



Grand County Colorado

APPLICATION FOR OPEN LANDS RIVERS & TRAILS (OLRT) FUND

A. General Information

1. Name/Title of Proposed Project: Roy N. Enter
Please check type of project: Open Land River Trail
2. Applicant :
(Who will actually receive the grant funds) Colorado Headwaters Land Trust

In the case of a multi-jurisdictional/agency application, please provide the names of all of the participating agencies and/or individuals.

3. Name of Principal (Lead jurisdiction/agency):

Name: Colorado Headwaters Land Trust Title: President
Mailing Address: CHLT, c/o Stewart McNab
PO BOX 1938, Granby Colorado 80446
Telephone Number: 303-349-5443

4. Who will hold the property interest? Colorado Headwaters Land Trust

5. Designated Contact Person for the Application:

Name: Stewart McNab Title: President
Mailing Address: CHLT
PO BOX 1938, Granby Colorado 80446
Telephone Number: 303-349-5443

6. Total Project Cost: Do not include in-kind values, please see Section B, Question 3 for in-kind values: \$82,200*

- a) Amount of OLRT funds requested: \$57,200
b) Percentage of OLRT funds request to total cost: 70%
c) Date request for funds to be available to applicant: May 1, 2018 or when available

*This is the amount of funds needed to complete the easement; this does not include the easement value being donated by the landowner (see 'In-Kind'). The Total Project Cost includes all project, stewardship and administration fees, and CHLT legal and due diligence expenses. The requested amount does not include legal fees or tax credit application fees incurred by the landowner.



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7. Brief Description of Proposed Project (Please limit to 100 words.): CHLT is requesting funding to cover the landowner expenses (excluding their personal legal and tax credit application fees) to complete a donated conservation easement to be held in perpetuity encumbering 82.28 acres located east of the Gore Range off County Road 14M, approximately 7 miles west of Kremmling. The property provides connection between tens of thousands of acres of Routt National Forest to the west and large undeveloped parcels to the east (see map). The property is forested with lodgepole pine and pockets of spruce/fir. There will be one 5-acre building envelope reserved on the western edge of the parcel.

8. Why is the project needed? What are the specific goals of the project? How will project success be measured? (Please limit to 100 words.) Conservation easements are important to Grand County to help preserve our watershed quality, vistas, wildlife populations and natural resources. This project, although small in acreage, provides a buffer to the adjacent Routt National Forest and a potential wildlife movement corridor from the forest to the large undeveloped parcel east of the property. The property provides habitat for many wildlife species including elk, deer, moose, black bear, and numerous song-bird species. It is also identified as potential lynx habitat by CPW, it does have a spruce/fir forest component. The goal of the project is to protect the property from future subdivision and housing development in perpetuity.

9. What is the expected duration of the project? The conservation easement will protect the property in perpetuity from future development. It is anticipated that the project will be completed in 2018 or 2019.



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B. Budget & Other Financial Information

1. Summary of Project Budget and Funding Sources (Cash amounts only, no in-kind):

Project Activity	Requested Funds-OLRT	Requested Funds-other sources	Committed Funds-other sources	Total funds needed for project activity
CHLT Project Fees: Required by all landowners to cover CHLT expenses to complete the easement transaction. Amount varies based on the project complexity.	\$7,500			\$7,500
CHLT Long Term Monitoring & Stewardship Endowment Fees: Required by all landowners to cover long-term monitoring and management of the easement. Amount varies based on the project complexity.	\$12,500			\$12,500
Grant Administration Fees: Funding needed to cover staff time to administer and manage grant funds.	\$2,500			\$2,500
Appraisals: Preliminary and Qualified Treasurer Report for Tax Credit within 60 days of closing	\$15,000			\$15,000
Baseline Documentation Report	\$3,500			\$3,500
Estimated CHLT Legal and Tax Advisory	\$10,000			\$10,000
Survey	\$3,000			\$3,000
Title Insurance	\$1,500			\$1,500
Mineral Report	\$1,200			\$1,200
Closing Fees	\$500			\$500
Estimated Expenses Paid by Landowner: Legal fees and tax credit application fees.			\$25,000	\$25,000
TOTAL	\$57,200			\$82,200



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2. How were the financial needs estimated? The requested financial needs are based on CHLT's past experience with completing conservation easements and estimated cost estimates obtained from consultants. The funding requested is to cover the easement donor's expense in relation to CHLT project and stewardship fees, legal fees and project due diligence (appraisal, baseline, etc). Aside from CHLT Administration and Stewardship Fees, all amounts listed are estimated. It is CHLT's intention to obtain grant funds only as expenses are incurred and in the amount actually incurred, not to exceed the total requested amount.
 3. Describe the project's in-kind support including estimated value. The landowner will be donating the value of the conservation easement currently estimated to be \$80,000, but to be confirmed by an appraisal. The estimated easement price is based on a current appraisal received by CHLT on another project that is similar in size and also located northwest of Kremmling on the Gore Range.
 4. What future work will need to be completed for this project and what will the associated cost be? What ongoing operational obligations will be required for this project? How does the applicant plan to address these additional costs?
CHLT will have to complete the due diligence activities listed in the funding request table above, starting with a preliminary appraisal in the summer of 2018. Activities to follow will include getting a baseline and remoteness report completed, obtaining a survey if needed and starting to work through the easement deed language with the landowner. CHLT and the landowner will continue to work together to close the easement in 2018 or 2019. CHLT's long-term monitoring obligations, project costs and any costs necessary to enforce the terms of the conservation easement are covered within the stewardship endowment fee. The project will be monitored annually to ensure compliance with the easement deed.
- C. Other information
1. Describe local support for the project not included with in-kind information above. The 2013 Grand County Master Plan identified six key goals for the Strategic Growth Plan, three of these specifically relate to the value of open space, maintaining the county's rural character and minimizing the impact of new development on the natural environment. Protecting Roy N. Enter's property in west Grand County will address these three strategic goals. It will assure that the parcel is never subdivided into multiple home sites, it provides open space for the enjoyment of residents and visitors to the county and maintains wildlife habitat and provides natural resources such as timber.

The property is currently enrolled in the Forest Ag Program managed by the Colorado State Forest. Mr. Enter, with the aid of a professional forester, has developed a 10 year forest management plan. The goals of the plan are to



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maintain a healthy forest through active forest management including logging & thinning of dead trees, reduce the spread of dwarf mistletoe, reduce the risk of a catastrophic fire, and also manage the forest for big game species when appropriate. Currently the only observed noxious weed on the property is small amounts of Canada thistle.

Conservation easements help Grand County to maintain the rural character and to assure the county does not become urbanized as surrounding communities in Routt, Eagle and Summit counties.

2. How does this project meet the OLRT fund criteria? The project will conserve and protect open lands and wildlife habitat in perpetuity within Grand County. This property is small in size but provides a connection between Routt National Forest and large undeveloped parcels to the east. Protecting this parcel as open space can continue to provide a corridor for movement of wildlife from higher elevation summer range to lower winter range habitats. This scenic open land is visible from CR 14M, and it provides a buffer to the national forest land. The landowner will be donating the full value of the easement, estimated at \$80,000 and covering their incurred legal and tax credit fees (estimated at \$25,000). The funding amount requested is 35% of the total project cost including the donated and paid amount by the landowner.
3. Provide a map showing the project area and surrounding location. Attached.
4. Describe the monitoring plan. All conservation easements held by Colorado Headwaters Land Trust are required to be monitored on an annual basis. The property will be visited to ensure that all deed obligations and restrictions are followed. If possible the landowner will also be present during the monitoring process. Annual monitoring visits include photographing the property from established locations to create and ongoing record of the condition of the property. All monitoring activities are recorded and maintained by CHLT. The associated files, maps and photos are included in the annual monitoring summary and project folder.

For Land/Conservation Easement Requests, please answer the following:

1. Please describe the type of property transfer (Easement, Fee Simple, etc.) Have the terms of the proposed conservation easement/property transfer been finalized? If so, please provide a summary of the terms and conditions. The property transfer will be for a conservation easement in perpetuity. No final terms of the easement have been negotiated with the landowner as of the time of this application. A sample deed used typically by CHLT can be provided to the OLRT committee by request.



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2. What are the total acres of the parcel and what is the total amount being protected through this transaction? The total parcel acreage is 82.28 acres. The entire parcel will be under the conservation easement; however 5 acres will be reserved under the encumbered property as a building envelope. The building envelope will allow for one residential home and associated out-buildings.
3. Describe the qualifications of the proposed easement holder/land owner. How will the terms of the conservation easement be enforced? Colorado Headwaters Land Trust has been in existence since 1995, and currently holds 63 conservation easements covering 8,826 acres in Grand County. CHLT is certified by the State of Colorado, Division of Regulatory Agencies to hold conservation easements. It is accredited by the national Land Trust Accreditation Commission. The terms of the conservation easement will be enforced at the first level by the annual monitoring visits to the property covered by the easement. In the event that the terms of the easement are being violated, CHLT will first attempt to work with the landowner to cure the violation. If that is not successful, the terms of the conservation easement deed will permit CHLT to institute legal action, including an action for an injunction, to enforce the terms of the easement. CHLT maintains insurance intended to defend its rights under the easements it holds.
4. What will be the status of water rights and mineral rights for the property? There are no water rights associated with the property. CHLT understands that 100% of the mineral rights are owned by the landowner. A title commitment will be completed as part of CHLT's due diligence. Although the deed negotiations have not yet occurred, it is CHLT's intent to have the mineral rights encumbered by the conservation easement.



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To the best of my knowledge and belief, the information hereby submitted is true and accurate.

Principal Signature: _____

Date: 3/14/2018

Applicant Signature _____

Applicant Organization Affiliation/Title: President, Colorado Haulers, Sen Unit 6 Trust

Date: 3/14/2018

Please email completed application to: Open Lands, Rivers and Trails Advisory Committee, Grand County, at: olrtac@co.grand.co.us



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To the best of my knowledge and belief, the information hereby submitted is true and accurate.

Principal Signature: Ray Bates
Date: 3-13-18

Applicant Signature _____
Applicant Organization Affiliation/Title: _____
Date: _____

Please email completed application to: Open Lands, Rivers and Trails Advisory Committee, Grand County, at: olrtac@co.grand.co.us

Questions? Contact Anna Drexler-Dreis, Administrator, at aldrexler@gmail.com

Further information may be requested. If funds are awarded, a grant report will be required.



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