

Aug. 2, 2010 -- Property Transaction Proposal Division of Wildlife

Grand View Ranch State Wildlife Area Fee Title Acquisition

Grand County

940 acres

3 miles west of Hot Sulphur Springs, north of the Hot Sulphur Springs State Wildlife Area

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 transactions 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 purchase of the Grand View Ranch State Wildlife Area Fee Title Acquisition (\$2,200,000 CF for 940 acres).

CDC Staff Questions

1. How will the property transaction affect public access to the area and to other nearby areas such as the Hot Sulphur Springs SWA?

The Division will make it part of, as a unit within, the Hot Sulphur Springs SWA; it will not be its own stand alone SWA and it will increase the number of acres of public access in the area.

2. The concurrence letters suggest that there is a relationship between this property transaction and the Weimer Ranch Conservation Easement. Please elaborate on this relationship.

The relationship is in proximity. The importance is the continuity of habitat from the Hot Sulphur Springs SWA across BLM and the Weimer easement to the Forest Service property.

3. Please provide a brief explanation of how the \$5,000 in annual operating costs will be allocated for management of this property.

Since this PTP was originally submitted, DOW staff has been able to better estimate the costs of the annual operating costs and the annual cost estimate is therefore revised. The property will become a unit within the Hot Sulphur Springs SWA and that budget would be part of the Division's annual property budget. See Attachment A for additional detail.

4. How is this land currently used? Will that usage change as a result of the property transaction?

The land is currently vacant, but was divided into approximately 40 acre parcels with the intention of it being developed into home sites. Historically it was rangeland. The property will be managed as a unit of the Hot Sulphur Springs SWA for public use for hunting and wildlife recreation.

5. Will backcountry camping be allowed in the area?

Due to the size of the property and proximity to the Byer's Canyon Shooting Range the Division does not believe that it would be prudent to allow backcountry camping on this property. Campgrounds are provided on other units of the Hot Sulphur Springs SWA and dispersed camping is available on the BLM and USFS.

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Division of Wildlife

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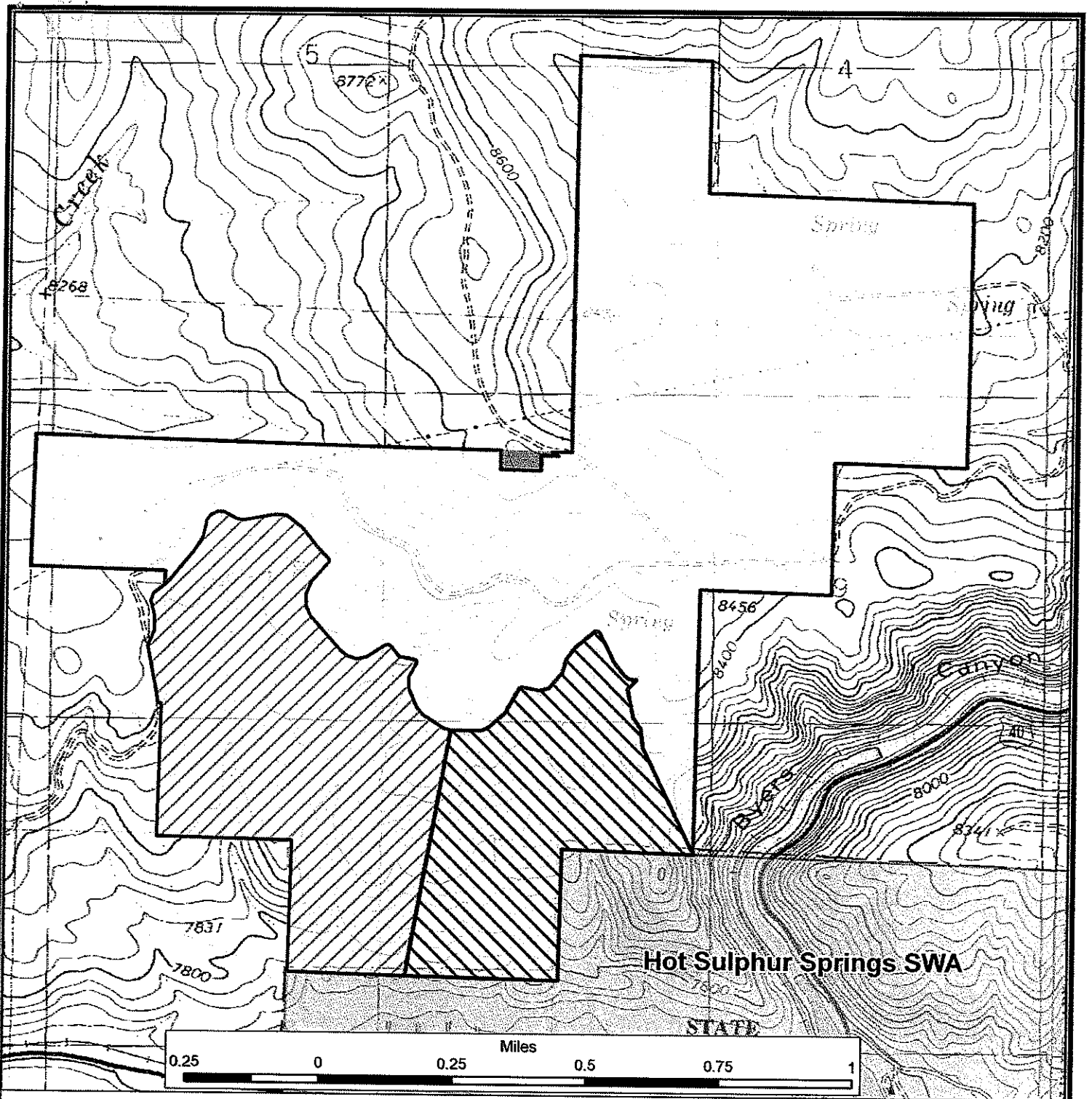
3 miles west of Hot Sulphur Springs, north of the Hot Sulphur Springs State Wildlife Area

6. Will public access to the area be restricted during the winter to protect wildlife?






The intention is to manage it the same as the Byer's Canyon Range on the Hot Sulphur Springs SWA, which does have a closure to protect wintering big game wildlife.

Attachment A

Estimated Annual Operating Costs for Grand View Ranch SWA			
Expense	Hours	Cost Per Hour	Total
Fence maintenance	40	\$ 25.00	\$ 1,000.00
Machine hire	10	\$ 50.00	\$ 500.00
Materials- posts, wire, etc.			\$ 250.00
Total fence maintenance costs			\$ 1,750.00
Weed control costs	10	\$ 25.00	\$ 250.00
Machine hire- sprayers, ATV	10	\$ 30.00	\$ 300.00
Chemicals			\$ 159.00
Total weed control costs			\$ 709.00
Sign repair	2	\$ 25.00	\$ 50.00
Signs			\$ 65.00
Total sign costs			\$ 115.00
Estimated total annual operating costs			\$ 2,574.00



Grand View Ranch - Project #09-068-NW (T1N R78W)

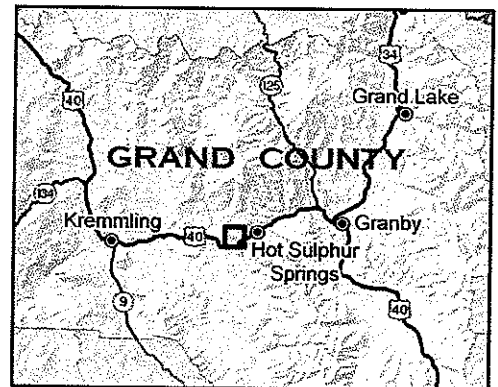
- | | | | |
|---|---------------------------------|---|--|
|  | 2006 MPLT Conservation Easement |  | Grand View Ranch |
|  | 2007 MPLT Conservation Easement |  | Excepted - N. Colorado Water Conservation District |
| | |  | State Wildlife Areas |



WildlifeGIS



Mapped By: Dawn Brownne
 CDOW Wildlife GIS Group
 Projection: UTM, Zone 13
 Datum: NAD 1983
 Date: April 2010



Capital Development Committee August 2010—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 <u>acquire</u> a Fee Title interest in real property.	
General Information			
Name	Grand View Ranch SWA		
Number of acres	Approximately 940 acres		
Location	Adjacent to the Hot Sulphur Springs SWA, Parshall		
County	Grand		
Costs / Source of Funding			
Purchase Price	\$2,200,000	Funding Source	GOCO Legacy Funds
GOCO	Resolution	December 2007	
	Grant Award Year	FY2009-10	
	Resolution Amount	\$16,000,000	
	Grant Award Amount	\$12,000,000	
	Remaining Grant Unexpended Balance	\$5,446,654	
Annual Operation Costs	\$5000.00	Weed control and property management. Funding for this is included in the Division's annual long bill under the Division's Operations Wildlife Management line item.	

Summary of Proposal:

Colorado Division of Wildlife (CDOW) will acquire a Fee Title interest in approximately 940 acres adjacent to the Hot Sulphur Springs SWA and shooting range. The property is important winter range for mule deer and elk, and winter concentration areas for Middle Park and North Park deer and elk populations. It is bordered by the Bureau of Land Management (BLM) on 3 sides, which is also adjacent to the Arapaho National Forest. The DOW Weimer Ranch Easement (2008) is approximately 0.2 miles north. The Property also provides greater sage grouse brood areas and winter range.

According to the maps referenced below, the Property appears to be outside the scope of any Wind energy potential, (significant) Geo-thermal area and Solar energy potential areas.

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.

Attachments:

- Map
- Concurrence letter



DAN GIBBS
SENATE DISTRICT 16

STATE CAPITOL BUILDING, ROOM 332
200 E. COLFAX AVENUE
DENVER, COLORADO 80203
CAPITOL: 303-866-4873
FAX: 303-866-4543

Email: dan.gibbs.senate@state.co.us

Senate Chamber
State of Colorado
Denver

TRANSPORTATION COMMITTEE
CHAIR

AGRICULTURE, & NATURAL
RESOURCES COMMITTEE
MEMBER

March 11, 2010

Mr. Lyle Sidener
Area Wildlife Manager
Colorado Division of Wildlife
PO Box 216
Hot Sulphur Springs, CO 80451

Dear Mr. Sidener,

I have been made aware that the Colorado Division of Wildlife is entertaining a proposal to purchase property near the town of Parshall in Grand County. The property is known as the Grandview Ranch, or locally as the Parshall Divide area. Wildlife and their habitats are an important legacy to the people of Grand County and the State of Colorado. Preserving this important habitat with its benefits to wildlife will serve the people of Grand County, State of Colorado, and the people that visit here.

I am excited that the Colorado Division of Wildlife is interested in preserving the natural qualities of this property and adding to the existing Hot Sulphur Springs State Wildlife Area. This will preserve the natural qualities that currently exist with the present land management and preservation recently improved upon with the closing of the Weimer Ranch Conservation Easement.

Truly,

Dan Gibbs
Colorado Senate
District 16

State Representative
RANDY BAUMGARDNER
P.O. Box 108
124 Ridgeway Avenue
Hot Sulphur Springs, CO 80451
Capitol: 303-866-2949
Home: 970-724-3274
Cell: 970-509-9187
E-mail: randybaumgardner@gmail.com



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

COLORADO
HOUSE OF REPRESENTATIVES
STATE CAPITOL
DENVER
80203

March 10, 2010

Mr. Lyle Sidener
Area Wildlife Manager
Colorado Division of Wildlife
P.O. Box 216
Hot Sulphur Springs, CO 80451

Dear Mr. Sidener:

I have been made aware that the Colorado Division of Wildlife is entertaining a proposal to purchase property near the town of Parshall in Grand County. The property is known as the Grandview Ranch, or locally as the Parshall Divide area. Wildlife and their habitats are an important legacy to the people of Grand County and the State of Colorado. Preserving this important habitat, with its benefits to wildlife, will serve the people of Grand County, the State of Colorado and all visitors to the area well.

I am excited that the Colorado Division of Wildlife is interested in preserving the natural qualities of this property and adding to the existing Hot Sulphur Springs State Wildlife Area. This will preserve the natural qualities that currently exist with the present land management and preservation recently improved upon with the closing of the Weimer Ranch Conservation Easement.

Sincerely,

Randy Baumgardner
State Representative
House District 57



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October 6, 2009

E-Mail: grndcty1@co.grand.co.us
PHONE: 970/725-3347
Fax: 970/725-0565
LURLINE UNDERBRINK CURRAN
County Manager
ANTHONY J. DICOLA
County Attorney

Grand View Terrace, LLP
150 Wuthering Heights Drive
Colorado Springs, CO. 80921
Attn: Mr. Brian L. Schumann
Re: Grand View Ranch

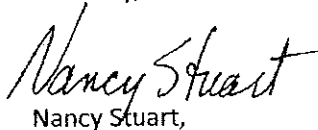
Dear Mr. Schumann:

We are pleased to be informed that the Division of Wildlife may be considering purchase of the Grand View Ranch on the Parshall Divide. Grand County wholeheartedly supports this purchase and hopes this letter of support will aid in the completion of that purchase.

The Grand View Ranch purchase would enhance the conservation easement that Grand County holds on the Pine Aire Subdivision, which is adjacent to the Grand View Ranch property. Together these two properties provide valuable deer and elk winter range and host a variety of other species. These two properties are unique as they border Byers Canyon, one of the major landmarks in the county and would encompass most of the area around the Parshall Divide. The Parshall Divide Road aka County Road # 20 is a public road.

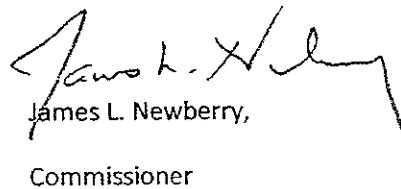
If we can provide further support, please do not hesitate to contact us.

Sincerely,


Nancy Stuart,

Chairman


Gary Bumgarner,
Commissioner


James L. Newberry,
Commissioner

Cc: Lyle Sidner, DOW