

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

*Gunnison Rising Mitigation -- Signal Peak Access and Conservation Easement*

Gunnison County

160 acres

About 1 miles northeast of Gunnison

---

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 donation of the Signal Peak Conservation Easement (160 acres).

---

**CDC Staff Questions**

1. What is the cost of the easement? Will the cost be paid by the developers of the Gunnison Rising Annexation?

DOW Response: No cost to DOW for this CE and access easement. The CE and access easement are conveyed by the developers at no cost to DOW.

2. What is the property's current use?

DOW Response: Livestock ranching operations.

3. What is the planned future use of the property?

DOW Response: Livestock ranching operations subject to restrictions in the conservation easement, with limited public access.

# Capital Development Committee

## October, 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 acquire a perpetual conservation easement and a limited public access easement on 160 acres in Gunnison County.		
<b>General Information</b>			
Name	Signal Peak SWA – Gunnison Rising Mitigation		
Number of acres	160		
Location	Immediately NE of Gunnison on south side of Signal Peak		
County	Gunnison		
<b>Costs / Source of Funding</b>			
Purchase Price	No cost to DOW for this CE and access easement	Funding Source	No cost to DOW for this CE and access easement
	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year		N/A
	Line Item		N/A
	Appropriation		N/A
	Remaining Unexpended Balance		N/A
Annual Operation & Monitoring 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.	

### Summary of Proposal

The owner of the property is granting a perpetual conservation easement and limited public access easement (not to include hunting access) on approximately 160 acres to the Division of Wildlife to provide habitat protection and allow limited public access. As part of the Gunnison Rising Annexation, the city of Gunnison recommended that proponents protect, in a conservation easement, 160 acres as mitigation for the project's impacts, in particular to protect Gunnison sage grouse habitat north of HWY 50. Proponents desire to have the Division of Wildlife also hold a limited public access easement.

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 and the Wind Resource Generation Development areas.

Q:\0-Real Estate Unit\PROJECT AUTHORITIES\Capital Development Committee documents\2010\10-25-2010\Cynthia's Working Folder\Signal Peak with numbers.doc


**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
- Questions from CDC Staff, with answers from CDOW staff, from when this PTP was submitted and subsequently withdrawn, for approval at the September 9, 2010 CDC meeting.

**Signal Peak SWA  
Project #10-021-SW**

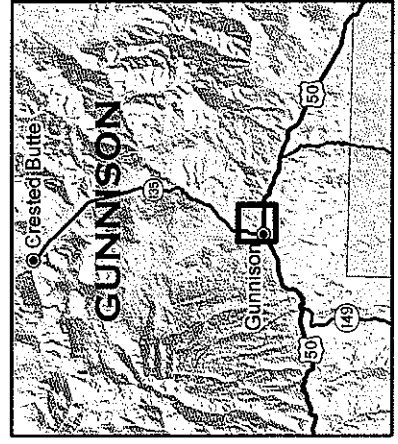
 Signal Peak SWA



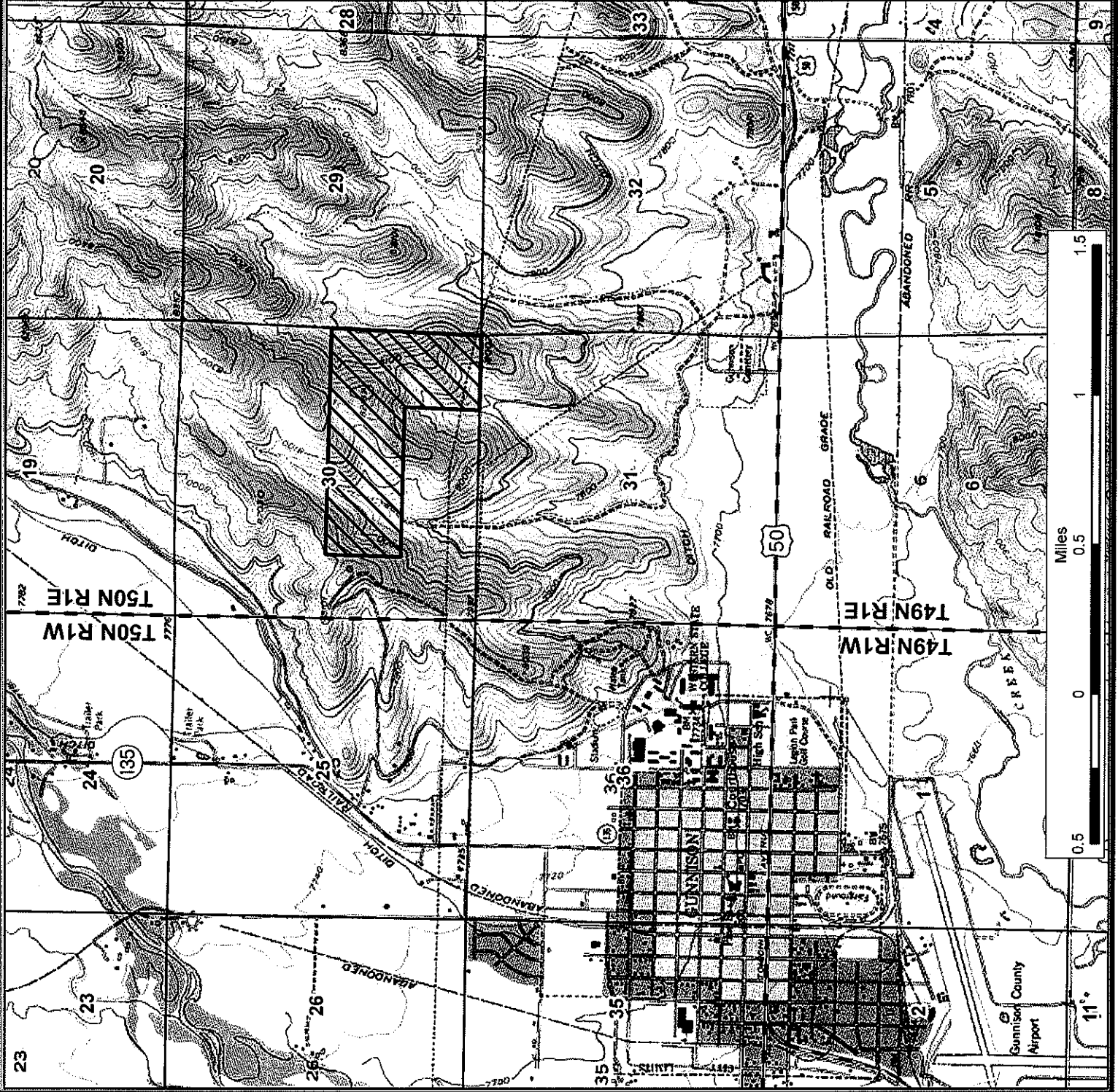
WildlifeGIS

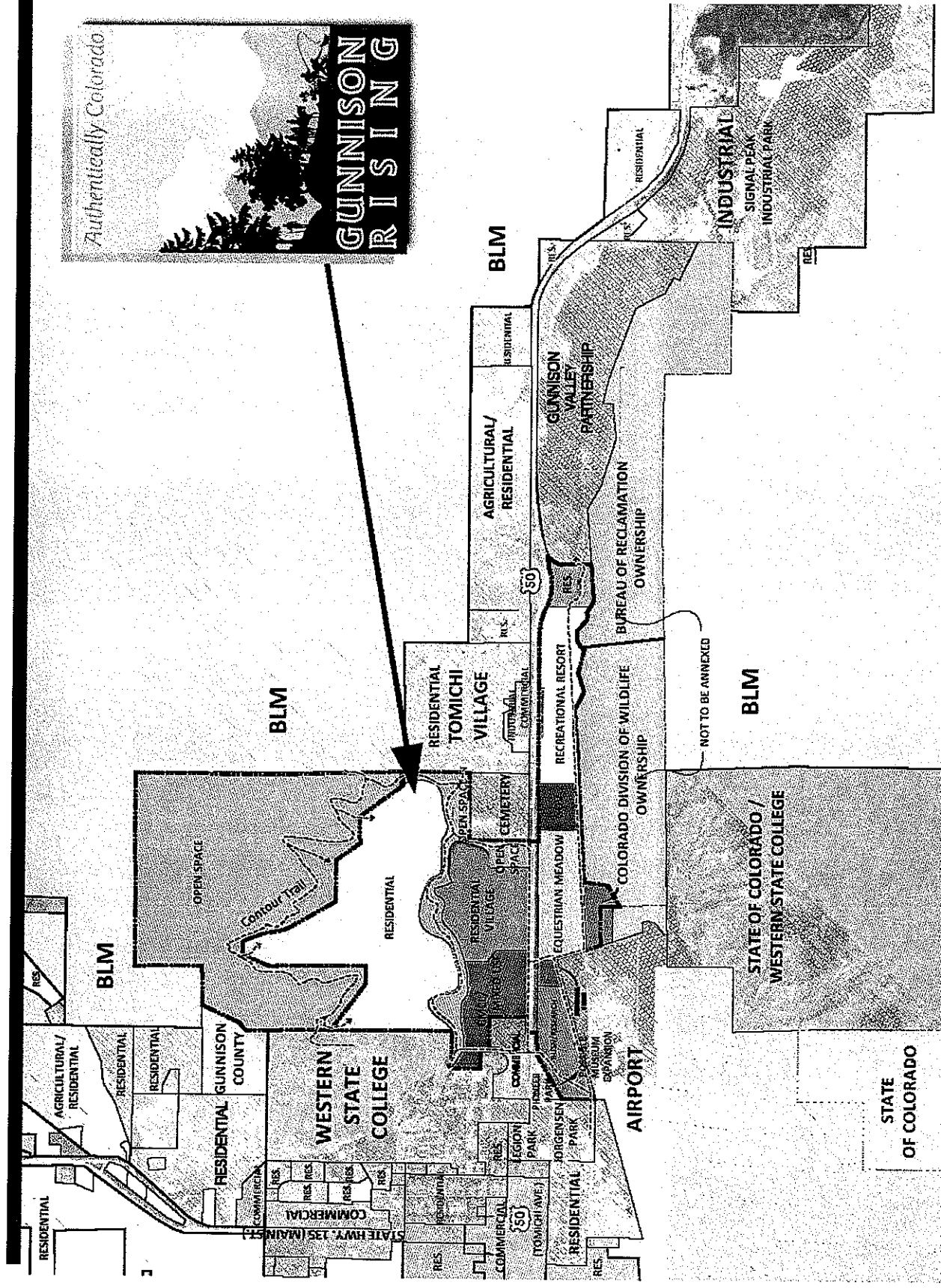


Mapped By: Dawn Browne  
CDOW Wildlife GIS Group  
Projection: UTM, Zone 13  
Datum: NAD, 1983  
Date: July 2010



G:\Projects\SignalPeak\SignalPeakSWA.mxd  
SignalPeakSWA.mxd





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)

*Attn: Ed Perkins*



*For Wildlife-  
For People*

Representative Kathleen Curry  
54542 East Highway 50  
Gunnison, CO 81230

August 23, 2010

RE: Gunnison Rising donation of Conservation Easement on 160 acres near Signal Peak

Dear Representative Curry,

The Colorado Division of Wildlife (CDOW) is working with Gunnison Valley Partners, proponents of Gunnison Rising (development project east of the City of Gunnison), who wish to donate a conservation easement on 160 acres of land, just south of Signal Peak in Gunnison County, to protect the parcel's wildlife values.

As a part of the Annexation Agreement with the City of Gunnison it was agreed that Gunnison Rising would donate a conservation easement on 160 acres of land on the northern portion of the project. The intent of the donation is to protect the habitat values of the land and create a buffer adjacent to Bureau of Land Management (BLM) lands near Signal Peak. The Signal Peak area includes Gunnison sage grouse habitat including an active lek (mating area). The easement would also include public access with some limitations (seasonal closure) to protect the sage grouse lek area during the spring mating season. Gunnison Valley Partners would like for the Division of Wildlife to hold the conservation easement.

To facilitate that donation, we are requesting concurrence from you for the donation of the easement. I am including a support statement and signature line for you at the bottom of this letter. The concurrence will be included in the real estate package sent to members of the Capital Development Committee for their consideration. I have also sent a similar request to Senator Schwartz and the Gunnison County Commissioners. This letter can be sent to:

Ed Perkins, Real Estate Specialist  
Colorado Division of Wildlife  
6060 Broadway  
Denver, CO 80216  
Fax: (303) 291-7456

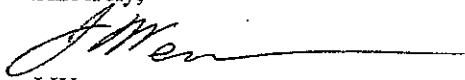
A reminder that with conservation easements the land stays in private ownership, but has limitations placed on development and/or uses of the land.

DEPARTMENT OF NATURAL RESOURCES, Mike King, 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, Mike King and John Stulp

If you have any questions, please contact me at (970) 641-7069.

Thank you for your consideration and support.

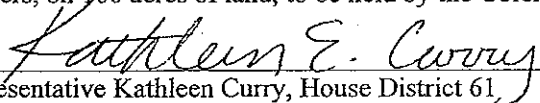
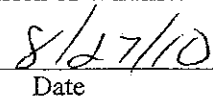
Sincerely,



J Wenum  
Area Wildlife Manager-Gunnison

Cc: Ed Perkins-DOW Real Estate  
Tom Spezze, SW Region Manager

I support the above referenced Conservation Easement donation including public access, by Gunnison Valley Partners, on 160 acres of land, to be held by the Colorado Division of Wildlife.

   
Representative Kathleen Curry, House District 61, Date



**KATHLEEN E. CURRY**  
Colorado State Representative  
House District 61

54542 East Hwy. 50  
Gunnison, CO 81230  
Home: 970-641-0699  
Cell: 970-209-5537

State Capitol  
200 E. Colfax Ave., Room 271  
Denver, CO 80203  
303-866-2945  
E-mail: [kathleen.curry.house@state.co.us](mailto:kathleen.curry.house@state.co.us)

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*

Gunnison Board of County Commissioners  
200 East Virginia Ave.  
Gunnison, CO 81230

August 20, 2010

RE: Gunnison Rising donation of Conservation Easement on 160 acres near Signal Peak

Dear Gunnison County Commissioners,

The Colorado Division of Wildlife (CDOW) is working with Gunnison Valley Partners, proponents of Gunnison Rising (development project east of the City of Gunnison), who wish to donate a conservation easement on 160 acres of land, just south of Signal Peak in Gunnison County, to protect the parcel's wildlife values.

As a part of the Annexation Agreement with the City of Gunnison it was agreed that Gunnison Rising would donate a conservation easement on 160 acres of land on the northern portion of the project. The intent of the donation is to protect the habitat values of the land and create a buffer adjacent to Bureau of Land Management (BLM) lands near Signal Peak. The Signal Peak area includes Gunnison sage grouse habitat including an active lek (mating area). The easement would also include public access with some limitations (seasonal closure) to protect the sage grouse lek area during the spring mating season. Gunnison Valley Partners would like for the Division of Wildlife to hold the conservation easement.

To facilitate that donation, we are requesting concurrence from you for the donation of the easement. I am including a support statement and signature line for you at the bottom of this letter. The concurrence will be included in the real estate package sent to members of the Capital Development Committee for their consideration. I have also sent a similar request to Senator Schwartz and Representative Kathleen Curry. This letter can be sent to:

Ed Perkins, Real Estate Specialist  
Colorado Division of Wildlife  
6060 Broadway  
Denver, CO 80216  
Fax: (303) 291-7456

A reminder that with conservation easements the land stays in private ownership, but has limitations placed on development and/or uses of the land.

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

SEP 10 REC'D



If you have any questions, please contact me at (970) 641-7069.

Thank you for your consideration and support.

Sincerely,




J Wenum

Area Wildlife Manager-Gunnison

Cc: Ed Perkins-DOW Real Estate

Tom Spezze, SW Region Manager

We support the above referenced Conservation Easement donation including public access, by Gunnison Valley Partners on 160 acres of land, to be held by the Colorado Division of Wildlife.

 Date September 7, 2010

Gunnison BOCC, Chair-Jim Starr

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*

Senator Gail Schwartz  
Colorado State Capital  
200 E. Colfax Ave  
Denver, CO 80203

August 23, 2010

RE: Gunnison Rising donation of Conservation Easement on 160 acres near Signal Peak

Dear Senator Schwartz,

The Colorado Division of Wildlife (CDOW) is working with Gunnison Valley Partners, proponents of Gunnison Rising (development project east of the City of Gunnison), who wish to donate a conservation easement on 160 acres of land, just south of Signal Peak in Gunnison County, to protect the parcel's wildlife values.

As a part of the Annexation Agreement with the City of Gunnison it was agreed that Gunnison Rising would donate a conservation easement on 160 acres of land on the northern portion of the project. The intent of the donation is to protect the habitat values of the land and create a buffer adjacent to Bureau of Land Management (BLM) lands near Signal Peak. The Signal Peak area includes Gunnison sage grouse habitat including an active lek (mating area). The easement would also include public access with some limitations (seasonal closure) to protect the sage grouse lek area during the spring mating season. Gunnison Valley Partners would like for the Division of Wildlife to hold the conservation easement.

To facilitate that donation, we are requesting concurrence from you for the donation of the easement. I am including a concurrence statement and signature line for you at the bottom of this letter. The concurrence will be included in the real estate package sent to members of the Capital Development Committee for their consideration. I have also sent a similar request to Representative Curry and the Gunnison County Commissioners. This letter can be sent to:

Ed Perkins, Real Estate Specialist  
Colorado Division of Wildlife  
6060 Broadway  
Denver, CO 80216  
Fax: (303) 291-7456

A reminder that with conservation easements the land stays in private ownership, but has limitations placed on development and/or uses of the land.

If you have any questions, please contact me at (970) 641-7069.

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

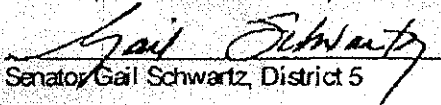
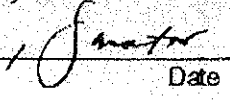
Thank you for your consideration and support.

Sincerely,

J Wenum  
Area Wildlife Manager-Gunnison

Cc: Ed Perkins-DOW Real Estate  
Tom Spezze, SW Region Manager

I support the above referenced Conservation Easement donation including public access, by Gunnison Valley Partners, on 160 acres of land, to be held by the Colorado Division of Wildlife.

  10-17-10  
Senator Gail Schwartz, District 5 Date