

Property Transaction Proposal Cover Sheet

Natural Resources -- Parks and Wildlife *Fishers Peak State Park - Gurlatzo - Fee Title Acquisition*

Las Animas County

13 acres

9500 County Road 69.3, Trinidad, 81082

Action Required

Recommend support for the fee title acquisition of a 13.31-acre parcel adjacent to Fisher's Peak State Park (\$230,000 for 13.31 acres).

Questions and Responses

None.



COLORADO

Parks and Wildlife

Department of Natural Resources

CAPITAL DEVELOPMENT COMMITTEE
SEPTEMBER 2026 – PROPERTY TRANSACTION PROPOSAL
Department of Natural Resources
Division of Parks and Wildlife

Action Requested

Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend support to the Colorado Parks and Wildlife Commission for the Division of Parks and Wildlife's proposal to purchase fee title.

General Information

Project Name	Fishers Peak SP - Garlutz - Fee Title
Location	Fee Title Acquisition (13.31 acres, Las Animas County) 9500 County Road 69.3, Trinidad, 81082

Costs / Source of Funding

Consideration	Appraised Value: \$230,000.00 Total Consideration: \$230,000.00
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CPW Funding Source*	Fee Title Acquisition: Lottery Funds
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Lottery proceeds are continuously appropriated pursuant to Section 3 of Article XXVII of the State Constitution, and as such, the 10% direct distribution of Lottery proceeds to CPW is not appropriated in the Long Bill.

Fiscal Year: FY 2025-26

Line Item: Land and Water Acquisitions - Lottery

Appropriation: PC013LWXN

Remaining Unexpended Balance: \$2,846,261.03

Development Costs	\$1,000,000
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Annual Operation Costs	The annual operating and maintenance costs of this project will be absorbed by the park's existing operating and maintenance budget.
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* 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

To acquire a 13.31 acre parcel located directly north of Fisher's Peak State Park's existing northwest corner.

The owner, James Garlutz, recently approached Fishers Peak State Park Manager, interested in selling this property to CPW. This acquisition will allow the park to design and build an attractive and functional entrance gate experience. This new main public entrance will be accessed via Exit 11 of I-25, along the existing frontage road.

Mineral Interest Ownership

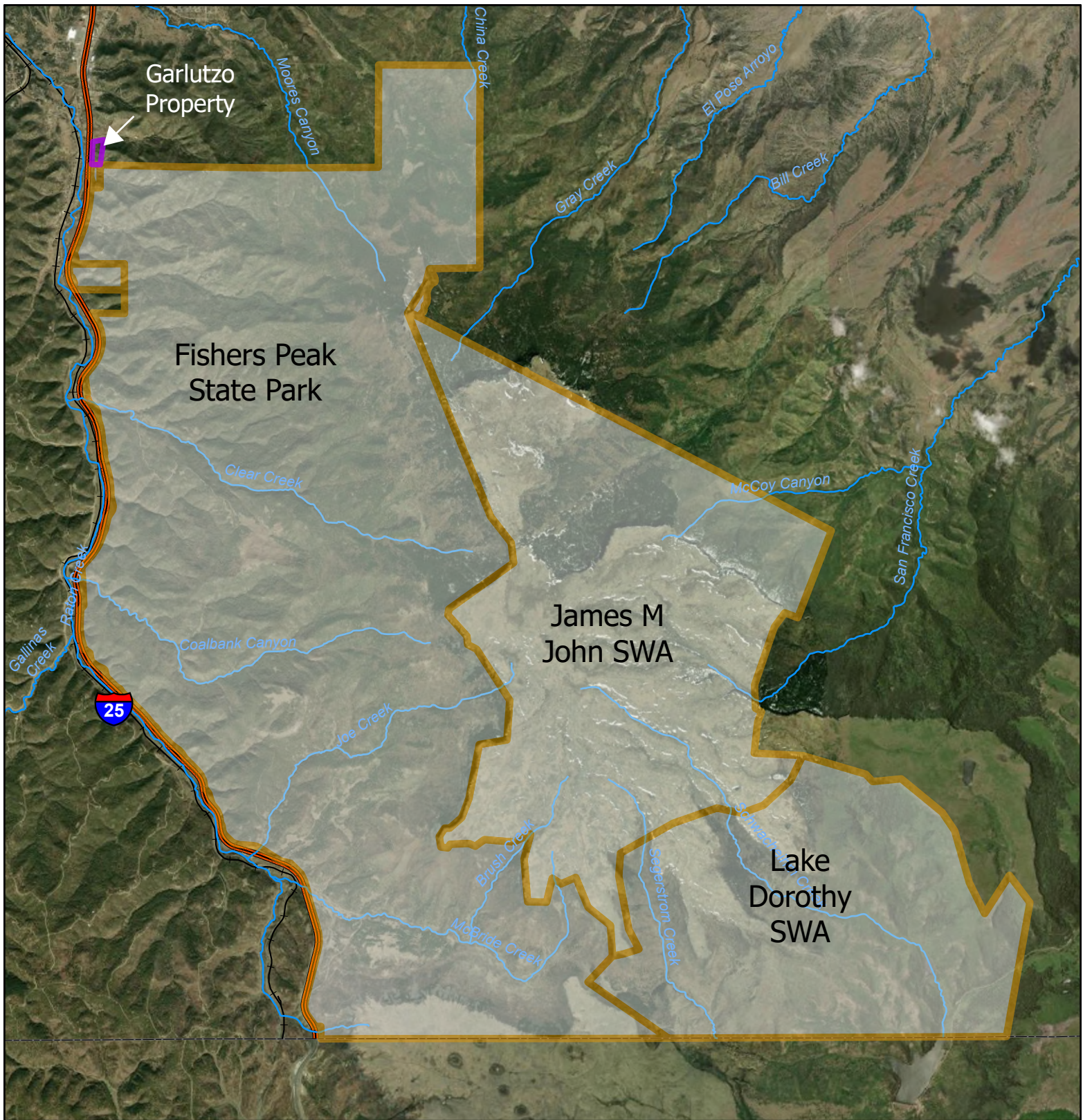
Mineral rights have been severed from the surface estate and therefore will not be conveyed to CPW as part of the fee title acquisition. A mineral assessment was completed and concluded that the probability of surface mining is so remote as to be negligible.

Water Rights

N/A

Attachments

- Map
- Photos
- Concurrence Letter

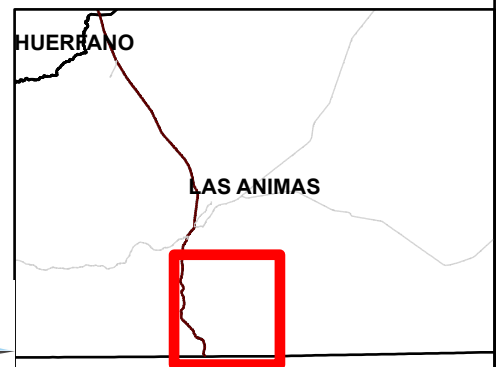


GIS Unit

Fishers Peak State Park Garlutzo Fee Title Acquisition 25-010 Las Animas County

 Garlutzo parcel  Fishers Peak State Park

0 0.5 1 2
Miles





GIS Unit

Fishers Peak State Park Garlutzo Fee Title Acquisition 25-010 Las Animas County

 Garlutzo parcel  Fishers Peak State Park

0 0.03 0.05 0.1
Miles





Las Animas County parcel map



View ELY from County Rd. 69.3/Santa Fe Trail – Google maps Feb. 2024. Property runs from the gated entrance and about a 1/5th of the way up the mountainside shown in the photograph.



View southerly along the southwestern portion of the site from the vicinity of the gravel surfaced parking lot; I-25 shown on the right side of the photo.



View northerly across the northwestern portion of the property that has been overlot graded and is temporarily being used as a contractor's yard.



COLORADO

Parks and Wildlife

Department of Natural Resources

Fishers Peak State Park
6910 Marc Jung Drive - Trinidad, CO 81082
PH: (719) 846.3463

June 10, 2026

Las Animas County Board of Commissioners
200 East First Street
Trinidad, CO81082

RE: Colorado Parks and Wildlife (CPW) Purchase of Private Property

Dear Commissioners:

Colorado Parks and Wildlife (CPW) respectfully requests your concurrence or acknowledgement of non-opposition on a fee title land acquisition in Las Animas County, south of Trinidad, Colorado. The land in question is currently owned by James and Katherine Garlutzo. This land is located approximately 0.7 miles south of Exit 11 on the east side of Interstate 25 (I-25), along the frontage road/CR 69.3. The address is 9500 County Road 69.3, Trinidad, 81082. The owners wish to sell this property to CPW for the purposes of contributing to meaningful outdoor recreation at Fishers Peak State Park (FPSP).

This action would transfer fee title interest on approximately 13.31 acres of pinion/juniper scrublands at what is now the northwest corner/boundary of FPSP. Acquisition of this property would help CPW design and build an attractive and functional entrance gate and entrance experience. The new park's main public entrance will be accessed via Exit 11 off of I-25, along the existing frontage road/CR 69.3. While Exit 11 was deemed to be the best access for the park's main entrance, there



Laura Clellan, Director, Colorado Parks and Wildlife

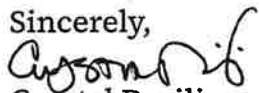
Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu ·
Frances Silva Blayney · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero

are some significant challenges to building in this corridor: The existing frontage road is very close to I-25 and is connected to an important historic landscape, leaving very little room for constructing an adequate entrance gate and/or pleasant entrance experience. Additional land for a well-planned semi-truck turn-around is also imperative along this frontage road, north of the park's main entrance. Acquisition of the Garlutzo property would allow for an entrance to the state park that is functional, safe and scenic without encroaching on an important historic landscape or the existing I-25.

Colorado Parks & Wildlife respectfully requests your support or non-opposition of this fee title acquisition. This project is scheduled for review by the Capital Development Committee in 2026. In preparation of that meeting, CPW requests your concurrence prior to July 10th, 2026

Please sign on the approval line below and return to my address or scan a signed copy and email back to me (crystal.dreiling@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 for Fishers Peak State Park

We support/do not object to this proposal.



Las Animas County Board of Commissioners

Date: July 7, 2026