

Colorado Parks and Wildlife
Fishers Peak State Park - Bacharach Fee Title Acquisition

Las Animas County

82 acres

Two miles south of Exit 11 on I-25, on the
east side of the interstate.

Action Required

Recommend support for the fee title acquisition of the Bacharach property adjacent to Fishers Peak State Park (82 acres for \$577,500).

Questions and Responses

None.

Capital Development Committee April 2021—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 purchase a fee title interest.
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General Information	
Name	Fishers Peak SP- Bacharach- Fee Title Acquisition
Number of acres	82
Location	Property is 2.22 miles south of exit 11 off of Interstate 25, accessed by the frontage road (CR 69.3) on the east side of the interstate.
County	Las Animas

Costs / Source of Funding			
Purchase Price	\$577,500	Funding Source	Direct Lottery proceeds pursuant to Section 3 (1)(b)(II) of Article XXVII of the State Constitution
	<i>The 10% direct distribution of Lottery proceeds to CPW are not appropriated in the Long Bill</i>		
	Fiscal Year	FY 2020-21	
	Line Item	Lottery Parks Land Acquisitions	
	Appropriation (continuously appropriated pursuant to Section 3 of Article XXVII of the State Constitution)	\$577,500	
	Remaining Unexpended Balance	\$577,500	
Annual Monitoring and Operation Costs	\$900	Funding for the monitoring and operation costs of the property will come from the Parks Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$400,000 estimated costs if this area is developed for public use.	Funding for development costs will be determined at a later date through the capital construction legislative process.	
* 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 property in fee title that lies within the boundaries of Fishers Peak State Park and touches the state park along two property lines. This project is important as it is a sizeable inholding of Colorado's second largest state park, and is easily accessed off of the frontage road. The next owner of this property - if not CPW - will have a direct impact on the

management and operations of the park. If acquired by CPW, this parcel will benefit outdoor recreation and park operations.

The current landowner purchased the property on December 24, 2012, for \$325,000. He intends to sell this property, either to CPW or another party, as soon as possible.

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:

The landowner owns all mineral rights.

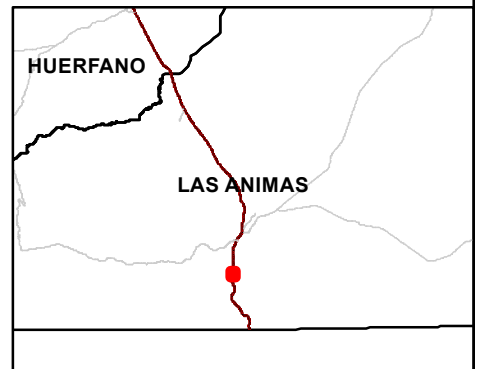
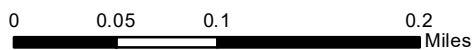
Attachments:

- Map
- Photos



**Fishers Peak SP - Bacharach Parcel
20-075 Fee Title Acquisition
Las Animas**

- Bacharach Parcel
- Fishers Peak State Park





COLORADO

Parks and Wildlife

Department of Natural Resources

Fishers Peak State Park
Bacharach Fee Title Acquisition
Project # 20-075
Las Animas County





STATE OF
COLORADO

Rogers - DNR, Kimberly <kimberly.rogers@state.co.us>

Fwd: Concurrence Letters for Signatures

Dreiling - DNR, Crystal <crystal.dreiling@state.co.us>

Wed, Apr 14, 2021 at 10:11 AM

To: "Rogers - DNR, Kimberly" <kimberly.rogers@state.co.us>, "Ackerman - DNR, Brett" <brett.ackerman@state.co.us>

Cc: Courtney Wright - DNR <courtney.wright@state.co.us>

Kim and Brett, please see the email from the Las Animas County Administrator below. Does this work for our purposes?

Crystal Dreiling
Park Manager
Trinidad Lake State Park & Fishers Peak State Park



LIVE LIFE
OUTSIDE

P 719.846.6951 | F 719.846.0676 | C 719.989.7189

[32610 State Highway 12, Trinidad, CO 81082](https://www.state.co.us/parks)

crystal.dreiling@state.co.us | cpw.state.co.us

----- Forwarded message -----

From: **Phil Dorenkamp** <phil.dorenkamp@lasanimascounty.org>

Date: Wed, Apr 14, 2021 at 9:26 AM

Subject: RE: Concurrence Letters for Signatures

To: Dreiling - DNR, Crystal <crystal.dreiling@state.co.us>

Crystal,

LAC's BoCC is not in opposition to these transactions since they are between willing sellers and buyers and prefer not to sign any letters of concurrence because of the aforementioned transactions being between willing sellers and buyers. The County believes that it should not position itself since it doesn't directly involve the County.

The BoCC does want all of the taxing entities (special districts, County, etc.) to be made whole once the transactions are complete.

Thanks,

Phil

From: Dreiling - DNR, Crystal <crystal.dreiling@state.co.us>

Sent: Friday, April 9, 2021 2:08 PM

To: Phil Dorenkamp <phil.dorenkamp@lasanimascounty.org>

Subject: Concurrence Letters for Signatures

Good Afternoon Phil! As a follow-up to my presentation on 4/6, I have attached two letters for the signature of the Chair of our County Commissioners. Please let me know if you have any questions.

Thank you!

Crystal Dreiling


Park Manager

Trinidad Lake State Park & Fishers Peak State Park



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32610 State Highway 12, Trinidad, CO 81082

crystal.dreiling@state.co.us | cpw.state.co.us

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1435K



COLORADO

Parks and Wildlife

Department of Natural Resources

Trinidad Lake State Park
32610 Hwy. 12
Trinidad, CO 81082
P 719.846.6951 | F 719.846.0676

March 24, 2021

Senator Cleave Simpson
200 E. Colfax
Denver, CO 80203

Dear Senator Simpson,

Colorado Parks and Wildlife (CPW) respectfully requests your concurrence on a land acquisition in Las Animas County, south of Trinidad, Colorado. The land in question is currently owned by Dave Bacharach and his wife Sherri Cescolini. The owners wish to sell this property to CPW for the purposes of habitat conservation and for allowing additional meaningful outdoor recreation on Fishers Peak State Park.


This action would transfer fee title interest on approximately 82 acres of oak, pinion/juniper scrublands and subalpine forestland along with an existing dwelling, large shop and various other outbuildings to CPW, thereby enhancing Colorado's newest state park, and Las Animas County's exciting new asset. The property is currently an inholding of Fishers Peak State Park, has existing access off Interstate 25, and already offers a scenic and rather pristine trail to the northern portion of what is now Fishers Peak State Park. The large residence, maintenance shop and other outbuildings will benefit the operations of the state park by allowing employee housing, staff workspace, or public facilities in the future.

Colorado Parks & Wildlife respectfully requests your concurrence on the acquisition of this property. This project is scheduled for review by the Capital Development Committee in April of 2021. If you either support, or do not object to this transaction, please sign on the approval line below and return to Alice Cosgrove at alice.cosgrove@state.co.us. Please feel free to call me at (719) 989-7189 if you have any questions or concerns. Thank you for your time in considering this matter.

Sincerely,

Crystal Dreiling
Park Manager

I support/ do not oppose this proposal.



Senator Cleave Simpson

Date: March 25, 2021

