for 960 acres).

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**CDC Staff Notes**

1. The proposal states \$85,500 is required for the parking lot and fence repair. How will this be funded? These costs are not noted in the Development Costs line.

These improvements are not a necessary requirement to open the property and CPW has not made a decision to make the improvements. If CPW decides to make those improvements at some point in the future in order to further enhance public access we will request Wildlife Cash spending authority from the General Assembly at that time.

2. Is the acquisition a donation from the landowner?

As far as CPW is aware, this is a donation. CPW is not extending any monetary or other consideration for this acquisition.

3. The proposal states that the acquisition will provide access to the Routt National Forest, which is currently unavailable. Based on the submitted maps, it appears there would still be private land separating Dome Peak Ranch and National Forest lands. How would this acquisition provide connectivity?

In 1995 the landowner and the adjacent landowner entered into a Reciprocal Access Easement (easement) which allows the landowner to cross the adjacent private property to reach the National Forest. That easement applies to successors in interest to the property. CPW will be a successor in interest.

4. How will the property be managed? Will the property be designated as a State Wildlife Area or any other type of CPW-designated land?

The property will be designated a State Wildlife Area and managed as such for wildlife habitat and public use.

# Capital Development Committee January, 2016—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, for no monetary cost to CPW, fee title to real property.
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<b>General Information</b>	
Name	Dome Peak Ranch
Number of acres	960
Location	Approximately 9 miles west of Toponas
County	Routt

<b>Costs / Source of Funding</b>			
Purchase Price	N/A	Funding Source	N/A
	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year		
	Line Item		
	Appropriation		
	Remaining Unexpended Balance		
Annual Operation Costs	\$2,375	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 \$375 for this property.	
Development Costs			
* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.			

**Summary of Proposal:**

CPW will acquire fee title to approximately 960 acres without monetary or other consideration. CPW anticipates the need for significant fence repair and a small parking area to accommodate public use, in the approximate estimated amount of \$85,500.

Current uses of the property are livestock grazing, hunting and wildlife habitat. These uses will continue in the future. Additionally, the public will have access to the Routt National Forest which is currently unavailable.

The landowner acquired the property in 1995.

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

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

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

Mineral Interest Ownership:

Approximately 50% of the mineral rights are severed from the surface estate and held by private individuals while the remaining 50% are owned (and will be retained) by the landowner. Currently, no mineral activity is occurring in the area and the landowner stated that he was told by experienced oil and gas operators that the geology in this location is not likely to result in productive oil and gas operations.

Attachments:

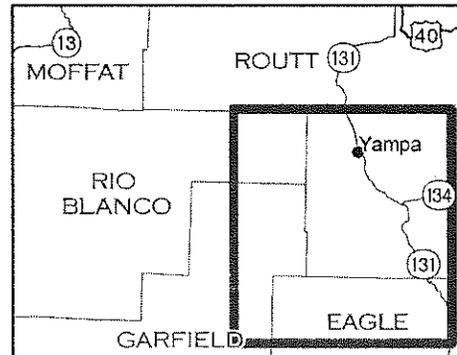
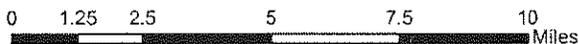
- Map
- Concurrence letters

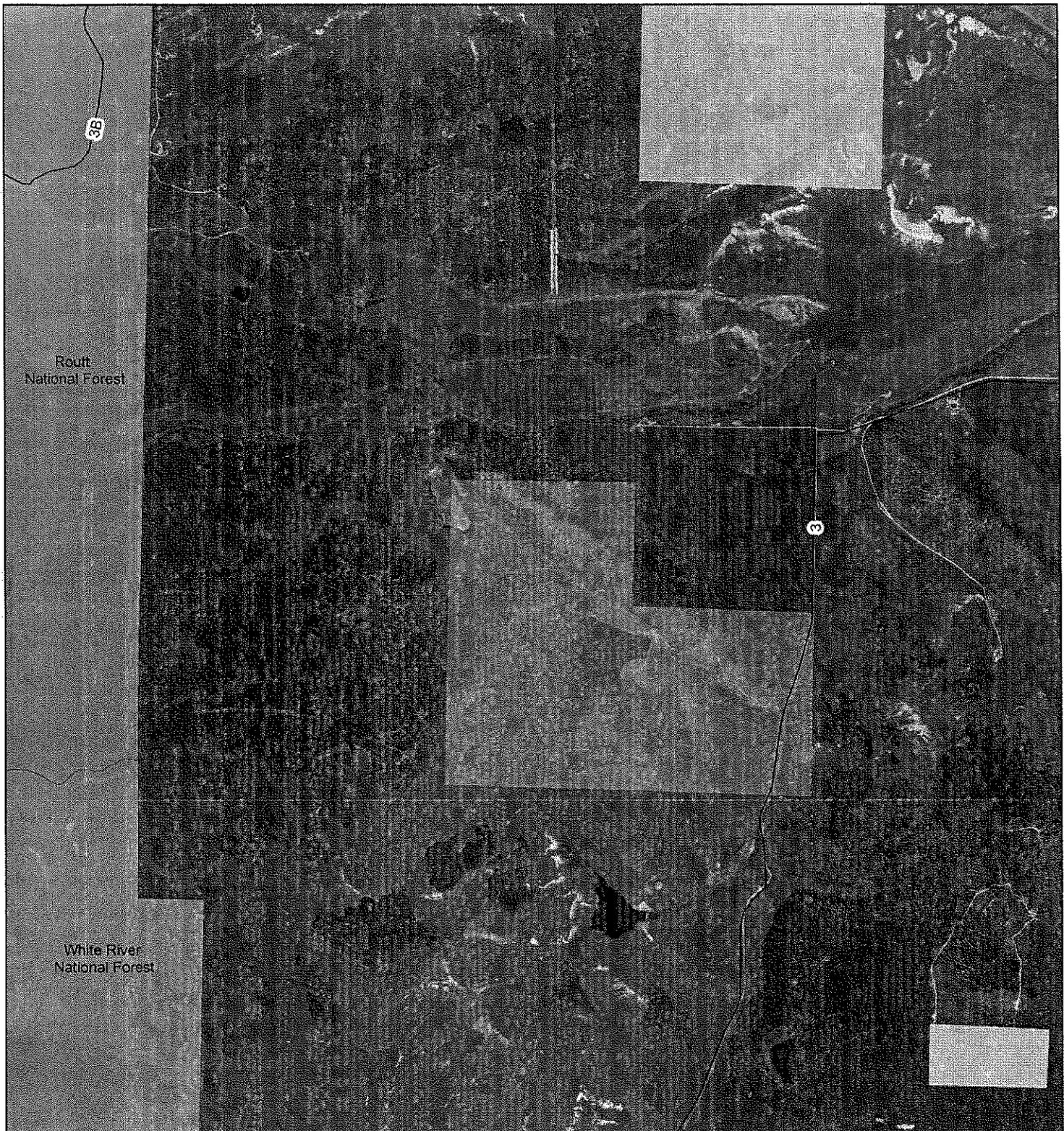


**Dome Peak Ranch  
15-043-NW  
Routt County**



- |  |   |
|--|---|
|  Dome Peak Ranch            |  Bureau of Land Management |
|  CPW Property and Easements |  US Forest Service         |
|  State Land Board           |   |

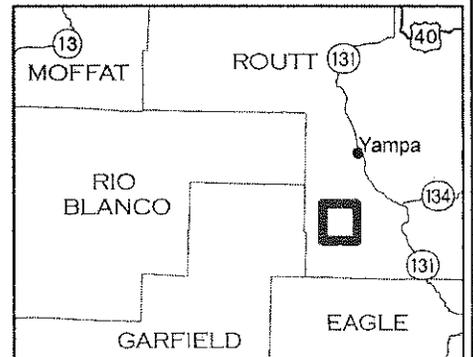
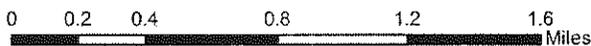


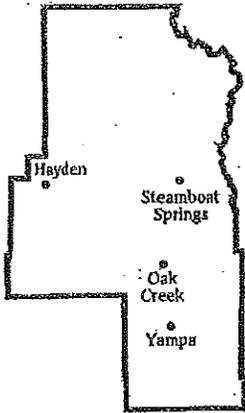


**Dome Peak Ranch  
15-043-NW  
Routt County**



- |  |   |
|--|---|
|  Dome Peak Ranch  |  Bureau of Land Management |
|  State Land Board |  US Forest Service         |





## ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Box 773598 • Steamboat Springs, Colorado 80477

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

December 29, 2015

James M. Haskins  
Colorado Parks and Wildlife  
Steamboat Service Center  
PO BOX 775777  
Steamboat Springs, CO 80477

Timothy V. Corrigan  
District 1

Douglas B. Monger  
District 2

Carl Hermacinski  
District 3

Thomas A. Sullivan  
County Manager

Dear Jim:

On behalf of Routt County, we are writing in support of the Dome Peak Ranch which Colorado Parks and Wildlife (CPW) is currently in negotiations with concerning the fee title acquisition of the 960-acre ranch in southern Routt County.

The Dome Peak Ranch is primarily for grazing and recreation. The habitat on the property is predominantly an aspen/sagebrush ecosystem that provides important seasonal habitat for a number of species including elk, mule deer, greater sage grouse, and greater sandhill cranes. A length of the Egeria Creek runs through the property and there is a 20-acre impoundment that would support a cold water fishery.

This property, which is being donated to CPW by the current owners, will protect critical wildlife habitat in Routt County and provide public hunting, fishing and wildlife viewing recreation.

The Routt County Board of County Commissioners agree that this project represents a benefit to the citizens of Colorado and support the donation of the Dome Creek Ranch to Colorado Parks and Wildlife.

Best Regards,  
ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

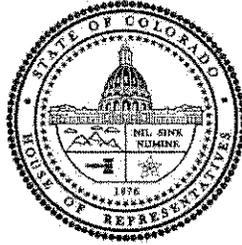
  
Douglas B. Monger

  
Cari Hermacinski

  
Timothy V. Corrigan

Cc: Rep. Diane Mitsch Bush  
Senator Randy Baumgardner

State Representative  
DIANE MITSCH BUSH  
Colorado State Capitol  
200 East Colfax Avenue, Room 307  
Denver, Colorado 80203  
Office: 303-866-2923  
diane.mitschbush.house@state.co.us



Vice-Chair:  
Transportation & Energy  
Committee  
Member:  
Agriculture, Livestock, &  
Natural Resources Committee

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

January 15<sup>th</sup>, 2016

James M. Haskins  
Area Wildlife Manager – CPW  
[Jim.haskins@state.co.us](mailto:Jim.haskins@state.co.us)

Via e-mail

Dear Mr. Haskins:

I strongly support the proposed Dome Creek property transaction wherein Mr. and Mrs. Luppens propose to donate 960 acres of prime undeveloped agriculture land containing important wildlife habitat, portions of Egeria Creek, and several water impoundments.

CPW ownership of these 960 acres as proposed will protect important wildlife habitat in perpetuity and provide public access to that habitat. The water impoundments already there will accommodate cold-water fisheries, which are key for the Yampa Basin. Moreover, the habitat to be preserved includes big game and critical sage grouse habitat. Preserving such rare and currently disappearing habitat is essential to our species protection work in Colorado.

This is an exciting opportunity that will benefit all the people of Colorado with no purchase cost to the taxpayers. I very strongly support the proposed land transaction. Please do not hesitate to contact me at [repdianehd26@gmail.com](mailto:repdianehd26@gmail.com) or 970-291-1572 should you need more information.

Thank you for your work on this wonderful project.

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

A handwritten signature in black ink, appearing to read "Diane Mitsch Bush". The signature is fluid and cursive.

Diane Mitsch Bush  
State Representative  
House District 26

# January 26, 2016 -- Property Transaction Proposal Colorado Parks and Wildlife

## *Collins Mountain Ranch Perpetual Conservation and Public Access Easements*

Rio Blanco County

2,422 acres

5 miles southeast of Meeker

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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 and a perpetual public access easement on the Collins Mountain Ranch property (\$1,800,000 CF for 2,422 acres).

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#### **CDC Staff Notes**

1. The proposal states that some of the mineral rights were reserved by the United States. Please explain.

It is customary for the United States to reserve some or all of the mineral rights when it grants a patent to an individual or entity.

2. Has the United States had ownership interest in the property in the past?

Yes, beginning in 1898, the United States granted fee title (to one of the parcels) to the first private landowner.

3. What are the specific benefits of the easements, in terms of conservation, public access, wildlife habitat preservation, etc.?

The specific benefits of the conservation and access easement are: 1) Additional lands protected from development in a large area where CPW has invested heavily in other private lands; 2) Important seasonal elk and deer range and elk and deer winter range is protected; 3) Greater sage-grouse habitat is protected; and 4) Additional limited public access will be provided for elk and deer hunting.

4. Is CPW aware of any potential development on or near the property?

No, CPW is not aware of any.

# Capital Development Committee January, 2016—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 and a perpetual access easement on real property.
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<b>General Information</b>	
Name	Collins Mountain Ranch
Number of acres	2422
Location	Approximately 5 miles southeast of Meeker
County	Rio Blanco

<b>Costs / Source of Funding</b>			
Purchase Price	\$1,800,000	Funding Source	Cash Funds, from Habitat Stamp Revenues which are earmarked for the benefit of wildlife habitat or access to wildlife habitat, pursuant to C.R.S. 33-4-102.7 and GOCO Wildlife Purpose
<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		\$6,500,000
	Remaining Unexpended Balance		\$2,694,945
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	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	\$250 for signs	Funding for the development costs will come from 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:**

Colorado Parks and Wildlife (CPW) will acquire a perpetual Access Easement and a perpetual Conservation Easement on approximately 2,422 acres of property in Rio Blanco County.

The landowner purchased the property on June 30, 2008 for \$3,500,000.

The property is currently used for livestock grazing, hay production and hunting. Those uses will continue in the future.

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

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

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

**Mineral Interest Ownership:**

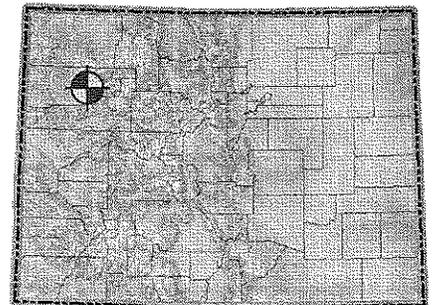
According to the title commitment, some of the minerals were reserved by the United States of America in the original patents, but some are held by the landowner and other private individuals. The conservation easement will prohibit extraction of any minerals held by the landowner. Regarding the potential 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:**

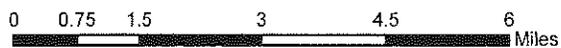
- Maps
- Concurrence letters

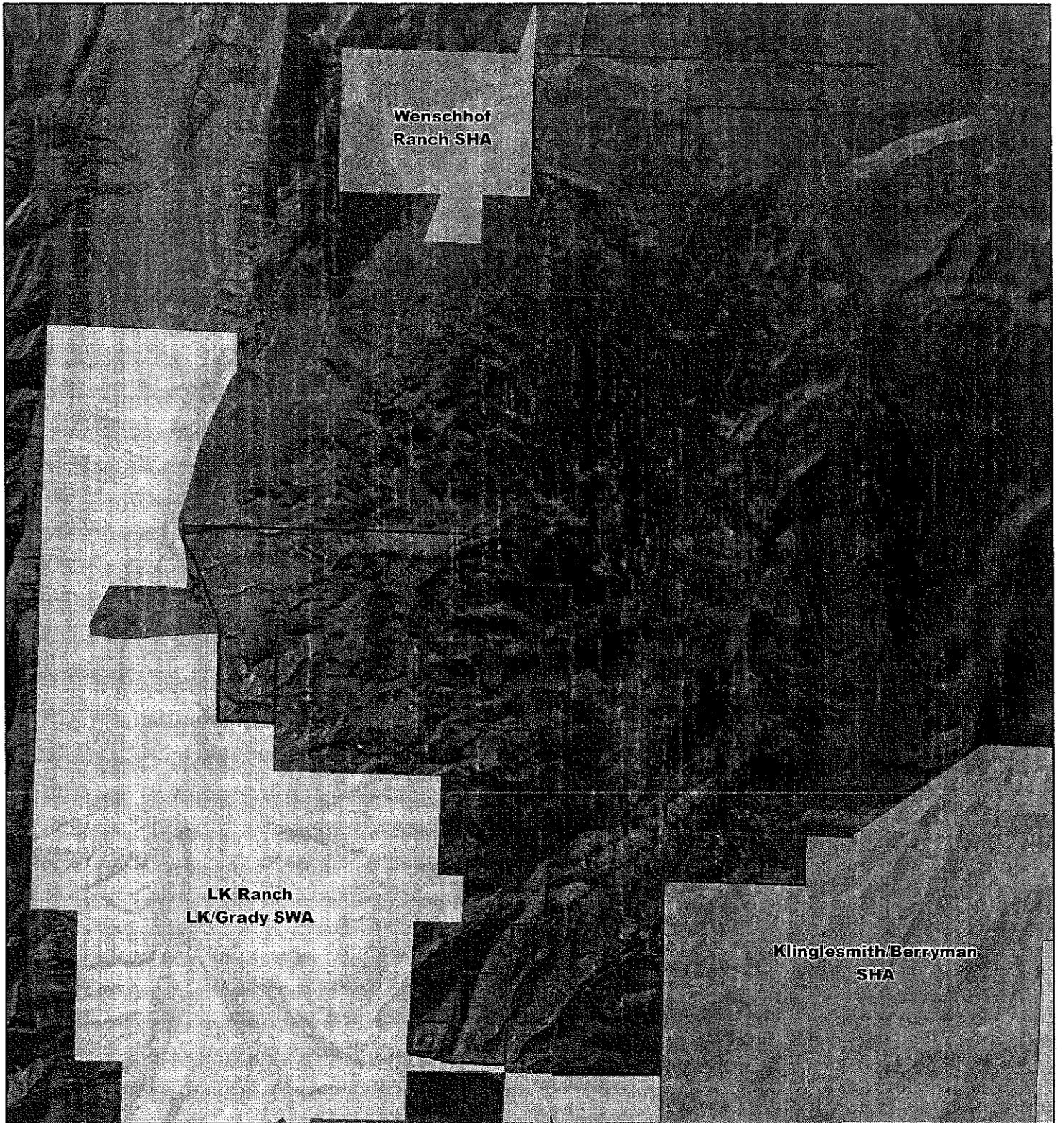


**Collins Mountain Ranch SWA**  
**Project No. 13-066**  
 Rio Blanco County, Colorado



- Proposed Collins Mountain Ranch SWA
- CPW Property and Easements
- BLM
- USFS



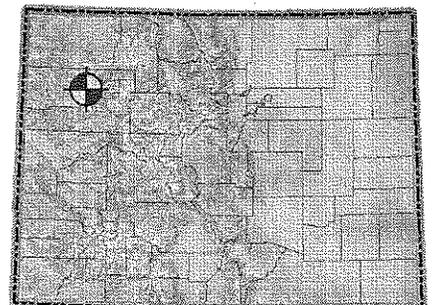


**Collins Mountain Ranch SWA**

**Project No. 13-066**

Rio Blanco County, Colorado

-  Proposed Collins Mountain Ranch SWA
-  State Wildlife Areas
-  State Habitat Area



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 REPRESENTATIVE**  
State Capitol  
Denver  
80203

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

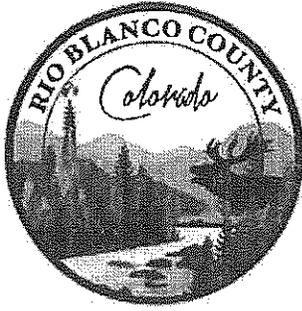
Re: Collins Mountain Ranch Conservation Easement with CPW

Dear Bill,

The Colorado Parks and Wildlife and Collins Mountain Ranch are currently in negotiations concerning a conservation easement on a parcel of land in Rio Blanco County. With this agreement, the CPW and landowner would agree to protect some critical wildlife habitat in Rio Blanco County, Colorado.

After consultation with the Rio Blanco County Board of Commissioners, I do not object to the conservation easement between the Colorado Parks and Wildlife and Collins Mountain Ranch.

Bob Rankin, Representative  
Colorado House District 57



RIO BLANCO COUNTY  
BOARD OF COUNTY COMMISSIONERS  
COUNTY ADMIN BUILDING, 200 MAIN  
P.O. BOX 1  
MEEKER, COLORADO 81641  
970-878-9430

Tuesday, December 29, 2015

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

Dear Bill,

Colorado Parks and Wildlife submitted the attached letter requesting support for a conservation easement of approximately 2,422 acres on land currently owned by Tim Collins. The subject property is located approximately 4 miles south of Meeker.

After a review and discussion during a general work session on December 28, 2015, the Board of County Commissioners hereby confirms support of the conservation easement on the subject lands.

If you have any questions, or need anything further, please contact me.

Sincerely,

Jeffrey D. Eskelson, Chairman

**Board of County Commissioners, Rio Blanco County**

Jeff Eskelson, Chairman

Shawn Bolton

Jon D. Hill

# January 26, 2016 -- Property Transaction Proposal

## Colorado Parks and Wildlife

### *Salida Natural Resource Center and Mount Shavano State Wildlife Area Land Exchange*

Chaffee County

21.9-acre disposition and 3.79-acre acquisition

near Salida

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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 disposition of three parcels at the Mount Shavano State Wildlife Area (21.9 acres) in exchange for the fee title acquisition of Lot 3 of the Salida Natural Resource Center Subdivision (3.79 acres) and a payment of \$203,000 to CPW.

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#### **CDC Staff Notes**

1. Who will pay the costs associated with the access road realignment? Will there be cost sharing among multiple entities?

CPW will not be paying for the realignment of CR 154. It will be paid for by one of, or some combination of, the following: the Heart of the Rockies Regional Medical Center, Chaffee County, and the City of Salida.

2. When does the hospital plan to expand onto the exchanged land?

Long-range planning by the Medical Center has identified the need for these three lots for: 1) improved road access to hospital emergency facilities; and 2) land for expansion or new construction. Construction could begin within five years.

3. What is the best estimate of when CPW would relocate its service center to the Natural Resource Center Subdivision? When will a decision be made regarding the relocation of the Arkansas Headwaters Recreation Area Service Center?

Although the possibility has been discussed by CPW Leadership, CPW has no present plans to construct a building on the NRCS lot. CPW is acquiring the lot at the Natural Resources Center Subdivision so that, when the time comes to move either (or both of) the (Wildlife) Area 13 Service Center or the AHRA Service Center, CPW will have a great location for the service center building(s) in the new Natural Resources Center setting.

## Capital Development Committee January 2016—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 exchange fee title ownership of three adjoining parcels at Mt. Shavano SWA abutting the Heart of the Rockies Regional Medical Center for Lot 3 at the Salida Natural Resource Center Subdivision, plus the payment of \$203,000 by the Hospital to CPW.
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<b>General Information</b>	
Name	Salida NRCS – Exchange – Mt. Shavano SWA
Number of acres	CPW: three parcels at Mt. Shavano SWA - total 21.9 acres. Hospital: NRCS Lot 3 - 3.79 acres.
Location	The CPW property in Mt. Shavano SWA is approximately one-half mile northwest of downtown Salida on HW 291. The Hospital property (NRCS Lot 3) is approximately one and one-half mile southeast of downtown Salida on CR 105 just north of US 50.
County	Chaffee

<b>Costs / Source of Funding</b>			
Purchase Price	Fee title exchange plus the payment of \$203,000 to CPW	Funding Source	N.A.
<i>Spending authority has already been approved for this project in the Long Bill.</i>			
	Fiscal Year		N/A
	Line Item		N/A
	Appropriation		N/A
	Remaining Unexpended Balance		N/A
Annual Monitoring and Operation Costs	None at present. Est. annual Impact Assistance Grant payment of \$4.59.	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 <i>This cost includes an annual estimated Impact Assistance Grant payment for this property.</i>	
Development Costs	None at present.		
* 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:

The Salida Hospital District (Heart of the Rockies Regional Medical Center) needs additional land for necessary expansion of the medical center. CPC wishes to acquire a Lot 3 in the Salida Natural Resource Center for a potential future location of the Area 13 Service Center (Wildlife)

and, possibly, the Arkansas Headwaters Recreation Area Service Center (Parks). Discussions have proceeded for a number of years between CPW, the hospital, and the City of Salida.

The proposal is for the exchange fee title interests (plus cash to CPW) between CPW and the Salida Hospital District for the following two parcels:

1. Three tracts owned by CPW totaling 21.90 acres northerly and westerly of the Heart of the Rockies Regional Medical Center (HW 291) near the easterly end of Mt. Shavano State Wildlife Area; and
2. Lot 3, containing 3.79 acres, in the Salida Natural Resource Center Subdivision (currently owned by the City of Salida) north of US 50 on County Road 105 that will be conveyed to the Hospital District prior to the exchange.

Because the appraised value of the CPW lots exceeds the appraised value of the NRCS Lot 3, in addition to the fee title exchange the Hospital will pay CPW \$203,000.

Finally, the access road (CR 154) into the Mt. Shavano hatchery from HW 291 will be realigned to the south of its present location. This will move the CR 154/HW 291 intersection further away from the bridge over the Arkansas River (to improve safety for turning and entering traffic) and also create a more usable property configuration for CPW between the river and the realigned road.

Additional information:

Current and proposed future uses:

1. The CPW property currently is an undeveloped portion of Mt. Shavano SWA (and hatchery) along the extreme southern boundary of the SWA. The Hospital plans to develop the two parcels to the immediate north and west of the medical center for hospital expansion. The western parcel will be developed as a new road for direct emergency facilities access.
2. The NRCS lot currently is undeveloped. CPW has no immediate plans for development of the lot. However, it is being acquired for possible future construction of a service center for the Area 13 Wildlife offices and the Arkansas Headwaters Service Center.

Date landowner purchased the property:

1. The City of Salida purchased the Vandaveer Ranch (of which NRCS Lot 3 is a portion) in 2004.
2. CPW purchased the subject portion of Mt. Shavano SWA in 1956.

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

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

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

Mineral Interest Ownership: Title research for the NRCS Lot 3 indicates nothing regarding severance of mineral interests other than the normal reservations in the 1974 US Patent for the property of which Lot 3 is a small portion.

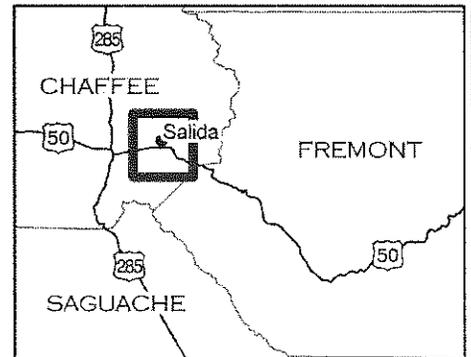
Attachments:

- Maps
- Concurrence letters



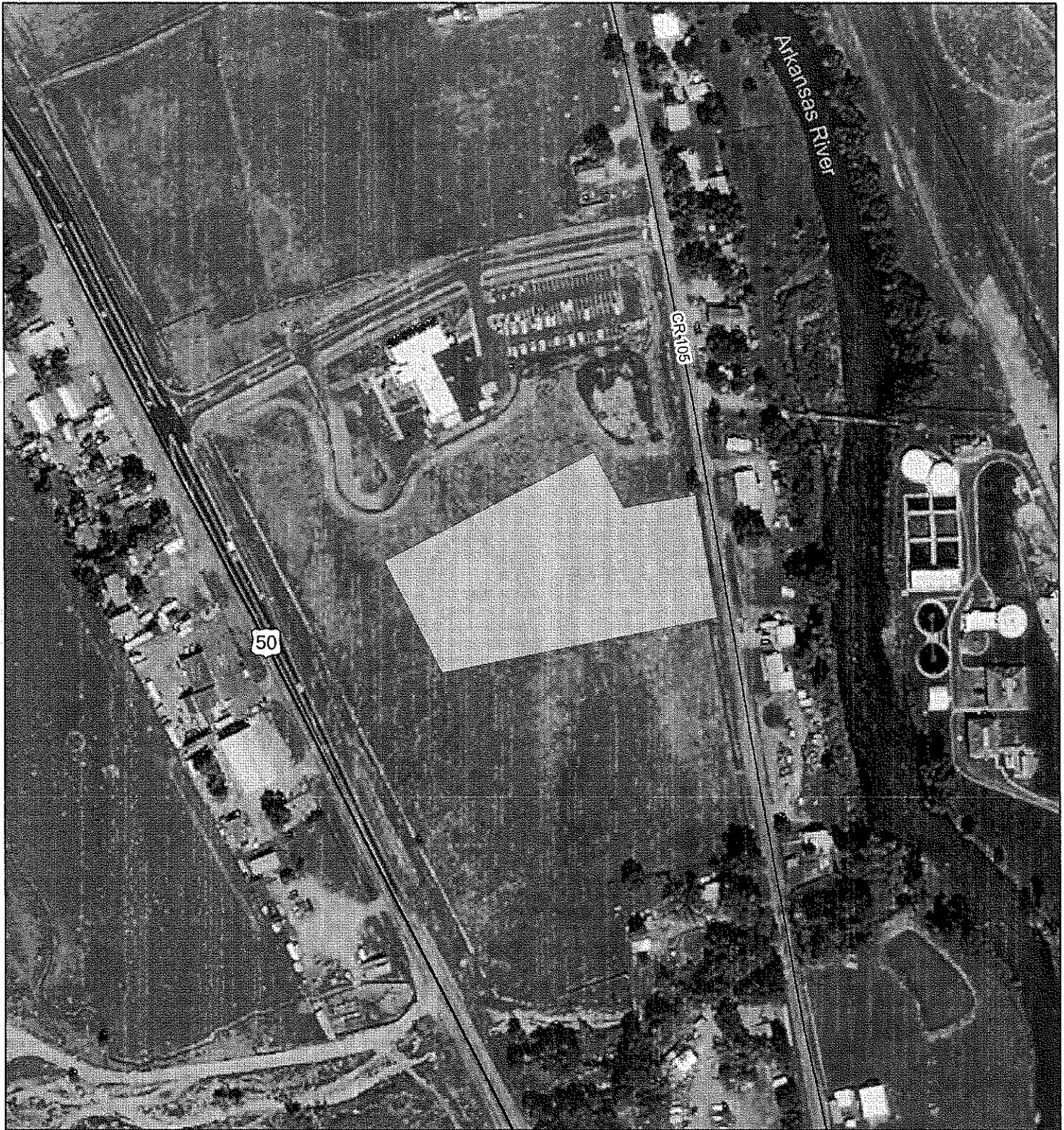
CIS Unit

**CPW - Salida Hospital District  
Fee Title Exchange  
Vicinity Map  
15-031-SE, Chaffee County**



- |   |                                  |   |                           |
|---|----------------------------------|---|---------------------------|
|  | Proposed CPW Parcels To Hospital |  | Bureau of Land Management |
|  | Proposed Parcel To CPW           |  | US Forest Service         |
|  | CPW Property and Easements       |  | City/County Property      |

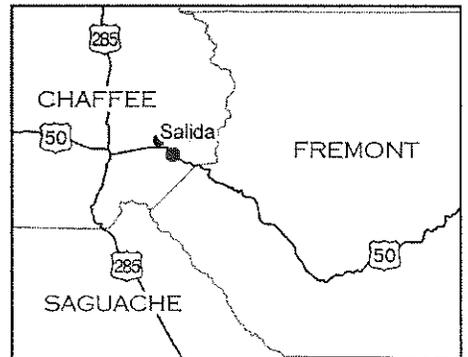




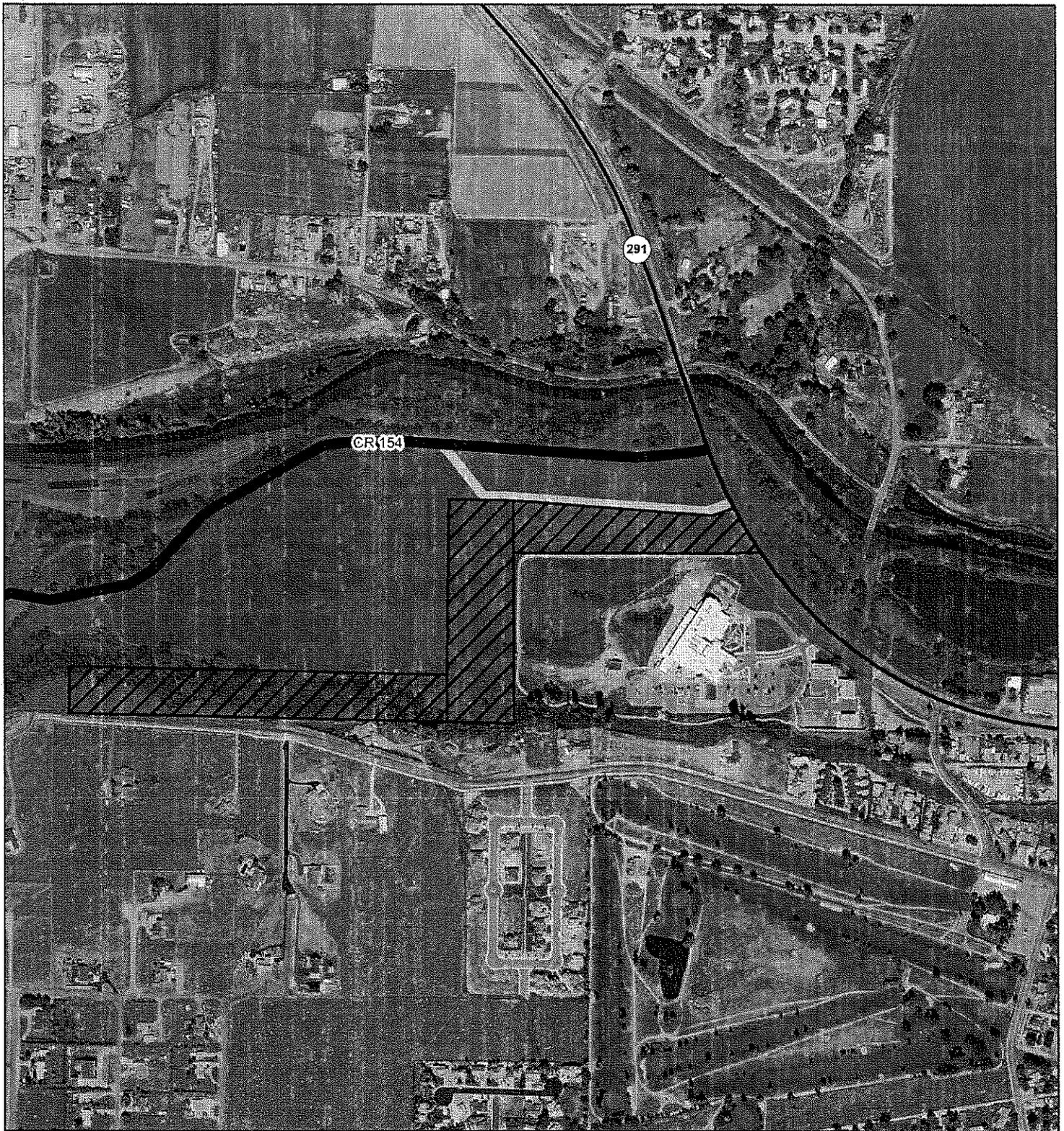
GIS Unit

**CPW - Salida Hospital District  
Fee Title Exchange  
Hospital/NRCS Lot 3  
15-031-SE, Chaffee County**

 Proposed Parcel To CPW

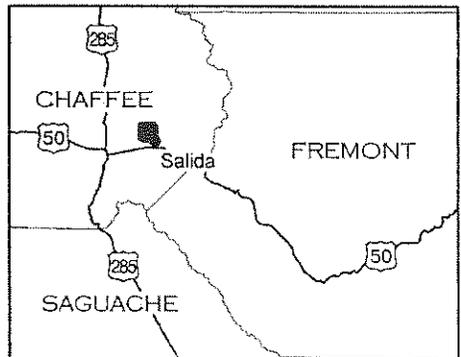


0 125 250 500 750 1,000 Feet

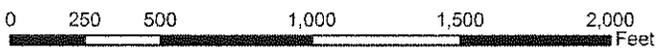


GIS Unit

**CPW - Salida Hospital District  
Fee Title Exchange  
CPW/Mt. Shavano SWA Parcels  
15-031-SE, Chaffee County**



- County Road 154
- Proposed CPW Parcels To Hospital
- CR 154 Proposed Re-Route
- CPW Property and Easements





# COLORADO

## Parks and Wildlife

Department of Natural Resources

Salida Office  
7405 US Highway 50  
Salida, CO 81201  
P 719-530-5520 | F 719-530-5554

State Representative James Wilson  
200 East Colfax  
Denver, CO 80203

November 18, 2015

Dear Representative Wilson,

Colorado Parks and Wildlife (CPW) is in negotiation with The Salida Hospital District for an exchange of property. CPW will exchange approximately 21.8 acres of land, a portion of the Mt. Shavano State Wildlife Area, which adjoins the Heart of the Rockies Regional Medical Center for a parcel of land, Lot 3, located within the Salida Natural Resource Center Subdivision. Lot 3 is approximately 3.79 acres in size. In addition, Salida Hospital District will make a cash payment to CPW in an amount to balance the appraised values of the properties being exchanged.

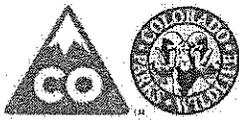
Prior to any State acquisition, CPW is required by the State Capital Development Committee to advise the appropriate State Senator, State Representative and Board of County Commissioners, to receive written concurrence with the conveyance.

CPW respectfully requests your concurrence to move forward with this transaction. If you approve, please sign the appropriate line at the bottom of this letter and return to me at the above address or fax number. If you have any questions or would like to discuss the matter further, please call me at either my direct office number, 719-530-5522 or my cell phone number, 719-530-1819. Thank you for your time and consideration.

Sincerely,

James L. Aragon  
Area Wildlife Manager

  
Approval, Representative James Wilson



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Salida Office  
7405 US Highway 50  
Salida, CO 81201  
P: 719-530-5520 | F: 719-530-5554

State Senator Kerry Donovan  
200 East Colfax Office 339  
Denver, CO 80203

December 15, 2015

Dear Senator Donovan,

This is a follow up letter to my request of November 18, 2015.

Colorado Parks and Wildlife (CPW) is in negotiation with The Salida Hospital District for an exchange of property. CPW will exchange approximately 21.8 acres of land, a portion of the Mt. Shavano State Wildlife Area, which adjoins the Heart of the Rockies Regional Medical Center for a parcel of land, Lot 3, located within the Salida Natural Resource Center Subdivision. Lot 3 is approximately 3.79 acres in size. In addition, Salida Hospital District will make a cash payment to CPW in an amount to balance the appraised values of the properties being exchanged.

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Sincerely,

James L. Aragon  
Area Wildlife Manager

Approval, Senator Kerry Donovan





# COLORADO

## Parks and Wildlife

Department of Natural Resources

Salida Office  
7405 US Highway 50  
Salida, CO 81201  
P 719-530-5520 | F 719-530-5554

Chaffee County Board of Commissioners  
P.O. Box 699  
Salida, CO 81201

November 18, 2015

Dear Chaffee County Board of Commissioners,

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Sincerely,

James L. Aragon  
Area Wildlife Manager

  
Approval, Chaffee County Board of Commissioners