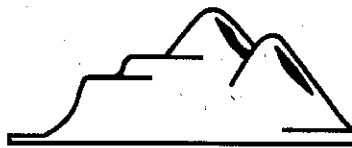


Colorado Coalition of Land Trusts Organizational Me

** - Accredited by the Land Trust Accreditation Commission; * - Applied/Registered for Accreditation in 2009



Land Trust Members	Phone	Counties Covered	Website
**Aspen Valley Land Trust	970-963-8440	Pitkin, Garfield, parts of Eagle Gunnison	www.avlt.org
*Black Canyon Regional Land Trust	970-252-1481	Delta, Montrose, Ouray, Gunnison	www.blackcanyonlandtrust.org
Centennial Land Trust	970-768-3622	Morgan, Weld	
Clear Creek Land Conservancy	303-526-1151	Jefferson, Clear Creek, Gilpin	
**Colorado Cattlemen's Agricultural Land Trust	303-225-8677	Statewide	www.ccallt.org
**Colorado Open Lands	303-988-2373	Statewide	www.coloradoopenlands.org
Colorado Water Trust	720-570-2897	Statewide	www.coloradowatertrust.org
Colorado Wildlife Heritage Foundation	303-291-7212	Statewide	www.cwhf.info
The Conservation Fund	303-444-4369	Statewide	www.conservationfund.org
Continental Divide Land Trust	970-453-3875	Summit, Park	www.cdlit.org
Crested Butte Land Trust	970-349-1206	Gunnison	www.cblandtrust.org
Crestone/Baca Land Trust	719-256-4818	Custer, Saguache	www.crestonelandtrust.org
*Douglas Land Conservancy	303-688-8025	Douglas, Elbert, Jefferson	www.douglaslandconservancy.org
Ducks Unlimited, Inc.	970-481-7793	Statewide	www.ducks.org
**Eagle Valley Land Trust	970-524-0870	Eagle County	www.evlit.org
**Estes Valley Land Trust	970-577-6837	Estes Park	
Gunnison Ranchlands Conservation Legacy	970-641-4386	Gunnison, Saguache	www.gunnisonlegacy.org
Lake Fork Valley Conservancy	970-944-2406	Hinsdale	www.lakeforkvalleyconservancy.org
Land Trust of the Upper Arkansas	719-539-7700	Lake, Chaffee, Fremont	www.ltua.org
*La Plata Open Space Conservancy	970-259-3415	La Plata, Montezuma, Dolores, Archuleta, Ouray	www.lposc.org
Legacy Land Trust	970-266-1711	Larimer, Jackson, Weld	www.legacylandtrust.org
**Mesa Land Trust	970-263-5443	Mesa County	www.mesalandtrust.org
*Middle Park Land Trust	970-887-1177	Grand County	www.middleparklandtrust.com
*Montezuma Land Conservancy	970-565-1664	Montezuma, Dolores	www.montezumalandconservancy.org
Mountain Area Land Trust	303-679-0950	Jefferson, Park, Clear Creek	www.savetheland.org
The Nature Conservancy	303-444-2950	Statewide	www.nature.org/colorado
Orient Land Trust	719-256-4315	Saguache	www.olt.org
The Palmer Land Trust	719-632-3236	El Paso, Crowley, Huerfano, Las Animas, Park, Pueblo, Teller, Otero, Custer, Fremont	www.palmerlandtrust.org
Pine Foundation, Inc.	303-858-0880	Douglas, Jefferson, Park, Summit, Grand	
Rio Grande Headwaters Land Trust	719-657-0800	San Luis Valley: Alamosa, Conejos, Costilla, Mineral, Rio Grande, Saguache	www.riograndelandtrust.org
Roaring Fork Conservancy	970-927-1290	Garfield, Eagle, Pitkin	www.roaringfork.org
*San Isabel Land Protection Trust	719-783-3018	Custer, Fremont, Huerfano, Pueblo	www.sanisabel.org
San Miguel Conservation Foundation	970-728-1539	San Miguel	
South Metro Land Conservancy	303-738-0348	Arapahoe	www.southmetrolandconservancy.org
Southern Plains Land Trust	303-526-5276	Baca	www.southernplains.org
Southwest Land Alliance	970-264-7779	Archuleta, Mineral, Hinsdale	www.southwestlandalliance.org
Trust for Land Restoration	970-626-3236	Statewide	www.restorationtrust.org
Trust for Public Land	303-837-1414	Statewide	www.tpl.org
**Wilderness Land Trust	970-963-1725	Statewide and National	www.wildernesslandtrust.org
Yampa Valley Land Trust	970-879-7240	Routt, Moffat, Jackson, Rio Blanco	www.yvlt.org
Local Government Members	Phone	Counties Covered	Website
Aspen Parks & Recreation	970-920-5120	Pitkin	www.aspenrecreation.com
Boulder County Parks & Open Space	303-678-6200	Boulder	www.bouldercounty.org/openspace
City of Boulder Open Space and Mountain Parks	303-441-3440	Boulder, Jefferson	www.ci.boulder.co.us/openspace
City of Fort Collins	970-416-2815	Larimer	www.ci.fort-collins.co.us/naturalareas/
City of Loveland	970-962-2725	Loveland and Surrounding Area	www.ci.loveland.co.us/parksrec/OpenNatural.htm
Douglas County Open Space	303-660-7495	Douglas	www.co.douglas.co.us/openspace/
Jefferson County Open Space	303-271-5925	Jefferson	http://co.jefferson.co.us/openspace/
Larimer County Rural Land Use Center	970-498-7686	Larimer	www.co.larimer.co.us/rlluc/
Larimer County Parks and Open Lands	970-679-4575	Larimer	www.larimer.org/parks/
Lower Arkansas Valley Water Conservancy	719-254-5115	Otero	www.lavwcd.org/
Pitkin County Open Space and Trails	970-920-5232	Pitkin	www.aspenpitkin.com/depts/21/
San Miguel County Open Space	970-369-5469	San Miguel	www.sanmiguelcounty.org/departments/openspace
Summit County Open Space & Trails	970-668-4060	Summit	www.co.summit.co.us/OpenSpace/
Town of Breckenridge	970-547-3110	Summit	www.townofbreckenridge.com/



Colorado Coalition of Land Trusts

The Mission of the Colorado Coalition of Land Trusts is to promote and support land conservation excellence in Colorado through leadership, advocacy, education and outreach.

The Colorado Coalition of Land Trusts is the collective voice for conservation in Colorado. Through public policy initiatives and professional forums, we support the work of 54 member land trusts and local government open space programs as they work to preserve Colorado's wildlife, working farms and ranches, and significant natural landscapes. By joining together, we advance land conservation and ensure that Colorado's spectacular lands are preserved.

WHAT IS A LAND TRUST? A land trust is a non-profit organization organized as a charitable entity under the laws of the United States and Colorado. Land trusts work with landowners to voluntarily conserve open lands located in the area the land trust serves. Land trusts in Colorado are located in communities across the State, and are run primarily by volunteer boards, a few of whom have the assistance of some paid staff. Land trusts work with their neighbors to help voluntarily conserve Colorado lands without government regulation.

WHAT IS A LOCAL GOVERNMENT OPEN SPACE PROGRAM? Many local governments including cities, counties, recreation and conservation districts have publicly funded local and regional open space programs that work to preserve urban and rural open space and natural areas by providing planning, management and maintenance of neighborhood parks and open space. Many hold conservation easements as well as acquiring land through methods such as direct purchase, transferred development rights, intergovernmental transfers, and others. Like land trusts, local governments work with their neighbors to help voluntarily conserve Colorado lands.

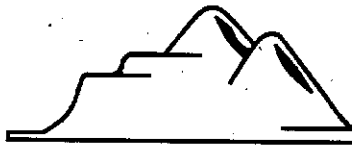
WHAT IS A CONSERVATION EASEMENT? A legal agreement between a landowner and a land trust or local government that permanently restricts the uses of the land in order to protect its conservation values. A conservation easement allows you to continue to own and use your property and to sell it or pass it on to your heirs. Conservation easements do not require a landowner to grant public access across private property. In some cases, conservation easements allow some future development to occur on the property, depending upon the needs of the landowner; however all conservation easements involve the giving up of some rights associated with the land. Conservation easements are extremely flexible, and each is tailored specifically to the individual landowner and the landowner's family. Because of this flexibility and the tax benefits associated with the bargain sale of or donation of a conservation easement, they have become the most popular conservation tools of choice for landowners across the country. The land trust or local government is responsible for making sure that the easement's terms are followed forever.

HOW DO I CONSERVE LAND? Land trusts and local governments use a variety of tools to accomplish voluntary land conservation, including the acquisition (by donation or by purchase) of conservation easements, deed restrictions, and fee title to land, envelopment of management agreements, and strategic estate planning. Land trusts and local government open space programs are experts at working with willing landowners to craft the result that works best for the landowner and their community on each individual transaction.

HOW CAN I HELP? Conservation organizations depend on your membership dues and contributions to save Colorado's open spaces. Support the Colorado Coalition of Land Trusts and your local conservation organization and help preserve Colorado's spectacular landscapes! See the list of Coalition members on the back of this sheet or to www.cclt.org/members.html.

Would you like to learn more about conservation in Colorado? Sign up for the CCLT email newsletter, *Conservation News*, to receive monthly email updates about news and changes in conservation in Colorado at www.cclt.org.

1245 East Colfax Avenue, Suite 203 • Denver, Colorado 80218
Phone: (303) 271-1577 • Fax: (303) 271-1582 • email: info@cclt.org • www.cclt.org



Colorado Coalition of Land Trusts

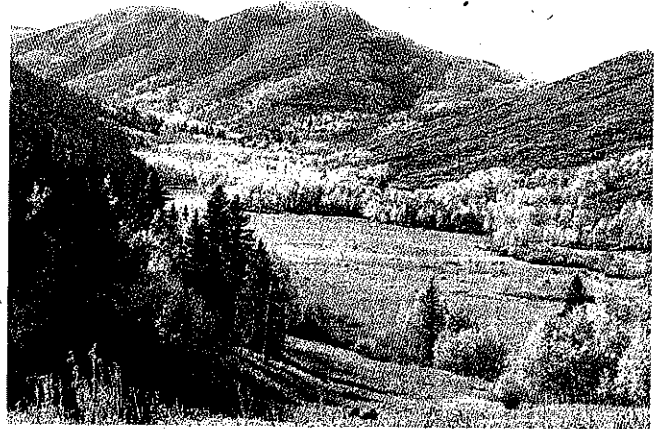
Benefits of Colorado's Conservation Tax Credit Program: Lands Preserved with Conservation Easements

Name: Harvey Ranch

Location: Pitkin County, adjacent to Maroon Bells-Snowmass Wilderness

Acres Preserved: 1,820 acres, preserved in three easements in 2005 and 2006

Partners: Pitkin County, Aspen Valley Land Trust



Values: This project is part of a large scale effort to conserve the scenic, wildlife, recreation, and water values of the Snowmass-Capitol Creek area, and was triggered by the purchase in 2003 of a 1,480-acre conservation easement on the adjacent Capitol Creek Ranch (a.k.a. Child Ranch, where Bob Child received the Colorado Division of Wildlife's 2003 Landowner of the Year Award). The Harvey Ranch is on a bench above Snowmass Creek and shares a three-mile boundary with the Maroon Bells-Snowmass Wilderness Area world renowned for its scenic splendor. The ranch is part of the stunning view from the Snowmass Ski Area and the adjacent National Forest. The Ranch was homesteaded in 1893 by the Hunter family, whose namesake creek now traverses the ranch. Pitkin County succeeded in preserving the bulk of this 1,820-acre ranch for \$3 million, less than 10% of the price a developer would pay. Colorado tax credits were one of many financial tools needed to make this important project a reality.

Contact: Dale Will, Pitkin County Open Space and Trails, dalew@co.pitkin.co.us, (970) 920-5232

Name: Clark Ranch

Location: Teller County, between Woodland Park and Divide

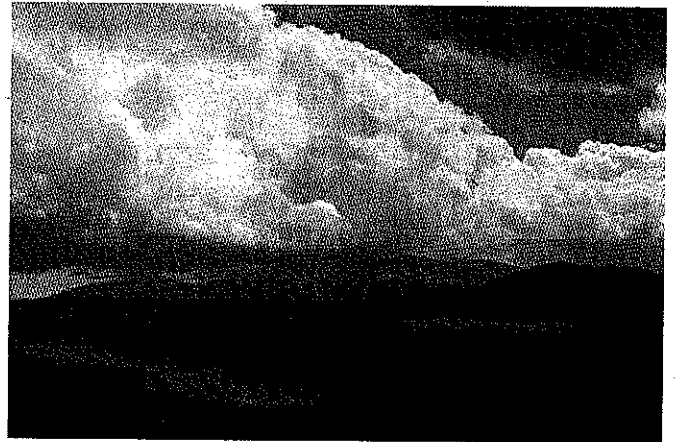
Acres Preserved: 885 acres, preservation completed in 2005

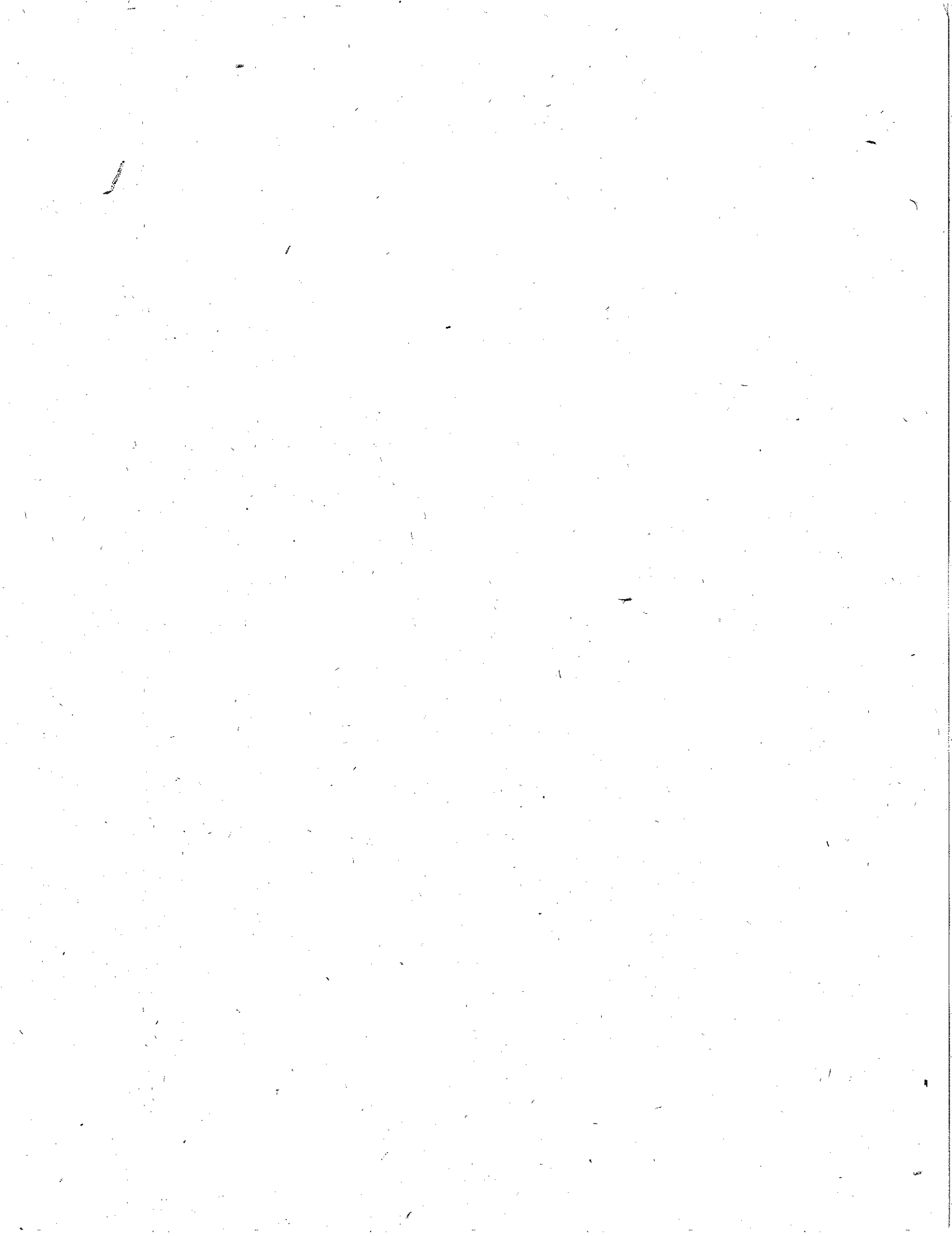
Partners: Palmer Land Trust

Values: The Clark Ranch has open frontage along a major four-lane highway (U.S. Hwy 24), so it is highly visible and serves as foreground to Teller's trademark vista of Pikes Peak. The property affords spectacular views of the north face of the Peak, just eight miles away. In the foreground, between the ranch and Pikes Peak, is 10,600 ft. Raspberry Mountain. The Collegiate Peaks, some 80 miles to the west, are visible from the high point of the ranch, as is the Rampart Range six miles to the east. Wooded slopes along the southern boundary are traditional

calving grounds for elk, and the entire property is habitat for wildlife, with grasses and sedges that have particularly high elk forage value during the critical winter and early spring months. Coulson Lake is a breeding and nesting ground for ducks, seasonal home to great blue herons, and a way-station for migratory birds and waterfowl. After touring the area in May, 2002, then-Attorney General Ken Salazar called the Pikes Peak Conservation Corridor "one of the crown jewels" of open space preservation in the state. The landscape protected by these properties is unique, and available nowhere else. It is "America's Mountain"... a landmark for generations and an emblem for the State of Colorado.

Contact: Scott Campbell, Palmer Land Trust, scott@Palmerlandtrust.org, (719) 632-3236







Colorado Coalition of Land Trusts

Name: McNeil Ranch

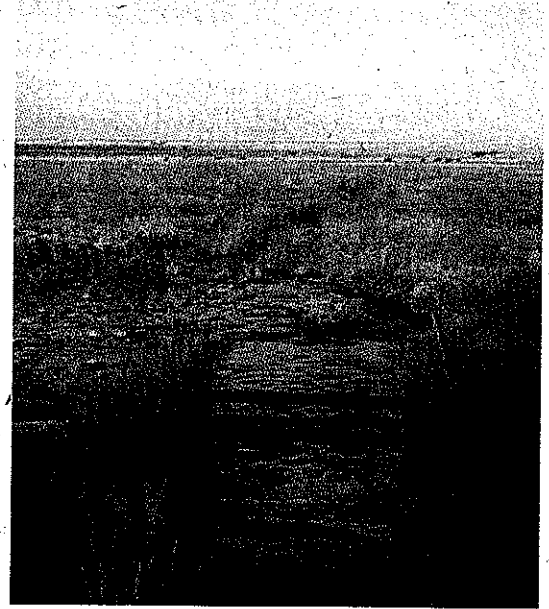
Location: San Luis Valley, around the lower reaches of Rock Creek

Acres Preserved: 1,030 acres in 2003, as part of over 3,000 total expected by 2007

Partners: Ducks Unlimited, American Farmland Trust, Colorado Division of Wildlife, USDA Natural Resources Conservation Service, Great Outdoors Colorado, North American Waterfowl Conservation Act

Values: The 3,033-acre McNeil Ranch encompasses a lower reach of Rock Creek in the San Luis Valley and its riparian zone. The landowners signed their first in a series of easements in 2003, and will protect the remainder of the ranch in February 2007. The ranch's exceptional wet meadows, pastures and uplands are irrigated by senior water from the Rio Grande, and contain meadows that flood in the spring when migrating waterfowl most need the habitat. Long-term surveys show that the refuge sustains some of the highest duck nesting densities in the world and that nesting and migratory habitat would diminish if this upstream property and its vital water resources were not protected. Cathy McNeil says easements have provided her family with an opportunity to adhere to their strong beliefs in preserving working ranchland, offered handsome payment and tax benefits, and allowed them to keep working the land. The McNeil Ranch is part of a greater cooperative effort to protect the spectacular wetlands and waterfowl habitat of the Rock Creek Corridor, and has involved conservation easements negotiated and held by Ducks Unlimited, the Rio Grande Headwaters Trust, the American Farmland Trust, and the Colorado Cattlemen's Agricultural Land Trust. These projects have involved a mix of funding from the UDSA National Resources Conservation Service (to protect unique soils), lottery-funded Great Outdoors Colorado, the Colorado Division of Wildlife, the North American Waterfowl Conservation Act, and private donations.

Contact: Greg Kernohan, Ducks Unlimited, gkernohan@ducks.org, (970) 481-7793



Name: Johnston Ranch

Location: Teller County, on both sides of U.S. Highway 24

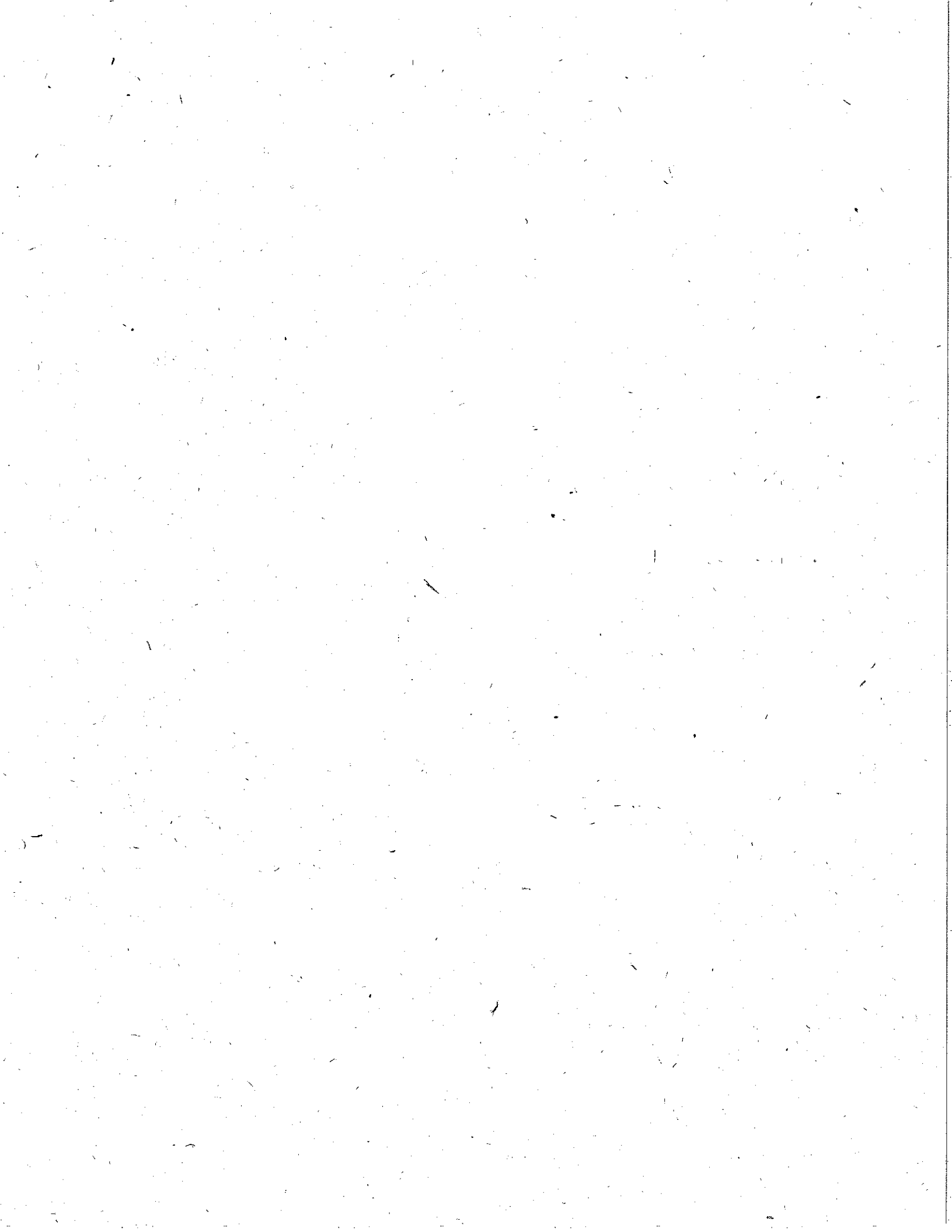
Acres Preserved: 330 acres, preserved in 2002 and 2003

Partners: Palmer Land Trust, Great Outdoors Colorado

Values: On August 18, 2003, the Palmer Foundation Land Trust purchased a conservation easement on the 197 acre eastern parcel of the Johnston Ranch that lies south of US Highway 24. This parcel includes the prominent Johnston hay meadow and ranch headquarters that for many defines rural Colorado. This easement joins the 133 acre easement on the upland meadows purchased in November 2002. The ranch is one of the most prominently visible ranches in Teller County, straddling both sides of US Highway 24. The easements ensure that the pastures will continue to provide a pastoral foreground for the views south to Pikes Peak, maintain a significant ranch in agriculture and preserve important wildlife habitat. Gifts from individuals, two grants from Great Outdoors Colorado, funds from local foundations and the Colorado Department of Transportation, tax credits from the State of Colorado, and a significant price reduction by the Johnstons, were combined to purchase the conservation easements.



Contact: Scott Campbell, Palmer Land Trust, scott@Palmerlandtrust.org, (719) 632-3236





Colorado Coalition of Land Trusts

Name: Quarter Circle 8 Ranch

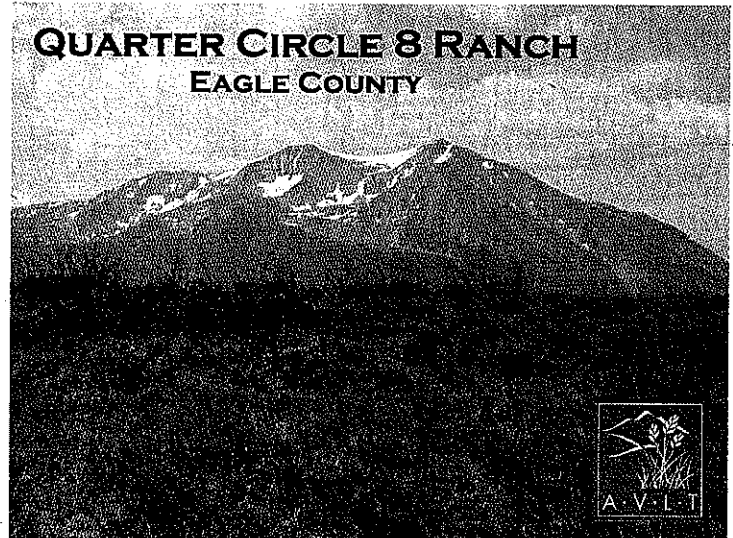
Location: Eagle/Garfield County, Missouri Heights

Acres Preserved: 597 acres

Partners: Aspen Valley Land Trust, Eagle County

Values: The McNulty's homesteaded on Missouri Heights in the late 1880s and today Wendy McNulty and her daughters, Katy and Meg, carry on the tradition. Cattle Creek runs through the sprawling ranch which is bordered by numerous 35-acre ranchettes and large homes. The McNultys raise Braunveigh cattle and share the ranch with wintering elk herds and smaller mammals, and portions of the ranch are within a Colorado Natural Heritage Program Potential Conservation Area.

Contact: Martha Cochran, Aspen Valley Land Trust, marthac@avlt.org, (970) 963-8440



Name: Higel Ranch

Location: Rio Grande River Corridor between Monte Vista and Alamosa

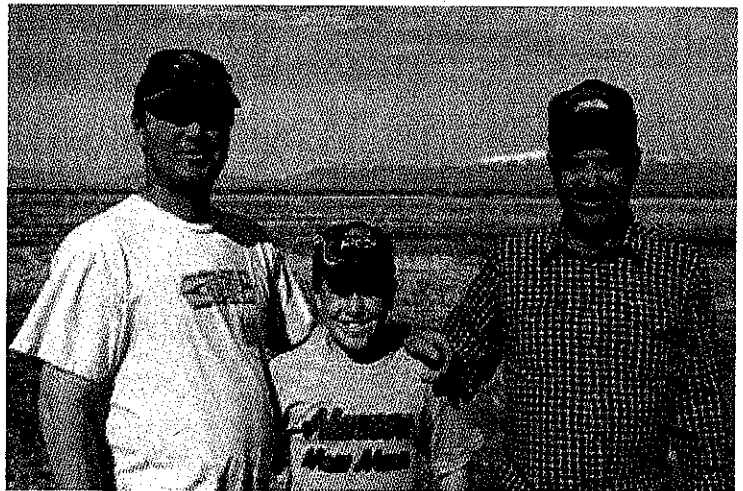
Acres Preserved: 854 acres, preserved in 2005 and 2006

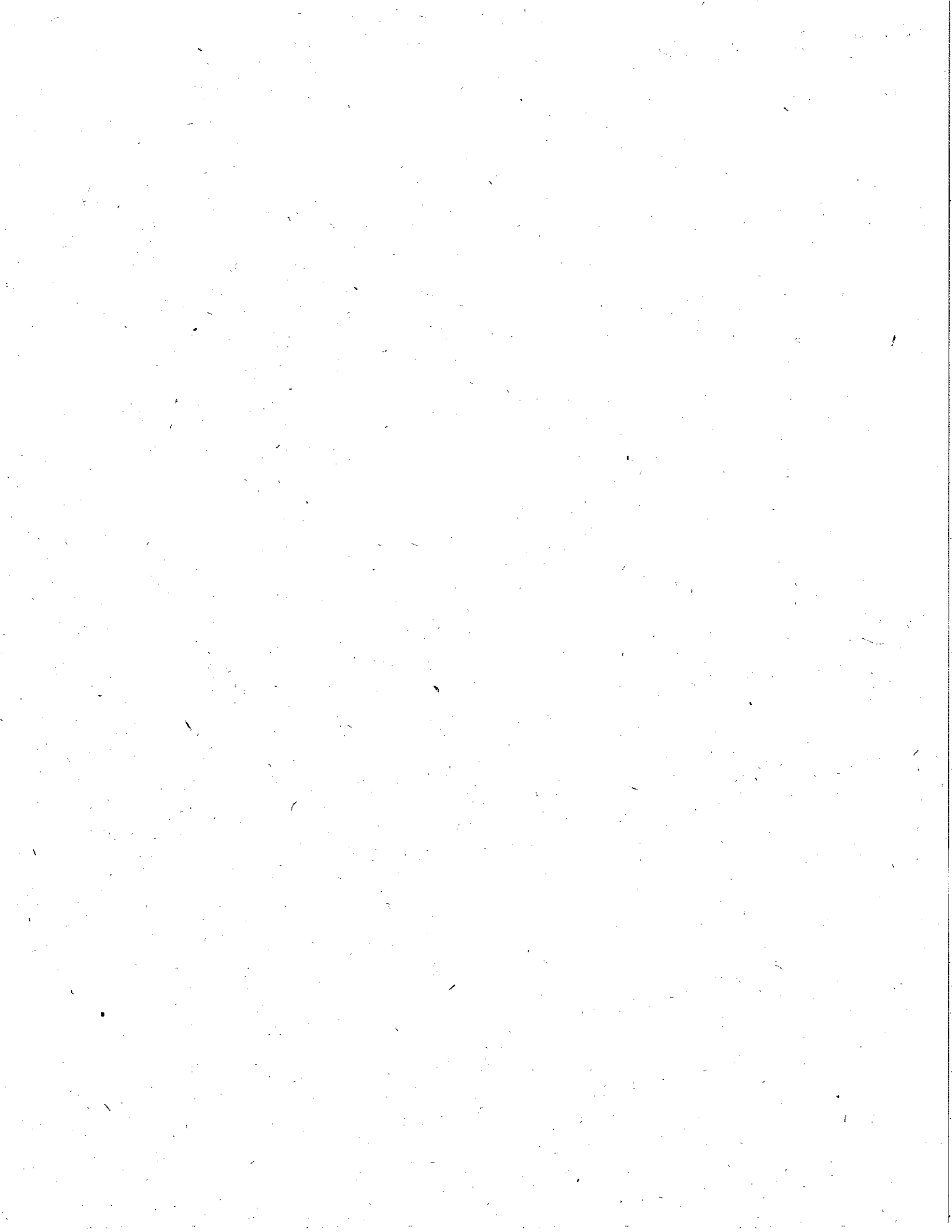
Partners: Ducks Unlimited, Great Outdoors Colorado, North American Wetlands Conservation Act

Values: The 854-acre "Centennial Ranch" borders the 1100-acre Higel State Wildlife Area and is home to a number of waterfowl species. Ducks Unlimited acquired a conservation easement on 299 acres in 2005 using funds from Great Outdoors Colorado and the North American Wetlands Conservation Act. The landowners put the remaining 555 acres under easement in 2006 also using Great Outdoors Colorado funding. For their continued conservation work, the landowners were named as recipients of one of six 2006 National Wetlands Awards.

They were also honored as Landowner Stewardship Award winners, an award that is given to a private landowner who, while utilizing his or her private land for farming, forestry activities, ranching or development, voluntarily helps restore, protect or minimize impacts on wetlands. The Higel family has protected over 2000 acres of prime wildlife and waterfowl habitat.

Contact: Greg Kernohan, Ducks Unlimited, gkernohan@ducks.org, (970) 481-7793







Colorado Coalition of Land Trusts

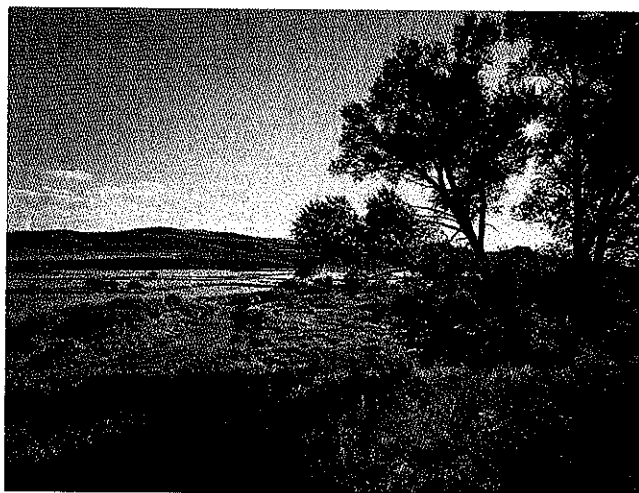
Conservation Easement Program Background

Conservation Easements

Conservation easements are the primary land preservation tool in Colorado, accounting for more than two-thirds of all conserved land in the state. They have been used to protect over a million and a half acres of land across Colorado from development. There are over a thousand conservation easements around Colorado that have protected farms, ranchlands, scenic and historic areas, wildlife habitat, and unique natural areas that otherwise could have been lost forever to development.

Conservation easements are sold or donated by private landowners to nonprofit or governmental entities to guarantee that a parcel of land will never be developed. Property owners may continue using their land as they have been but give up specific rights, such as the right to develop or subdivide.

In exchange for the donation, the landowner receives a transferable income tax credit for 50% of the fair market value of a conservation easement to a maximum amount of \$375,000. The amount of the donation must be supported by a qualified appraisal and must comply with all other aspects of IRS Code §170(h). As a result, conservation easements provide a cost-effective way for the state to protect land from development and protect Colorado's agricultural traditions.



*Irby Ranch
Conservation Easement*

Courtesy John Fielder

Many families with conservation easements have farmed or ranched their property for generations and use the easements to continue their family tradition.

Accountability and Transparency

The Colorado land conservation community has been at the forefront of identifying ways to strengthen accountability and transparency in the easement program. HB08-1353, enacted in July 2008, increased the standards, transparency and accountability for conservation easements. This important piece of legislation requires landowners and land trusts or other holders of conservation easements to appropriately protect property and accurately assess conservation values.

The State of Colorado provides oversight on each important step of the conservation easement process including review of appraisals and certification of easement holders. The Conservation Easement Oversight Commission provides the State of Colorado with expert advice from land owners, land trusts, local governments, appraisers, and state agency representatives.

For additional information, please contact Jill Ozarski, Colorado Coalition of Land Trusts, 303-271-1577, jill.ozarski@cclt.org or Steve Holdren, 303-839-1613, s.holdren@ctos.com

