

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

Taylor Flat Conservation Easement

Mesa County

640 acres

18 miles southwest of Glade Park, about 25 miles southwest of Grand Junction

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 Taylor Flat Perpetual Conservation Easement (640 acres).

CDC Staff Questions

1. What is the property's current use?

The property is currently used for pasture for livestock, and hunting by the landowners.

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

The future plans for the property are to allow the landowners to continue to utilize the property for livestock grazing, hunting, and allow one 5 acre building site.

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

The property will not be open to the public.

4. Please explain how the \$1,000 annual operation cost will be expended.

The \$1,000.00 annual operation cost will be expended for conservation easement monitoring. Because of location, it will take two field staff three days to complete the annual conservation easement monitoring.

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 approximately 640 acres in Mesa County.		
General Information			
Name	Taylor Flat Conservation Easement		
Number of acres	Approximately 640		
Location	Eighteen miles southwest of Glade Park, this is southwest of Grand Junction.		
County	Mesa		
Costs / Source of Funding			
Purchase Price	No cost to CDOW for this Conservation Easement	Funding Source*	N/A
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	\$1,000.00 to monitor CE	The annual operations costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

The property owners are seeking to grant a perpetual conservation easement to the CDOW on approximately 640 acres to provide habitat protection.

The project property is important for a variety of reasons. The project is within the Glade Park High Priority Habitat Acquisition Area associated with the RFP's. The property provides transitional and winter range for mule deer and elk, as well as probable historic Gunnison sage grouse habitat. The property is also almost entirely surrounded by BLM ground.

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.

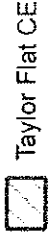
Wind and Solar: A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's Energy Office dated December 2009;

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

Attachments:

- Map
- Concurrence letters

**Taylor Flat
Conservation Easement
Project #10-022-NW**



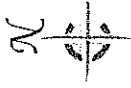
Taylor Flat CE

Bureau of Land Management

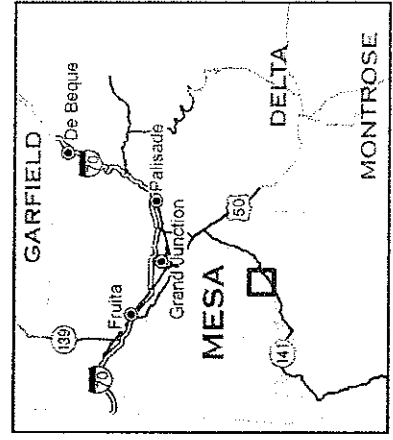
Private



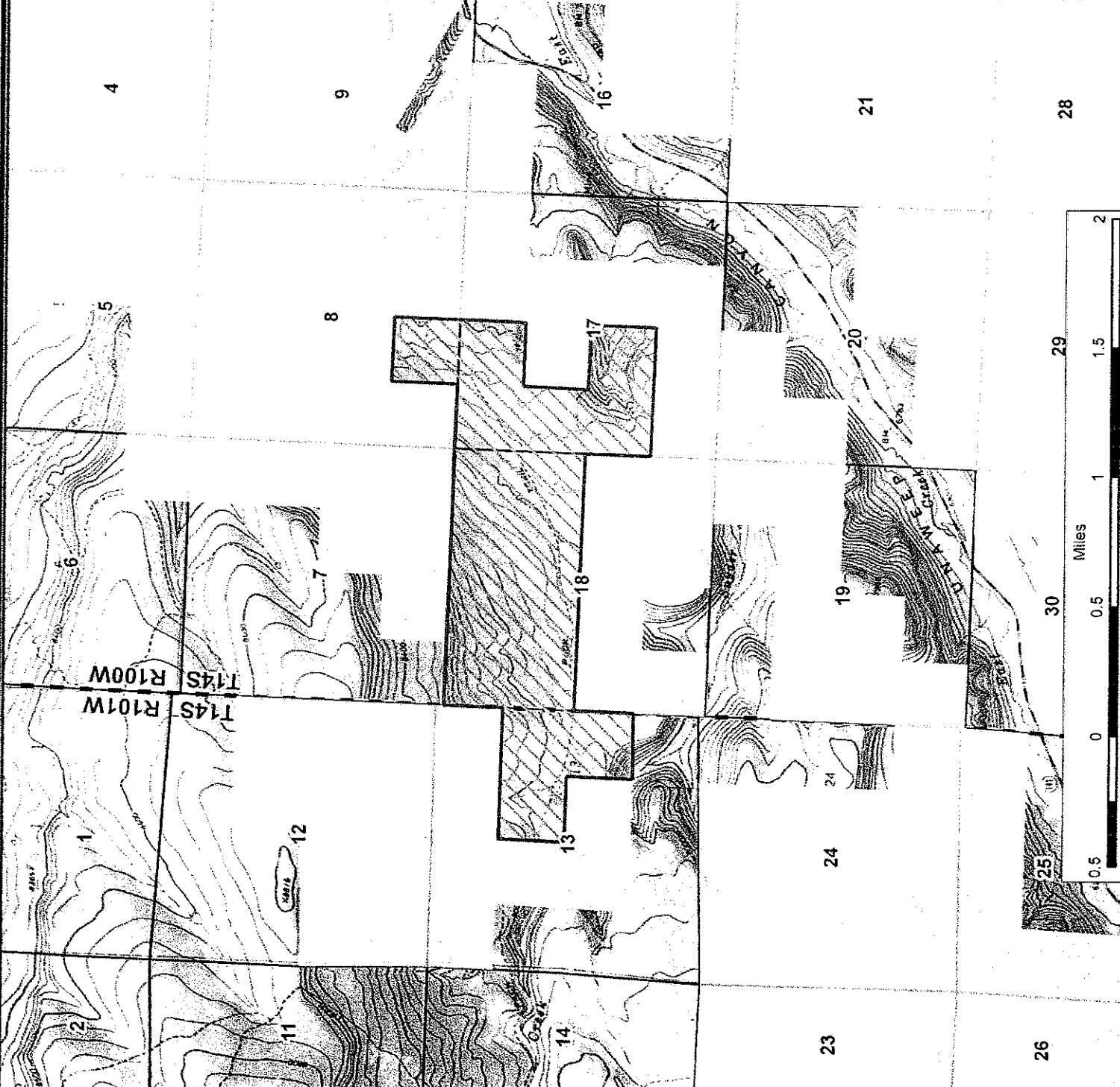
WILDLIFE



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



g:\Project\Habitat\Recreation\Habitat_City_Bldg_TaylorFlat



June 11, 2010

Ron Velarde
Northwest Regional Manager
Colorado Division of Wildlife
711 Independent Ave.
Grand Junction, CO 81505

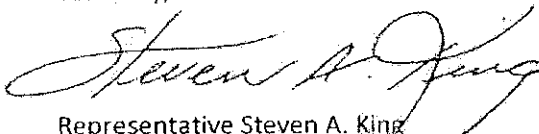
Dear Mr. Velarde:

I am writing in support of the Colorado division of Wildlife's (DOW) acquisition of the "Taylor Flat" Conservation Easement on property owned by William Patterson, Rodney Power, Ron Tipping, and Clayton Tipping on Pinyon Mesa in Mesa County. Patterson, Power, and Tipping have requested that the DOW accept the donation of a perpetual conservation easement on Taylor Flat. This conservation easement will protect approximately 640 acres of wildlife habitat from future development.

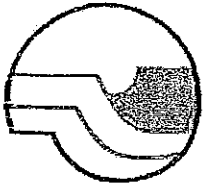
The Nature Conservancy has listed Glade Park and Pinyon Mesa as priority target areas for conservation, particularly for species of special concern. The Taylor Flat Conservation Easement is within the Glade Park High Priority Habitat Acquisition Area as determined by the DOW. The property provides transitional and winter range for mule deer and elk, as well as probable historic Gunnison sage grouse habitat (a species of special concern in Colorado). The property is also almost entirely surrounded by BLM ground. This easement will lead to the development of a wildlife management plan for the property between Patterson, Powers and Tipping; and the Division of Wildlife.

The Taylor Flat Easement will be an excellent addition to other easements already in place on Glade Park and Pinyon Mesa. I am confident this easement will provide a critical piece of wildlife habitat in Mesa County.

Sincerely,



Representative Steven A. King
Colorado House of Representatives
District 54



Mesa County, Colorado
BOARD OF COUNTY COMMISSIONERS

District 1 - Craig J. Meis (970) 244-1605
District 2 - Steven Acquafresca (970) 244-1604
District 3 - Janet Rowland (970) 244-1606

P.O. Box 20,000 • 544 Rood Avenue • Grand Junction, Colorado 81502-5010 • FAX (970) 244-1639

June 15, 2010

Ron Velarde, Northwest Regional Manager
Colorado Division of Wildlife
711 Independent Ave.
Grand Junction, CO 81505

Dear Mr. Velarde:

I am writing in support of the Colorado Division of Wildlife's (DOW) acquisition of the "Taylor Flat" Conservation Easement on property owned by William Patterson, Rodney Power, Ron Tipping, and Clayton Tipping on Pinyon Mesa in Mesa County. Patterson, Power, and Tipping have requested that the DOW accept the donation of a perpetual conservation easement on Taylor Flat. This conservation easement will protect approximately 640 acres of wildlife habitat from future development.

The Nature Conservancy has listed Glade Park and Pinyon Mesa as priority target areas for conservation, particularly for species of special concern. The Taylor Flat Conservation Easement is within the Glade Park High Priority Habitat Acquisition Area as determined by the DOW. The property provides transitional and winter range for mule deer and elk, as well as probable historic Gunnison sage grouse habitat (a species of special concern in Colorado). The property is also almost entirely surrounded by BLM ground. This easement will lead to the development of a wildlife management plan for the property between Patterson, Powers, and Tipping; and the Division of Wildlife.

The Taylor Flat Easement will be an excellent addition to other easements already in place on Glade Park and Pinyon Mesa. I am confident this easement will provide a critical piece of wildlife habitat in Mesa County.

Sincerely,



Craig J. Meis, P.E., Chair
Board of Commissioners

s:\kc&bl\letters\support\velarde.doc