



# Grand County Colorado

## APPLICATION FOR OPEN LANDS RIVERS & TRAILS (OLRT) FUND

*Funding may only be requested for projects that fit within the scope of the OLRT funding resolution, ballot language, and OLRT funding criteria.*

### A. General Information

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

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

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

Name: Colorado Headwaters Land Trust Title: \_\_\_\_\_  
 Mailing Address: P.O. Box 1938  
Granby, CO 80446  
 Telephone Number: 970-887-1177

4. Who will hold the property interest? N/A this phase – OLRT funding request is for a land appraisal

### 5. Designated Contact Person for the Application:

Name: Jeremy Krones Title: Program Director  
 Mailing Address: P.O. Box 1938  
Granby, CO 80446  
 Telephone Number: 970-887-1177

6. Total Project Cost: \$18,400

- a) Amount of OLRT funds requested: \$16,400
- b) Percentage of OLRT funds request to total cost: 89% this phase
- c) Date request for funds to be available to applicant: 11/01/2018



# Grand County Colorado

7. Brief Description of Proposed Project (Please limit to 100 words.)

This is the preliminary phase of what the Town of Granby and CHLT anticipate will be a multi-phase project to place a conservation easement on approximately ~~460~~ 739 acres of the upland area of the Granby Trails property owned by the Town (referred here as Granby Trails Highlands). Before the terms of an easement can be negotiated, the value of a conservation easement must be determined by an appraisal from an appraiser qualified to value conservation easements. The requested grant funding would be used to obtain a Phase 1 Appraisal. CHLT anticipates that it will apply for OLRT funds in the future as part of a subsequent, Granby Trails easement purchase. **10/19/2018 At the suggestion of the OLRT Advisory Committee, the scope of the project has been revised to include all of the Granby Trails Property north of the Colorado River, except those planning areas that have been sold or are used for sand and gravel extraction.**

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.)

Protection of the proposed project will conserve scenic and wildlife values surrounding Granby. The project is needed as an initial step to preserve from development a parcel that is open and widely visible from Highway 40 and Highway 34. As tourists approach Granby and make their way towards Grand Lake, this area provides breath-taking views of the Continental Divide that captures the spirit of Granby and Grand County. Preserving some of this viewshed is important to the Town of Granby and the residents of Grand County. The property is located on the northern boundary of the Town property in the upland sagebrush habitats. The parcel is bordered on the west by BLM lands, to the north by undeveloped C Lazy U Ranch lands and Northern Water Property, and on the south and east by undeveloped ranch lands. The parcel is high value lands for wildlife located near Granby, as it is some of the last remaining open property that connects to the Colorado River and also to thousands of acres of undeveloped lands that provide refuge for local wildlife. The land serves as elk winter range, severe winter range, and movement corridor habitat to the Colorado river. Other ungulates found on the property include moose, pronghorn and mule deer. Some of the last remaining greater sage-grouse east of Hot Sulphur Springs are also known to use this area. An active lek (breeding site) is located on the parcel.

The goal of this request is for funds to obtain a Phase 1 Appraisal to provide critical information for the establishment of a conservation easement on the Granby Trails property. An appraisal is one of the first steps to closing a conservation easement and protecting open space. After the value of a conservation easement is established, the easement value will provide a basis for CHLT to raise, from multiple sources, amounts needed to purchase an easement.



# Grand County Colorado

10. What is the expected duration of the project? Please attach a project timeline that includes the start and completion dates for the project.

Four to six months after funding, depending on access to the Granby Trails property to complete the appraisal visit.

## 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
Phase 1 Appraisal Report	\$9,750 \$15,000		\$1,000	\$9,750 \$16,000
Appraiser Expenses	\$600			\$600
Overhead/Management	\$500 \$800		\$1,000*	\$1,500 \$1,800
Totals:	\$10,850 \$16,400		\$2,000	\$11,850 \$18,400

\*CHLT has obtained grant funding but is restricted from releasing the name of the funder.  
10/19/2018 Revised amounts result form increase in area and nature of the property being appraised.

2. How were the financial needs estimated?

CHLT obtained a proposal from a recognized appraiser.

3. Describe the project's in-kind support including estimated value.

N/A

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?

The focus of this application is to ascertain the costs associated with obtaining the easement. An update to the appraisal itself would be necessary if any portion of the easement is donated in a way to allow the donor to apply for



# Grand County Colorado

Colorado conservation tax credits. CHLT anticipates that any conservation easement will be purchased using funds from several sources, including but not limited to GOCO. In the event that a conservation easement is purchased, part of the funds raised will be set aside for stewardship of the property in perpetuity.

5. Please describe in detail exactly what OLRT funds will be used for.

To pay the appraiser and to manage the project.

6. What percentage of the funds requested are for direct project management and what is being funded in regards to direct project management?

5% for project administration including working with the appraiser (gathering information, arranging for access, and document review). In addition, any needed work with the town and CHLT staff to advance to the next phase of the project.

## C. Other information

1. Describe local support for the project not included with in-kind information above.

The residents of Granby supported conservation of the property during the purchase of the property, they value open space and the scenic vistas. Also, attached is a letter of support from the Town of Granby.

2. How does this project meet the OLRT fund criteria?

The Granby Trails property has been the focus of development pressure for over a decade. The goal of eventually placing a conservation easement on the 460-acre parcel, **plus two more, smaller sections surrounding the Sun Corp, Inc, property equaling 261 acres, for a total of 739 acres**, will save open land that includes valuable wildlife habitat and visible open space from further development pressure.

3. Provide a map showing the project area and surrounding location.

Attached **10/19/2018 Revised map showing area to be appraised is attached.**

4. Describe the monitoring plan.

N/A for this phase.

For River/Water Requests, please answer the following:

1. What portion(s) of the project will acquire water rights and/or water storage rights, increase Grand County storage/river flows, conserve and protect water for agriculture, ranching, and outdoor recreation, or provide public access?

N/A



# Grand County Colorado

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.

For this initial phase, there will be no property transfer – OLRT funding will pay for appraisal costs for a conservation easement. Prior to seeking funding for an easement purchase, CHLT intends to have a negotiated agreement with respect to the transfer.

2. What are the total acres of the parcel and what is the total amount being protected through this transaction?

The entire Granby Trails property is 1,500 acres, and the portion at issue with this application is ~~460~~ 739 acres or ~~31~~ 49 percent.

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?  
N/A for this phase.

For Trail Requests, please answer the following: [not applicable to this application]

1. If the project is located on federal land, what are the Travel Management Objectives for the trail or trail system?
2. Please estimate the trail/trail system usage by user groups (i.e. motorized vs. non-motorized, hikers, bikers, xc skiers, etc.). Include how you estimated your numbers.
3. Has any planning and public outreach occurred for this project?
4. Is the maintenance of the trail subsidized by OHV/motorized registrations?



# Grand County *Colorado*

5. Is this trail part of an adopt-a-trail program?
6. Please include the revegetation and noxious weed management plan for the project.

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

Principal Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*This signature should be the owner of the land (in the case of conservation easements), the owner of the water (in the case of water projects), or the agency that manages the land for a trail project.*

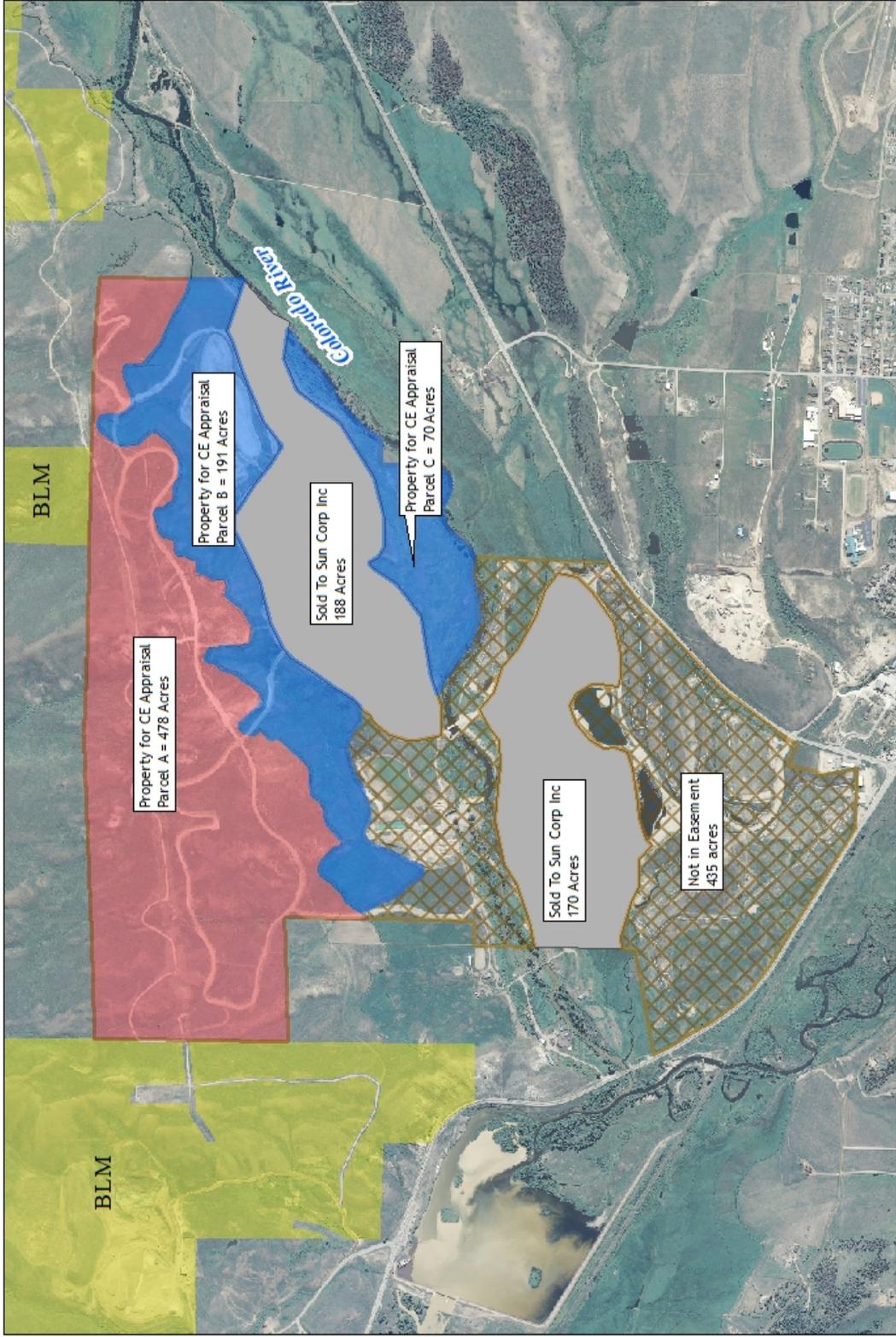
Applicant Signature \_\_\_\_\_

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](mailto:olrtac@co.grand.co.us)

Further information may be requested. If funds are awarded, you will be required to sign a MOU with Grand County and a final grant report will be required to be submitted within 12-months of the grant application due date.



**Granby Trails Property - Parcels for Conservation Easement Appraisal - October 2018**

