

**Oct. 25, 2010 -- Property Transaction Proposal**  
**Division of Wildlife**

*Gelvin Ranch Public Access and Conservation Easement*

Yuma County

920 acres

8 miles southeast of Wray

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**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.**

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**Action Required**

Recommend support for the acquisition of the Gelvin Ranch public access and conservation easement (\$230,000 CF for 920 acres).

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**CDC Staff Questions**

1. How much will The Nature Conservancy contribute toward the conservation easements to be purchased on the property?

DOW Response: The Nature Conservancy will not be funding any of the total acquisition costs of \$230,000.00, which includes the cost of the conservation easement and the public access easement. The DOW will be funding the \$230,000.00.

# Capital Development Committee October 2010 - Property Transaction Proposal

Department of Natural Resources  
Division of Wildlife

<b>Action Required</b>	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 a public access easement for hunting, and wildlife viewing on a 920 acre parcel in Yuma County		
<b>General Information</b>			
Name	Gelvin Ranch Public Access Easement and Conservation Easement		
Number of acres	920		
Location	8 miles southeast of Wray, CO.		
County	Yuma		
<b>Costs / Source of Funding</b>			
Purchase Price	\$230,000	Funding Source	Funding GOCO Legacy and Habitat Stamp – 60:40 split between the two sources.
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	GOCO Resolution Dec. 2007	
	Grant	GOCO08729	
	Grant Amount	\$12,000,000	
	Remaining Unexpended Balance	\$4,126,654	
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	10-11	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$4,500,000	
	Remaining Unexpended Balance	\$4,496,565.34	
Annual Operation Costs	\$300.00	Funding for the monitoring of the property will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill. Amount is based on the cost of an average DWM and vehicle costs. It is projected that it will take one day to monitor this property.	

The Colorado Division of Wildlife will acquire a perpetual public access easement on the approximately 920 acre Gelvin Ranch property for a cost of \$182,000.00. The DOW public access easement will allow access for big game hunting, small game hunting and watchable wildlife opportunities.

The property will simultaneously be encumbered by a perpetual conservation easement held by The Nature Conservancy (TNC) that will restrict future development. In addition, DOW, TNC and the landowner have worked cooperatively to prepare a property management plan which is enforceable by DOW and that will ensure that the conservation values and wildlife habitat remain available and/or are improved over time. The DOW will fund the cost of the conservation easement, which is \$48,000.00.

Both mule deer and white-tailed deer inhabit the property throughout the year and depend upon it for winter cover and fawn production in the spring. Some of the other species of mammals that have been observed on the property include: bobcat, striped skunk, fox squirrel, beaver, coyote, porcupine, raccoon and eastern cottontail rabbit.

The conservation easement will protect a variety of terrestrial, avian, and aquatic wildlife species, including orangethroat darter and plains leopard frog (both designated Tier 1 Species of Greatest Conservation Need in the Colorado Wildlife Action Plan) and five other game species identified in the Colorado Wildlife Action Plan.

The Gelvin Ranch has historically been used as ranchland. The property consists of both native riparian and upland prairie habitats that provide important habitat for a variety of wildlife species including birds, reptiles, mammals and insects. In addition a portion of Willow creek maintains sufficient water year-round to support populations of native fish and amphibians as well as providing a critical water source for other species during the hot summer months.

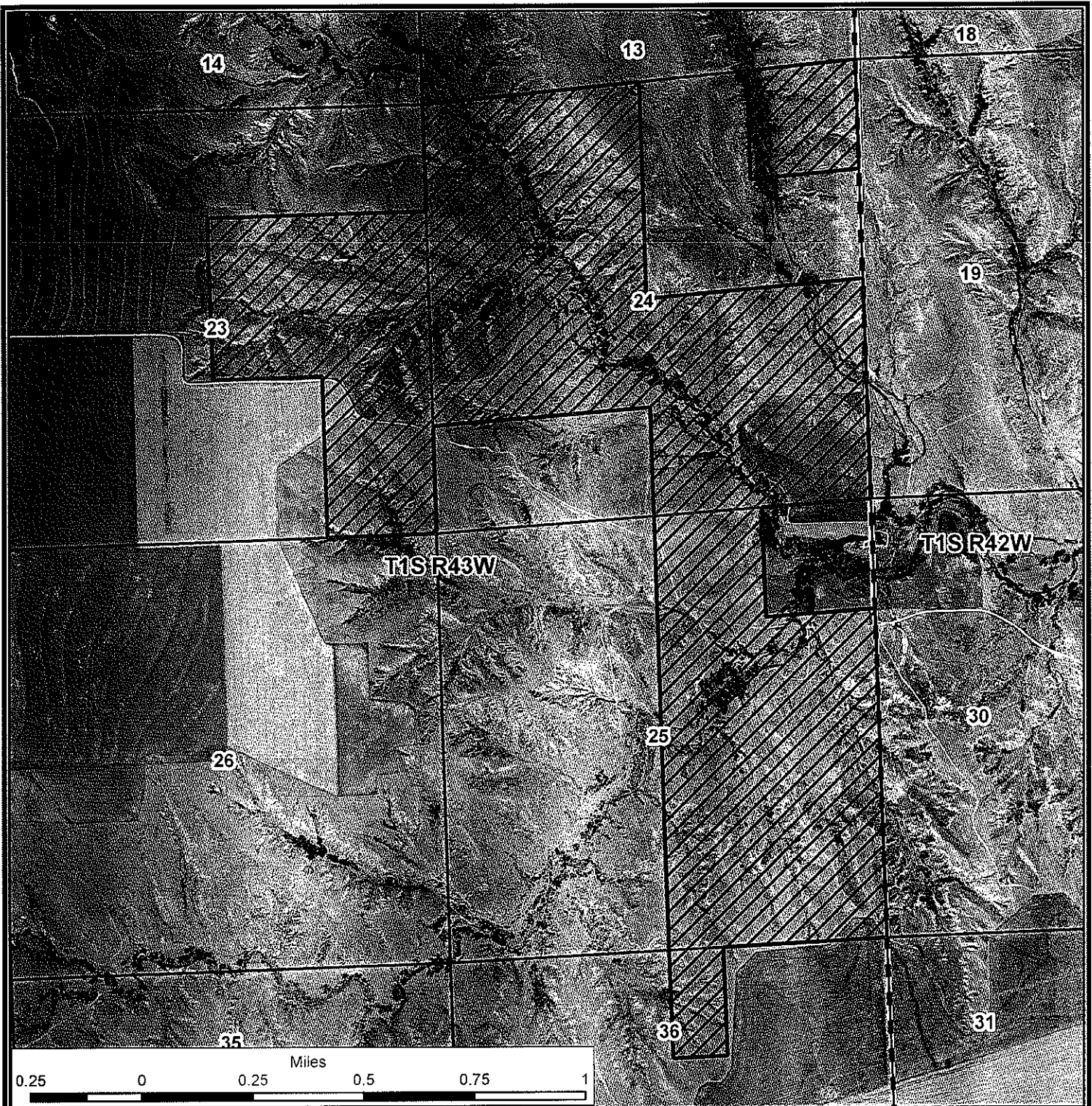
According to the map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to the map below, the Property lies outside the Central Solar Power Generation Development Areas. However, most of the property lies within the scope of the Wind Generation Development Area #4.

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.

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

Attachments:

- Map
- Concurrence letters



**Gelvin Ranch CE  
Project #09-065-NE**

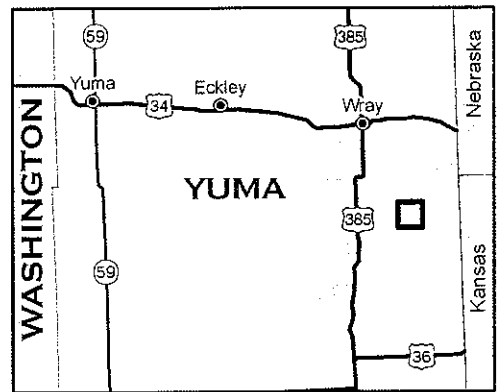
 Gelvin Ranch CE



WildlifeGIS



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



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](http://wildlife.state.co.us)



*For Wildlife-  
For People*

September 28, 2010

Board of Yuma County Commissioners  
310 Ash Street  
Wray, CO 80758

RE: Gelvin property public access easement acquisition

Dear Yuma County Commissioners,

The Colorado Division of Wildlife (CDOW) is working with Les Gelvin and his family to purchase a perpetual conservation easement in addition to a perpetual access easement on a 1000 acre parcel located approximately 3 miles east and 8 miles west of Wray in Yuma County. The Nature Conservancy (TNC) will hold the conservation easement and the CDOW will hold and manage the access easement. By obtaining the easements it will provide quality turkey, deer and small game hunting for the public, and will help to protect habitat for numerous species of wildlife. Funding for this project is anticipated to be through Wildlife Cash and some matching funds from The Nature Conservancy.

The easements will not take the Gelvin property out of agricultural production. The landowner currently grazes cattle on the property and will continue to do so in a manner to ensure that the quality wildlife habitat currently on the property remains in the future.

The CDOW, TNC and Les Gelvin are working through the final details of the purchase of the easements and to facilitate closure we are requesting a letter of no opposition from you for the purchase of a conservation easement and public access easement on this property. This letter will be included in the real estate package to be sent to members of the Capital Development Committee for their consideration. I have also sent a similar request to Senator Brophy and Representative Gardner. If you do not oppose this project please forward a copy of this letter with your signature below to:

Colorado Division of Wildlife  
Attn: Tom Kroening, Area Wildlife Manager  
122 East Edison St.  
Brush, CO 80723

Thank you for your consideration of this wildlife habitat protection and public access project. If you have any questions, please do not hesitate to contact me at (970)842-6311.

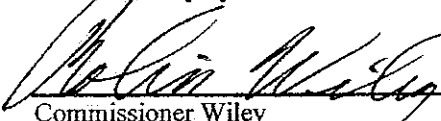
Sincerely,

Tom Kroening  
Area Wildlife Manager—Brush

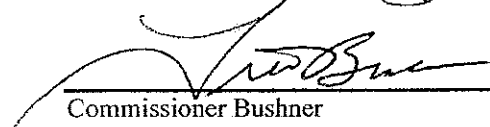
DEPARTMENT OF NATURAL RESOURCES, James B. Martin, Executive Director  
WILDLIFE COMMISSION, Tim Glenn, Chair • Robert Streefer, Vice Chair • Mark Smith, Secretary  
Members, David R. Brougham • Dennis Buechler • Dorothea Farris • Allan Jones • John Singletary • Dean Wingfield  
Ex Officio Members, James B. Martin and John Stulp

Cc: S. Yamashita, K. Green, R. McCarty, J. Melby

I do not oppose the above referenced acquisition of a conservation and access easement on 1180 acres in Yuma County by the Colorado Division of Wildlife from the Gelvin Family.

  
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Commissioner Wiley Date 9-30-2010

  
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Commissioner Wingfield Date 9/30/2010

  
\_\_\_\_\_  
Commissioner Bushner Date 9/30/2010