

Jun. 22, 2009 -- Property Transaction Proposal Division of Wildlife

Chubb Park Ranch Conservation Easement and Hunting Access Easement

Chaffee

507 acres

About 9 miles northeast of Buena Vista on Highway 24/285

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

In the event that the [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 transaction without considering the recommendations of the CDC, if such recommendations are timely made.

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

Action Required

Recommend support for the Chubb Park Ranch Conservation Easement and Hunting Access Easement (\$450,000 CF for 507 acres).

CDC Staff Questions

1. Will the property continue to be used for agricultural purposes?

The Chubb Park Ranch will continue to be used for ranching of livestock.

2. The summary of the proposal indicates that one residence will be permitted on the conservation easement. Is there already a residence on the property and the terms of the agreement permit one additional residence?

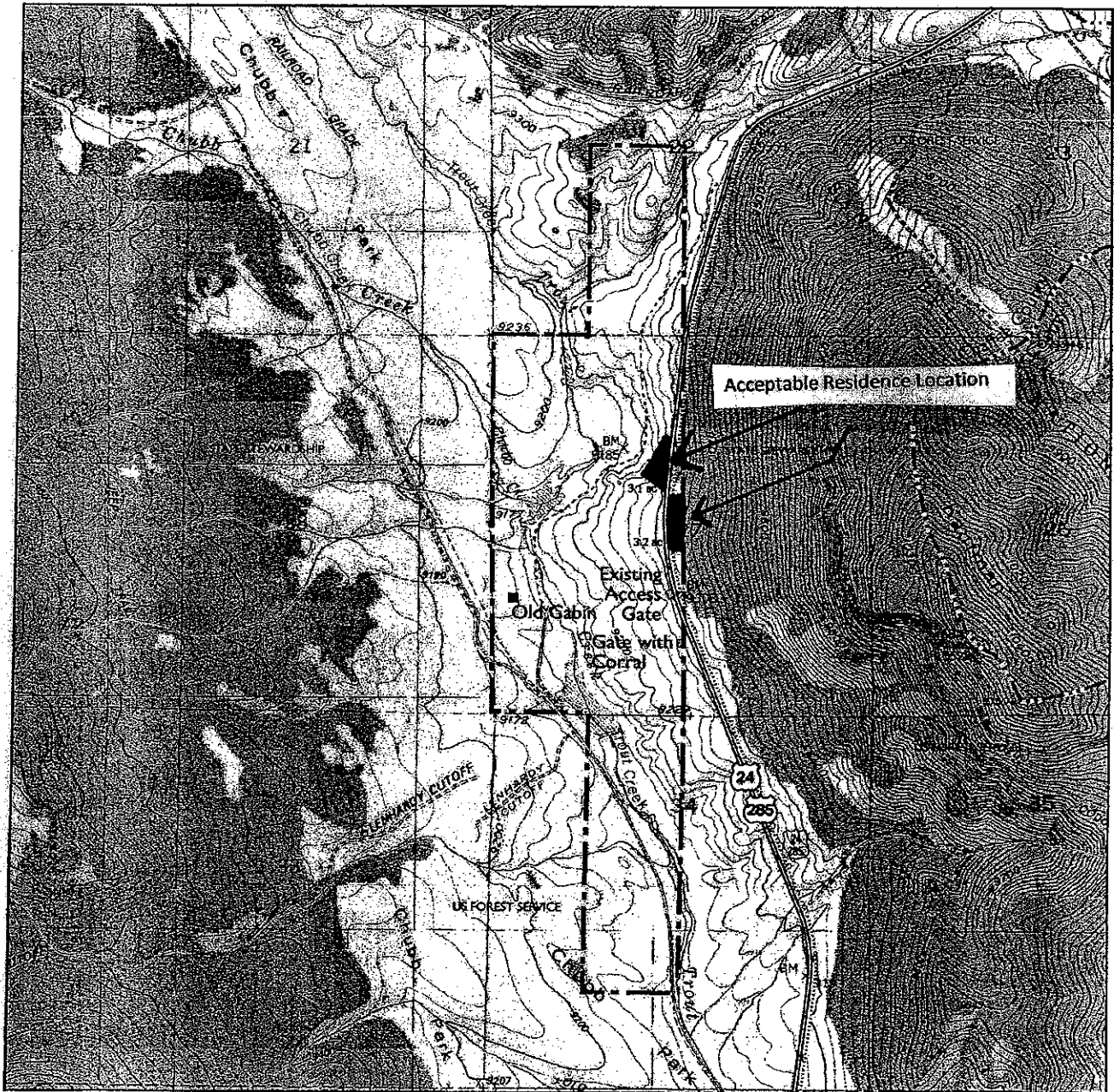
There are no residences on the property. The Conservation Easement allows one residence to be constructed on one of two identified building envelopes. Once the home site is selected, the ability to build on the remaining building envelope expires.

3. Please indicate the two acceptable locations for locating a residence on the property.

The two building envelopes are located adjacent to Highway 24 / 285 along the eastern boundary of the property in Section 27. Please see map included with these responses. (Attachment A)

4. How will the property be accessed for hunting?

The public can access the property via the County road that runs through the property.



Site Plan: Topographic Map
 Proposed Chubb Park Ranch Conservation Easement
 Chaffee County, Colorado

Legend

Base Layers

- Federal Highway
- Local Road
- Jeep Trail
- County Line
- County Spine Trail
- Stream
- Chubb Park Ranch
- Gate

7.5 minute USGS Quadrangle

Acceptable Residence Location

Prepared by:



THE TRUST
for
PUBLIC LAND

March 2008

1500 feet



Capital Development Committee June 22, 2009—Property Transaction Proposal

Department of Natural Resources
Division of Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a), recommend to the Colorado Wildlife Commission support for the Division of Wildlife's proposal to acquire		
General Information			
Name	Chubb Park Ranch Conservation Easement & Hunting Access Easement		
Number of acres	507		
Location	Approximately 9 miles northeast of Buena Vista on Highway 24 / 285		
County	Chaffee		
Costs / Source of Funding			
Purchase Price	\$450,000.00	Funding Source*	Funding Wildlife Cash – Habitat Stamp
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	08-09	
	Line Item	Property Acquisition	
	Appropriation	\$4,500,000	
	Remaining Unexpended Balance	\$3,712,378	
Annual Operation Costs	\$1,000.00	The annual operations costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

The purpose of this project is to protect the conservation values of Chubb Park Ranch in perpetuity and to allow public access for hunting. It will protect 84 acres of riparian habitat, 12 acres of forested habitat, over 400 acres of sagebrush / grassland habitat, as well as important winter range habitat for elk. It also protects nearly 2.8 acres of stream frontage on the ranch, including portions of Trout Creek, as well as some of the smaller tributaries to both Trout and Chubb Creeks, although the access easement is for hunting only.

The conservation easement will preserve valuable habitat, scenic condition, historic ranching practices, and ensure the continuing use of the property as a wildlife corridor between surrounding protected property. The perpetual hunting access easement will allow the public to hunt the Chubb Park Ranch and also access the adjacent State Land Board land and the San Isabel National Forest.

Chubb Park Ranch's historic use has been as active agricultural ranchland. The property is an important scenic resource, as the Chubb Park area serves as the gateway to Chaffee County for drivers traveling from Park County on Highway 24 / 285, which runs through a portion of the property.

The DOW will be a co-grantee on this perpetual conservation easement with the Land Trust of the Upper Arkansas. The conservation easement eliminates subdivision rights, while permitting one residence in one of two acceptable residence locations.

According to the maps referenced below, the Property generally lies outside the scope of any Wind, Geothermal and Solar energy potential.

Solar: July, 2007 National Renewable Energy Laboratory (NREL), US Dept. of Energy;

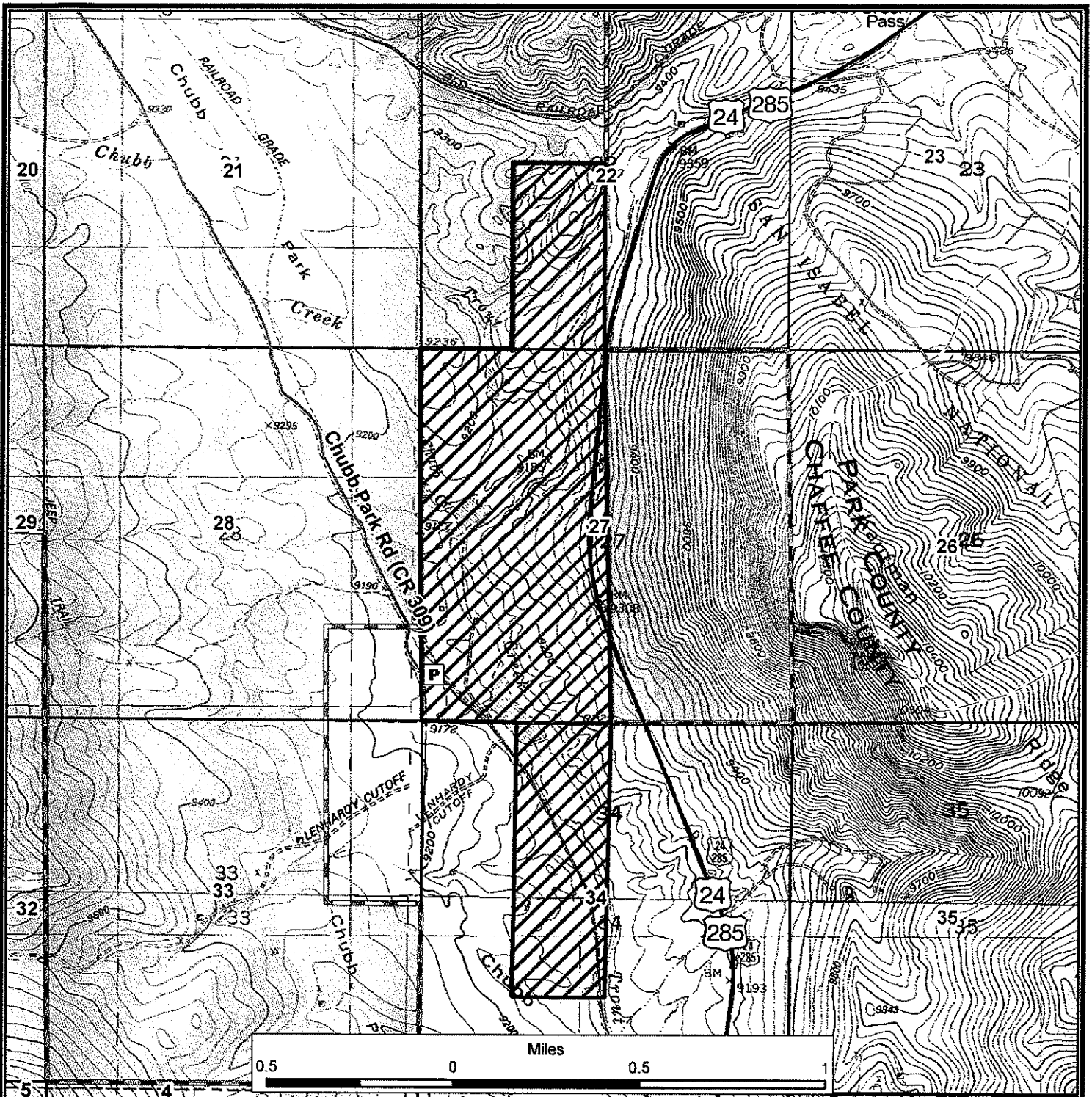
Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program;

Wind: March, 2004, Colorado Governor's Office of Energy Management and Conservation, from US Department of Energy, National Renewable Energy Laboratory.

Surface mining and any other methods of mining that are inconsistent with the purposes of the conservation easement will be prohibited. Wind, geothermal and solar energy development will be prohibited by the conservation easement.

Attachments:

- Map
- Concurrence letters



**Chubb Park State Wildlife Area
Project #08-057-SE**

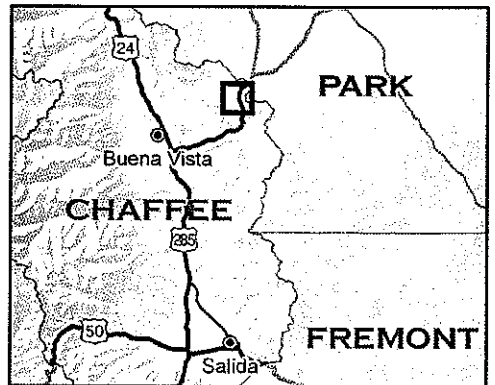
-  Chubb Park SWA
-  Parking Lot
-  State Trust Lands



WildlifeGIS



Mapped By: Dawn Brownne
CDOW Wildlife GIS Group
Projection: UTM, Zone 13
Datum: NAD 1983
Date: April 2009



STATE OF COLORADO

Bill Ritter, Jr., Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE

AN EQUAL OPPORTUNITY EMPLOYER

Thomas E. Remington, Director

6060 Broadway
Denver, Colorado 80216
Telephone: (303) 297-1192
wildlife.state.co.us



*For Wildlife
For People*

April 28, 2009

James L. Aragon, Area Wildlife Manager
7405 US Highway 50
Salida, CO. 81201

Telephone: (719)530-5522
Cell phone: (719)530-1819
FAX: (719)530-5554

RE: Perpetual Conservation Easement and Perpetual Public Access Easement on the Chubb Park Ranch
Owners: Joe and Arlene Cogan, Chaffee County

Dear Senator Schwartz,

The Colorado Division of Wildlife (CDOW) is currently in the process of negotiating a Perpetual Conservation Easement and a Perpetual Public Access Easement for hunting with a private landowner in Chaffee County. The CDOW will be co-grantee in holding the Conservation Easement in cooperation with The Land Trust of the Upper Arkansas (LTUA). In addition to the Conservation Easement, the Colorado Division of Wildlife will simultaneously be acquiring a Public Access Easement on the same property which you have previously been advised of and concurred with.

The Conservation Easement involves approximately 507 acres of ranchland of the Chubb Park Ranch currently owned and operated by Mr. & Mrs. Joseph and Arlene Cogan. This Conservation Easement will result in the preservation of over 500 acres of deer and elk winter range and provides a vital link to adjoining State Trust Lands and United States Forest Service property.

Prior to any State acquisition, the CDOW 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.

The Colorado Division of Wildlife respectfully requests your approval 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 this matter further, please call me at the above phone numbers. Thank you for your time and considerations.

Sincerely,

James L. Aragon
Area Wildlife Manager

Concurrence, State Senator Gail Schwartz

McCarty, Bob

From: Aragon, Jim
Sent: Wednesday, June 03, 2009 10:11 AM
To: McCarty, Bob
Subject: FW: Chaffee County

Bob,
FYI-I will forward hard copy of letter as soon as I receive.

Jim

From: Tom Massey [mailto:tommassey@salida.net]
Sent: Wednesday, June 03, 2009 10:05 AM
To: Aragon, Jim
Subject: Chaffee County

To: James L. Aragon
Area Wildlife Manager

Jim,

Please accept this email by way of concurrence with the proposed Perpetual Conservation Easement and Perpetual Access Easement for the Chubb Park Ranch located in Chaffee County, Colorado. I will follow with hard copies of a letter.

Respectfully submitted,

Tom Massey
State Representative, House District 60

STATE OF COLORADO

Bill Ritter, Jr., Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE

AN EQUAL OPPORTUNITY EMPLOYER

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James L. Aragon
Area Wildlife Manager

Concurrence, Chaffee County Board of Commissioners

DEPARTMENT OF NATURAL RESOURCES, Harris D. Sherman, Executive Director
WILDLIFE COMMISSION, Brad Coors, Chair • Tim Glenn, Vice Chair • Dennis Buechler, Secretary
Members, Jeffrey Crawford • Dorothea Farris • Roy McAnally • John Singletary • Mark Smith • Robert Streeter
Ex Officio Members, Harris Sherman and John Stulp