

Property Transaction Proposal Cover Sheet

Colorado Parks and Wildlife*Mt. Ouray and Mt. Shavano State Fishing Units Yunikar Easement*

Chafee County

1 acre

About 20 miles southwest of Salida

Action Required

Recommend support for the acquisition of a permanent ditch easement serving the Mt. Ouray and Mt. Shavano State Fishing Units (\$8,400 for one acre).

Questions and Responses

None.

Capital Development Committee
June 18, 2018—Property Transaction Proposal

Department of Natural Resources
Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to acquire a permanent ditch easement.
------------------------	--

General Information	
Name	Mt. Ouray and Mt. Shavano SFU’s-Yunikar-Easement
Number of acres	1
Location	Approximately 20 miles southwest of Salida, CO.
County	Chaffee

Costs / Source of Funding			
Purchase Price	\$8,400.00	Funding Source	Wildlife Cash
	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year	2016-17	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$5,500,000	
	Remaining Unexpended Balance	\$5,466,500	
Annual Monitoring and Operation Costs	\$470.00 annually - No new money is required. Staff time associated with standard CPW irrigation practices and application of water above hatchery collection lines has been in the budget of the hatchery for many years. Mr. Yunikar will maintain the ditch.	Funding for the monitoring and operation costs of the property will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$0.00	N/A	

* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.

Summary of Proposal:

Pursuant to a longstanding Special Use Agreement (SUA), CPW has used a ditch on Mr. Yunikar’s property to support CPW fish hatcheries. In exchange, Mr. Yunikar has used a road across CPW’s land to reach his home. That SUA expires on August 31, 2020. The Landowner wants to sell the property upon which the ditch is located. Consequently, CPW and the Landowner wish to formalize this long standing arrangement. CPW will spend \$8,400.00 to acquire a permanent easement for the ditch that is necessary for the operation of CPW fish

hatcheries. In exchange, the landowner will spend \$8,400.00 to acquire a permanent easement over CPW's land on the road he has been using for approximately 25 years. This project will help the owner sell his land and protect CPW's use of the ditch for the hatcheries after the land is sold.

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

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

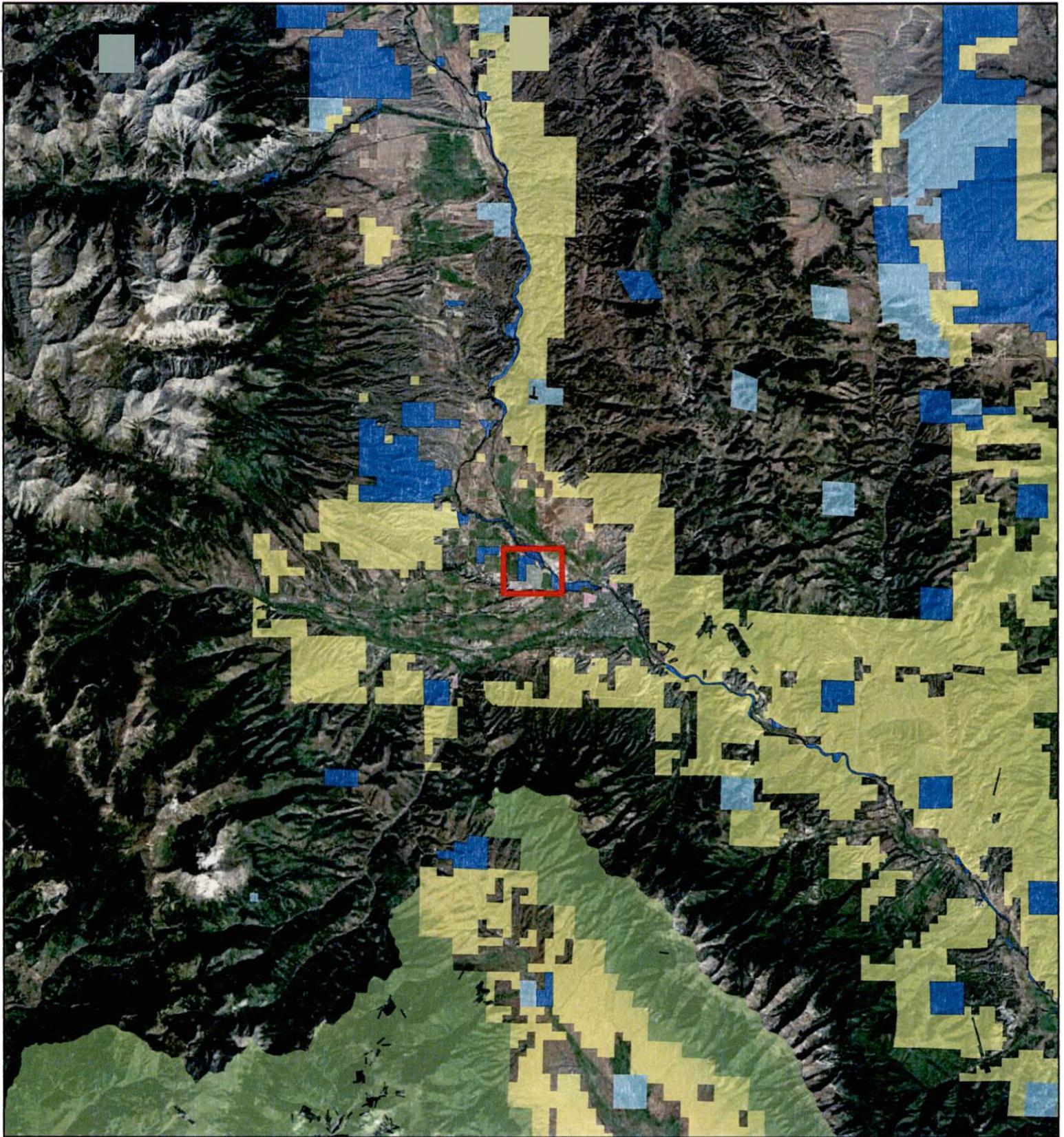
Wind and Solar: A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's Energy Office dated December 2009.

Mineral Interest Ownership:

N/A

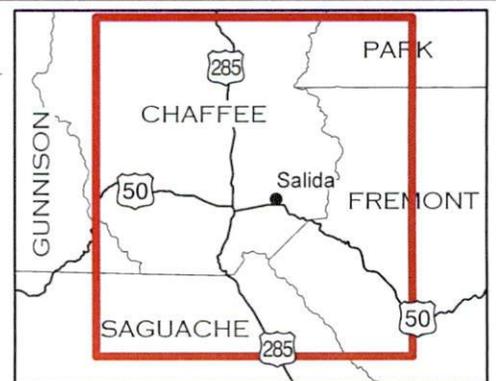
Attachments:

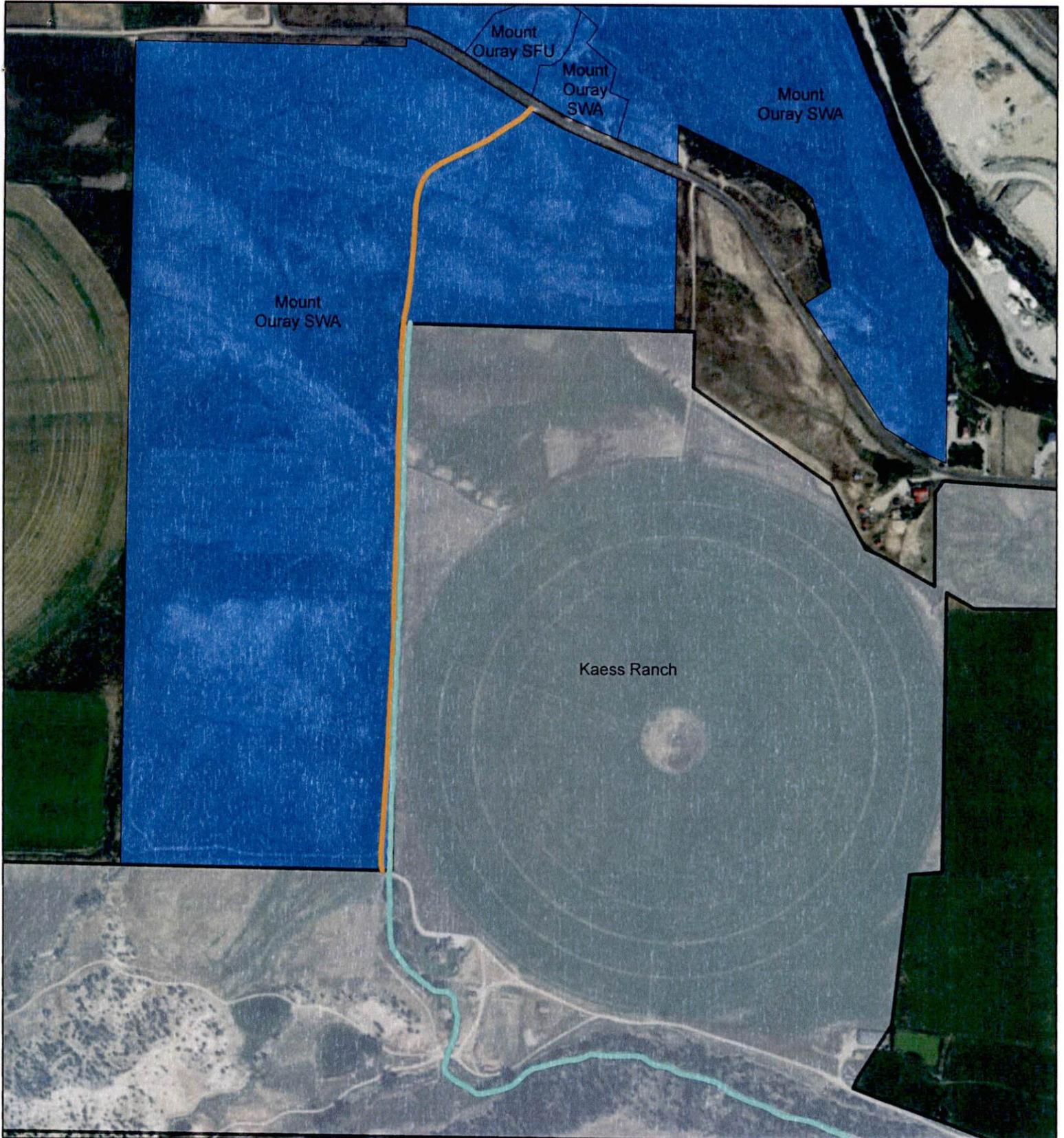
- Map
- Concurrence letters



**Access Road and Ditch Easements
Mt. Ouray and Mt. Shavano SFUs
RE Project#: 17-046
Chaffee County**

- | | |
|---|--|
|  CPW Property |  US Forest Service |
|  Other State |  City/County Property |
|  Bureau of Land Management |  Project Area |





**Access Road and Ditch Easements
Mt. Ouray and Mt. Shavano SFUs
RE Project#: 17-046
Chaffee County**

- CPW Property
- Access Road
- Ditch
- Kaess Ranch





COLORADO

Parks and Wildlife

Department of Natural Resources

Salida Service Center
7405 W Highway 50
Salida, CO 81201
P 719.530.5520 | F 719.530.5554

April 30, 2018

State Representative James Wilson
200 East Colfax
Denver, CO 80203

Dear Representative Wilson,

Colorado Parks and Wildlife (CPW) is in negotiation with a private landowner, Mr. Willie Yuniker, for an exchange of property rights. CPW will grant a perpetual road access agreement of approximately 4000 feet in length across the Mount Ouray State Wildlife Area to Mr. Yuniker's adjoining property in exchange for a 3800-foot ditch extension agreement on the Harrington Ditch, a ditch utilized by CPW for transport of a CPW water right. Both involved properties are within Chaffee County approximately 3 miles west of Salida.

Prior to any State acquisition, CPW is required by the State Capital Development committee to advise the appropriate State Senator, State Representative and Board of County Commissioners, to receive written concurrence with the conveyance.

CPW respectfully request your concurrence to move forward with this transaction. If you approve, please sign the appropriate line at the bottom of this letter. If you have any questions or would like to discuss the matter further, please call me at either my direct office number, 719-530-5522 or my cell phone number, 719-530-1819. Thank you for your time and consideration.

Sincerely,

James L. Aragon
Area Wildlife Manager

Approval, Representative James Wilson



COLORADO

Parks and Wildlife

Department of Natural Resources

Salida Service Center
7405 W Highway 50
Salida, CO 81201
P 719.530.5520 | F 719.530.5554

April 30, 2018

Chaffee County Board of Commissioners
104 Crestone Avenue
Salida, CO 81201

Dear Chaffee County Board of Commissioners,

Colorado Parks and Wildlife (CPW) is in negotiation with a private landowner, Mr. Willie Yuniker, for an exchange of property rights. CPW will grant a perpetual road access agreement of approximately 4000 feet in length across the Mount Ouray State Wildlife Area to Mr. Yuniker's adjoining property in exchange for a 3800-foot ditch extension agreement on the Harrington Ditch, a ditch utilized by CPW for transport of a CPW water right. Both involved properties are within Chaffee County approximately 3 miles west of Salida.

Prior to any State acquisition, CPW is required by the State Capital Development committee to advise the appropriate State Senator, State Representative and Board of County Commissioners, to receive written concurrence with the conveyance.

CPW respectfully request your concurrence to move forward with this transaction. If you approve, please sign the appropriate line at the bottom of this letter. If you have any questions or would like to discuss the matter further, please call me at either my direct office number, 719-530-5522 or my cell phone number, 719-530-1819. Thank you for your time and consideration.

Sincerely,

James L. Aragon
Area Wildlife Manager
Salida Office

Approval, Chaffee County Board of Commissioners





COLORADO

Parks and Wildlife

Department of Natural Resources

Salida Service Center
7405 W Highway 50
Salida, CO 81201
P 719.530.5520 | F 719.530.5554

April 30, 2018

State Senator Kerry Donovan
200 East Colfax Office 339
Denver, CO 80203

Dear Senator Donovan,

Colorado Parks and Wildlife (CPW) is in negotiation with a private landowner, Mr. Willie Yuniker, for an exchange of property rights. CPW will grant a perpetual road access agreement of approximately 4000 feet in length across the Mount Ouray State Wildlife Area to Mr. Yuniker's adjoining property in exchange for a 3800-foot ditch extension agreement on the Harrington Ditch, a ditch utilized by CPW for transport of a CPW water right. Both involved properties are within Chaffee County approximately 3 miles west of Salida.

Prior to any State acquisition, CPW is required by the State Capital Development committee to advise the appropriate State Senator, State Representative and Board of County Commissioners, to receive written concurrence with the conveyance.

CPW respectfully request your concurrence to move forward with this transaction. If you approve, please sign the appropriate line at the bottom of this letter. If you have any questions or would like to discuss the matter further, please call me at either my direct office number, 719-530-5522 or my cell phone number, 719-530-1819. Thank you for your time and consideration.

Sincerely,

James L. Aragon
Area Wildlife Manager

Approval, Senator Kerry Donovan