

Sep. 8, 2010 -- Property Transaction Proposal
Division of Wildlife

Red Hawk Ranch Too Conservation Easement

Routt County

1,000 acres

12 miles north of Hayden

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 Red Hawk Ranch Too Conservation Easement (1,000 acres).

CDC Staff Questions

1. What is the property's current use?

The Property's primary use is limited, leased sheep grazing. It is undeveloped and there are no ranch buildings or improvements (other than a few primitive roads).

2. What is the planned future use of this property?

The owners have no development plans other than the reservation of a single, five-acre building lot (probably within a 40-acre envelope). Future use will continue to be leased grazing, possibly switching from sheep to cattle, depending upon market forces. The management plan will take account of either form of grazing.

3. Will the property be open to the public? If so, for what purpose?

The property will not be open to the public.

Capital Development Committee September 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 on 1,000 acres in Routt County.		
General Information			
Name	Red Hawk Ranch Too Conservation Easement		
Number of acres	1000		
Location	Property is located approximately 12 miles north of Hayden, bounded on the north by Routt CR 56 and on the east by CR 80. The property is in GMU 441.		
County	Routt		
Costs / Source of Funding			
Purchase Price	N.A. (no cost to the Division for this easement)	Funding Source*	N.A. (No cost to the Division for this 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 Costs	\$725.00 to monitor this easement.	The annual operations costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

Summary of Proposal

The owner of the property is granting a perpetual conservation easement on approximately 1,000 acres to the Division of Wildlife to provide habitat protection. This property is an important migration corridor for Colorado's second largest elk herd (as well as for other big game). It also serves as important habitat for several CDOW species of concern, including Columbian Sharp-tailed and Greater Sage Grouse (both of which have documented leks nearby) and Greater Sandhill Crane.

There is important connectivity for the easement property. Red Hawk Ranch is adjacent to a 600 acre parcel of BLM land and is within one-half mile of the 640 acre Cottonwood State Trust hunting lease (managed for big game hunting by CDOW). It is also within one-half mile of a 1,200 acre property upon which The Nature Conservancy is acquiring a conservation easement and within one-half mile of a conservation easement held by the Yampa Valley Land Trust on approximately 1200 acres. Red Hawk Ranch is less than one and one-half miles from a

conservation easement held by the CCALT on the Elkhead Ranch. Finally, the property is within 3 miles of the three Wolf Mountain/Pirtlaw easements held by The Nature Conservancy and within three and one-half miles of the Routt National Forest.

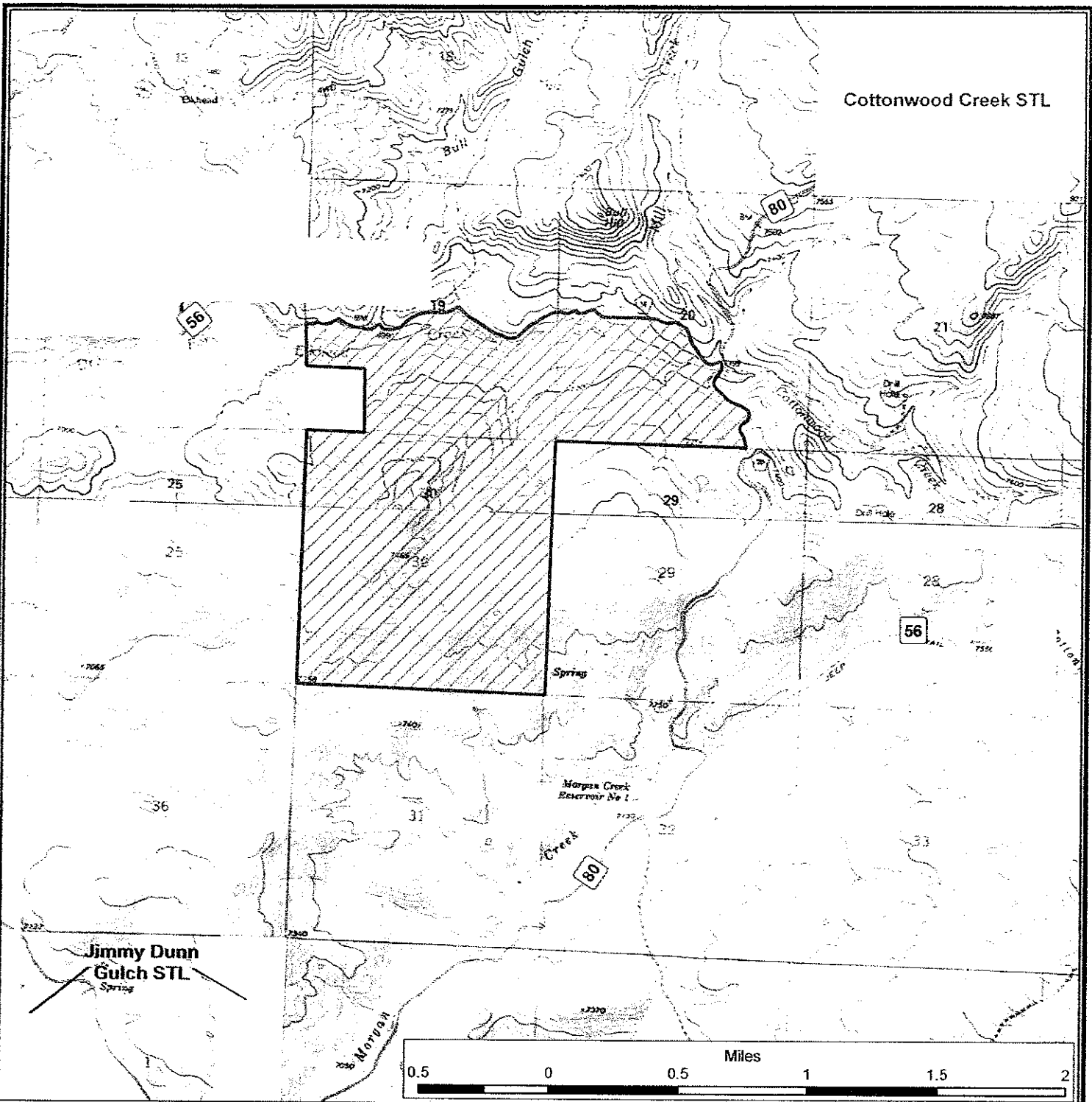
According to the map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to the map below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

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



**Red Hawk Ranch Too Conservation Easement
Project #10-029-NW**



Red Hawk Ranch Too, LLC

State

BLM

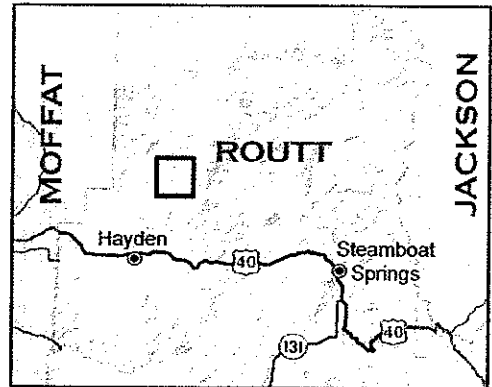
Private



Wildlife-GIS



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



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**SENATE
STATE OF COLORADO
DENVER**

COMMITTEES
Member of
Joint Budget Committee
Appropriations

August 16, 2010

James M. Haskins
Area Wildlife Manager
Colorado Division of Wildlife
PO Box 775777
Steamboat Springs, CO 80477

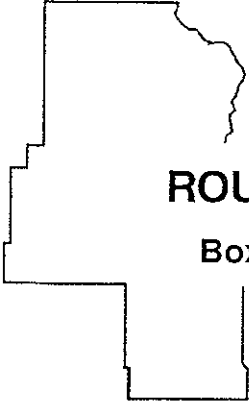
RE: Red Hawk TOO, LLC Conservation Easement

Dear Jim:

As a follow up to our conversation about real estate projects being pursued by the Colorado Division of Wildlife in Routt County, I agree that the Colorado Division of Wildlife should place approximately 1000 acres of private land owned by Ms. Shannon Barry-Rivas and Mark Lotta under the protection of a perpetual conservation easement. This easement augments existing efforts north of Hayden by the Colorado Division of Wildlife and several other organizations including Yampa Valley Land Trust, Colorado Cattleman's Land Trust, Routt County PDR Program, and The Nature Conservancy to protect important wildlife habitat and agricultural lands in this area.

This easement will conserve in perpetuity the important wildlife and agricultural values of this property while allowing the owners to continue enjoying the agricultural and recreational use of their property. This project is in the best interest of all parties and should move forward.

Sincerely,



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

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Area Wildlife Manager
Colorado Division of Wildlife
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Nancy J. Stahoviak
District 1

Doug Monger
District 2

Diane Mitsch Bush
District 3

Tom Sullivan
County Manager

August 10, 2010

RE: Red Hawk Ranch TOO, LLC Conservation Easement

Dear Jim:

As a follow up to our conversation today about real estate projects being pursued by the Colorado Division of Wildlife in Routt County, we agree that the Colorado Division of Wildlife should place approximately 1000 acres of private land owned by Shannon Barry-Rivas and Mark Lotta under the protection of a perpetual conservation easement. This easement augments existing conservation easements north of Hayden and continues the work of the Colorado Division of Wildlife and other entities, including the Routt County PDR Program, of protecting critical wildlife habitat and agricultural lands in Routt County.

This easement will conserve in perpetuity the important habitat values of this property while allowing the Ms. Berry and Mr. Lotta to continue enjoying the agricultural and recreational use of their property. This project is in the best interest of all parties and should move forward.

Sincerely,

THE ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Nancy J. Stahoviak, Chairman