Colorado Parks and Wildlife

Rim River Estates - Skaret Family Perpetual Right-of-Way Easement

Chaffee County	1 acre	Four and a half miles south of Buena Vista at the end of County Road 301.

Action Required

Recomment support for the acquisition of a perpetual right-of-way easement at Rim River Estates ($83,000 CF for 1 acre).

Questions and Responses

None.

Capital Development Committee
March 2020—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 perpetual right-of-way easement.

General Information	
Name	AHRA- Rim River Estates-Skaret Family-Perpetual Right-of-Way
Number of acres	1
Location	The proposed right-of-way easement is located 4.5 miles South of Buena Vista at the end of County Road 301. SE of Section 16, Township 14 South, Range 78 West of the 6th P.M.
County	Chaffee

Costs / Source of Funding			
Purchase Price	$83,000	Funding Source	GOCO
	Spending authority has already been approved for this project in the Long Bill.		
	Fiscal Year		FY 2018-19
	Line Item		GOCO Grant #G18171
	Appropriation		$700,000
	Remaining Unexpended Balance		$691,175
Annual Monitoring and Operation Costs	N/A		
Development Costs	$2,000		Funding for development costs will come from the Parks Operations Line Item under the Division Operations Group in the Long Bill
* 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:

CPW seeks to acquire a *perpetual* right-of-way easement on private property owned by Dean and Linda Skaret. The easement will provide CPW administrative access CPW's River Rim Estates (RRE) parcel to maintain the Silver Bullet Boat Chute/Portage Trail. CPW may access the property twice every 10 years, for 45 days of access per use. The cost of the easement was determined using a Colorado certified appraiser, and an appraisal review was conducted by a second Colorado certified appraiser.

The Silver Bullet Boat Chute is a Class III-IV rapid that lies on a section of the Arkansas River between the Buena Vista Whitewater Park and Fisherman's Bridge Recreation Site. High water

flows have washed away sections of the portage trail. CPW will periodically need to reconstruct the boat chute and portage trail to maintain the safety of boaters.

CPW can currently access the RRE parcel through a pedestrian easement on the Skaret's property, but there is currently no way for vehicles and construction equipment to reach the parcel for maintenance and repair work, or for emergency purposes. This perpetual right-of-way on the Skaret property will allow vehicles and large equipment to access the property. The easement will only be used by CPW personnel, and is not for public use.

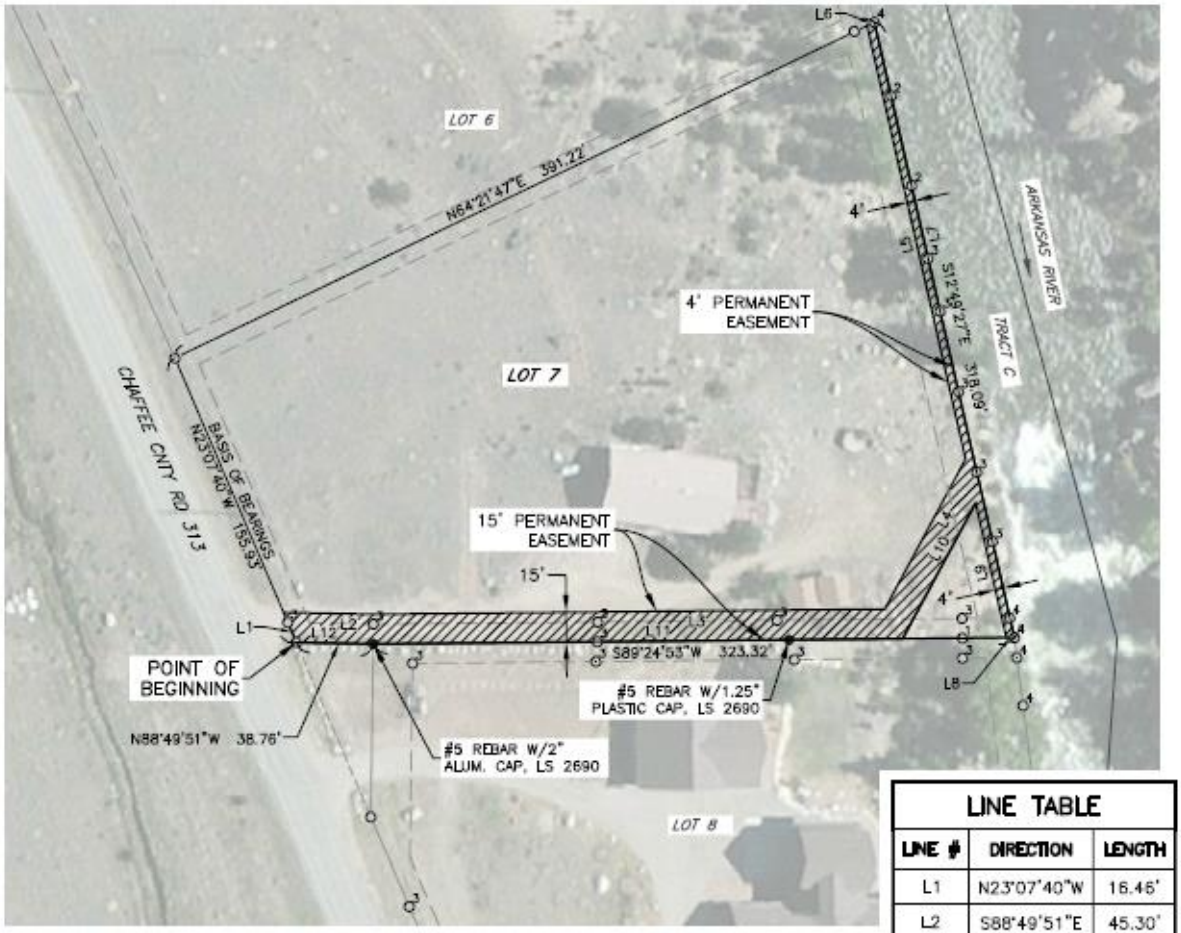
Attachments:

- Map
- Photos

EXHIBIT "A"

LOCATED WITHIN LOT 7, RIVER RIM ESTATES SUBDIVISION,
COUNTY OF CHAFFEE, STATE OF COLORADO

SHEET 2 OF 2



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N23°07'40"W	16.46'
L2	S88°49'51"E	45.30'
L3	N89°24'53"E	257.92'
L4	N28°18'40"E	85.91'
L5	N12°49'27"W	224.00'
L6	N64°21'47"E	4.10'
L7	S12°49'27"E	318.09'
L8	S89°24'53"W	4.09'
L9	N12°49'27"W	69.51'
L10	S28°18'40"W	77.59'
L11	S89°24'53"W	267.00'
L12	N88°49'51"W	38.76'

LEGEND

- ● MONUMENT AS DESCRIBED
- ○ #5 REBAR W/1.5" ALUM CAP, LS 2690
- ○[1] #5 REBAR W/1.5" ALUM CAP, LS 15296
- ○[2] #5 REBAR W/1.5" ALUM CAP, LS 31544
- ○[3] #5 REBAR W/1.5" ALUM CAP, LS 37937
- ○[4] 1.5" WASHER, LS 37937 ON BOULDER
- ▨ PERMANENT EASEMENT

N

40 0 40 80
SCALE IN FEET

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. THIS EXHIBIT IS INTENDED TO DEPICT THE ACCOMPANYING PARCEL DESCRIPTIONS. RECORD INFORMATION SHOWN HEREON IS BASED ON A LAND SURVEY PLAT COMPLETED BY LANDMARK SURVEYING AND MAPPING.

DATE: 5/9/19 DRAWN BY: HANS NIELSEN

LOT 7, RIVER RIM ESTATES
PERMANENT EASEMENT

COLORADO
Parks and Wildlife
Department of Natural Resources

AHRA – River Rim Estates
Perpetual Right of Way
Project # 17-021
Chaffee County

LOOKING NORTHEAST AT BOAT PORTAGE AND ARKANSAS RIVER STRUCTURE
THAT PROPOSED EASEMENT IS INTEND TO PROVIDE SUPPORT FOR

COLORADO
Parks and Wildlife
Department of Natural Resources

AHRA – River Rim Estates
Perpetual Right of Way
Project # 17-021
Chaffee County

LOOKING WEST AT SUBJECT FROM NEAR EAST BOUNDARY OF THE PROPERTY
PROPOSED EASEMENT RUNS ALONG THE LEFT SIDE OF PHOTO BEHIND SHEDS TO FOREGROUND

COLORADO
Parks and Wildlife
Department of Natural Resources

Arkansas Headwaters Recreation Area
307 W Sackett Ave
Salida, CO 81201
P 719.539.7289 | F 719.539.3771

February 17, 2021

Chaffee County Commissioners
PO Box 699
Salida, CO 81201

RE: River Rim Estates-Skaret Easement

Dear Commissioners,

I am writing to request your support for a project in your county that Colorado Parks and Wildlife (CPW) will be presenting to the Capital Development Committee. The Skaret family has been working on an administrative access easement on the Skaret Property with CPW.

The Skaret Property is located south of Buena Vista and is bordered by Tract C on the east side and Chaffee County Road 313 on the west side. The address is 28280 CR 313. The Skaret family is working to provide access for maintenance construction on the Helena Diversion Structure a.k.a "the Silver Bullet."

The purpose of this Easement is to allow the Grantee to enter upon the Property for the purposes of maintaining the portage trail, boat chute, fish ladder and all other associated facilities and improvements located on Tract C. Tract C is a parcel owned by CPW. This diversion supports an active water right and provides safe passage for boaters and fish through this section. The nature of the river here is steep with considerable gradient. The structure is subject to the power of the river and will need maintenance to continue to provide safe passage, both in the form of floating, fish passage and portaging the section.

CPW is respectfully asking you to support this access easement. Your signature at the bottom of this page will show support for this project. If you are willing, you can then return it to me at the address above or email it back to me (tom.waters@state.co.us) as soon as is convenient. If you have any questions, please feel free to call me at 719-207-2051. Thank you for your time and attention to this matter.

Sincerely,

Thomas A. Waters Jr.

Thomas A. Waters Jr.
Park Manager
Arkansas Headwaters Recreation Area

We support/do not oppose this proposal.

Keith Baker

Keith Baker – Chaffee County BOCC
Date: 9 March, 2021

Dan Prenzlow, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Marvin McDaniel, Chair • Carrie Besnette Hauser, Vice-Chair
Marie Haskett, Secretary • Taishya Adams • Betsy Blecha • Charles Garcia • Dallas May • Duke Phillips, IV • Luke B. Schafer • Jay Tutchton • Eden Vardy

COLORADO
Parks and Wildlife
Department of Natural Resources

Arkansas Headwaters Recreation Area
307 W Sackett Ave
Salida, CO 81201
P 719.539.7289 | F 719.539.3771

March 24, 2021

Senator Kerry Donovan
200 East Colfax
Denver, CO 80203

RE: River Rim Estates-Skaret Easement

Dear Senator Donovan,

I am writing to request your support for a project in your county that Colorado Parks and Wildlife (CPW) will be presenting to the Capital Development Committee. The Skaret family has been working on an administrative access easement on the Skaret Property with CPW.

The Skaret Property is located south of Buena Vista and is bordered by Tract C on the east side and Chaffee County Road 313 on the west side. The address is 28280 CR 313. The Skaret family is working to provide access for maintenance construction on the Helena Diversion Structure a.k.a "the Silver Bullet."

The purpose of this Easement is to allow the CPW field staff to enter upon the property for the purposes of maintaining the portage trail, boat chute, fish ladder and all other associated facilities and improvements located on Tract C. Tract C is a parcel owned by CPW. This diversion supports an active water right and provides safe passage for boaters and fish through this section. The nature of the river here is steep with considerable gradient. The structure is subject to the power of the river and will need maintenance to continue to provide safe passage, both in the form of floating, fish passage and portaging the section.

CPW is respectfully asking you to support this access easement. Your signature at the bottom of this page will show support for this project. If you are willing, you can then return it to me at the address above or email it to Alice Cosgrove at alice.cosgrove@state.co.us as soon as is convenient. If you have any questions, please feel free to call me at 719-207-2051. Thank you for your time and attention to this matter.

Sincerely,

Thomas A. Waters Jr.

Thomas A. Waters Jr.
Park Manager
Arkansas Headwaters Recreation Area

I support/do not oppose this proposal.

Senator Kerry Donovan

Date: March 26, 2021

Dan Prenzlow, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Marvin McDaniel, Chair • Carrie Besnette Hauser, Vice-Chair
Marie Haskett, Secretary • Taishya Adams • Betsy Blecha • Charles Garcia • Dallas May • Duke Phillips, IV • Luke B. Schafer • Jay Tutchton • Eden Vardy