





# COLORADO

## Parks and Wildlife

Department of Natural Resources

**CAPITAL DEVELOPMENT COMMITTEE**  
**JUNE 15, 2026 – PROPERTY TRANSACTION PROPOSAL**  
**Department of Natural Resources**  
*Division of Parks and Wildlife*

### Action Requested

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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 lease 10,902 acres of the Diamond Peak Performance Cattle, LLC property for hunting.

### General Information

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**Project Name** Browns Park State Wildlife Area (SWA) - Cold Spring Mountain Unit - Diamond Peak - Public Access Lease Renewal

**Location** Public Use Lease Acquisition (10,902 acres, Moffat County)  
Acreage is in Game Management Units 2 and 201 NW of Maybell, CO.

### Costs / Source of Funding

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**Consideration** • Total Consideration: \$112,800.00

**CPW Funding Source\*** Lease Renewal: Wildlife Cash Funds

*Spending authority has already been approved for this project in the Long Bill.*

Fiscal Year: FY 2026-27  
Line Item: Land and Water Leases - Wildlife  
Appropriation: PCDCALWLA  
Remaining Unexpended Balance: \$680,438

**Development Costs** \$1,000 for signage

**Annual Operation Costs** \$0 (Staff time associated with administrating public access, but no direct monetary costs)

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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**

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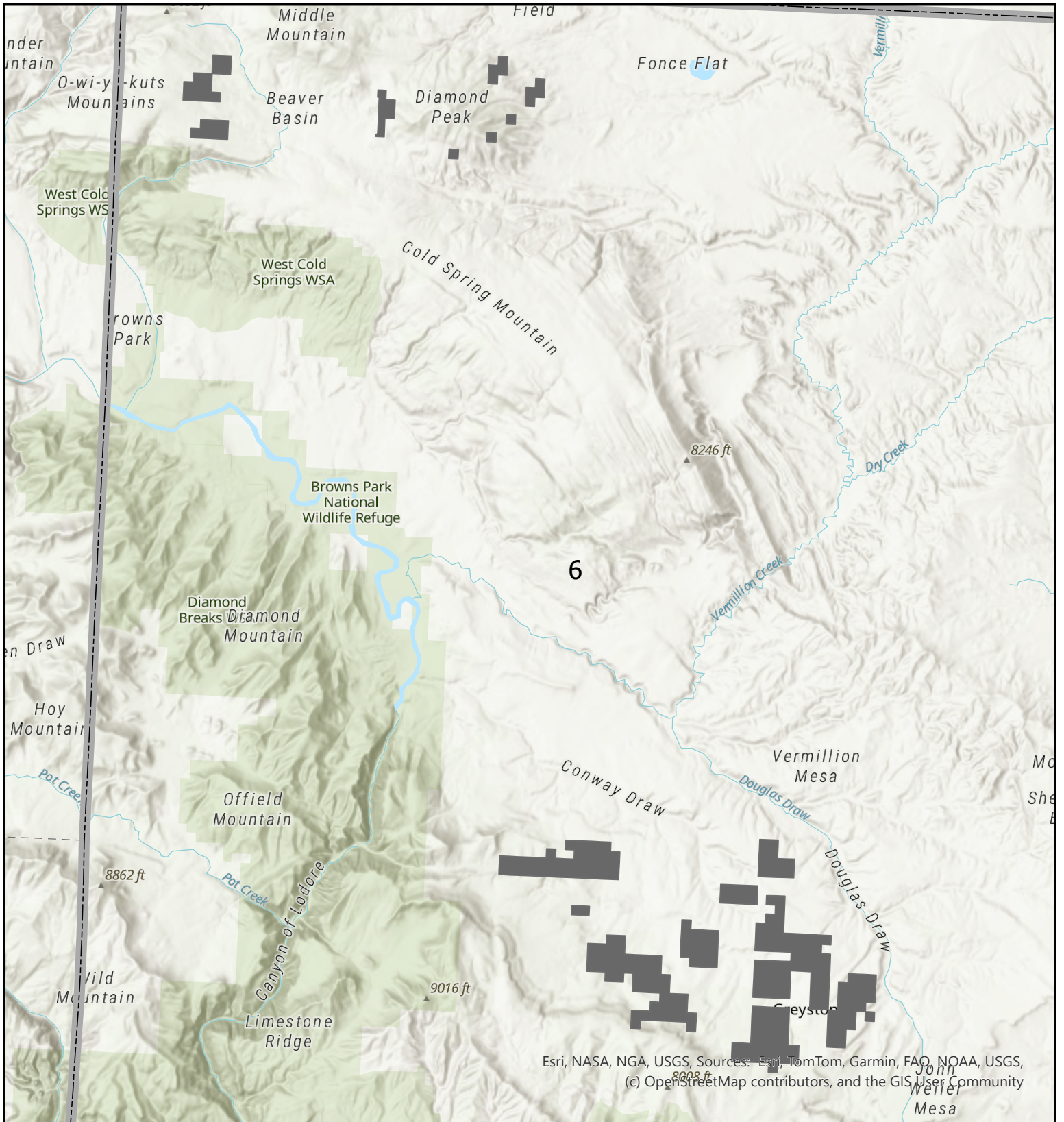
Colorado Parks and Wildlife seeks to enter a hunting lease with Diamond Peak Performance Cattle, LLC for a 5-year term on 10,902 acres. The Property provides wildlife habitat for big game species including bighorn sheep, elk, mule deer, pronghorn, black bear, and mountain lion. Much of the Property is sagebrush shrubland, as well as pinon-juniper woodland, with some stands of ponderosa pine, aspen, gambel oak, and various other conifers. CPW has been leasing this Property for decades because of its excellent opportunities for big game hunting. The rental payment will be \$2.50/acre for the longer hunting season parcels and \$2.00/acre for the shorter hunting season parcels.

The Property is owned by the Raftopoulos family who use it for livestock and hunting, and will continue to do so during the term of this hunting lease.

## **Attachments**

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- Map
- Photos
- Concurrence Letter



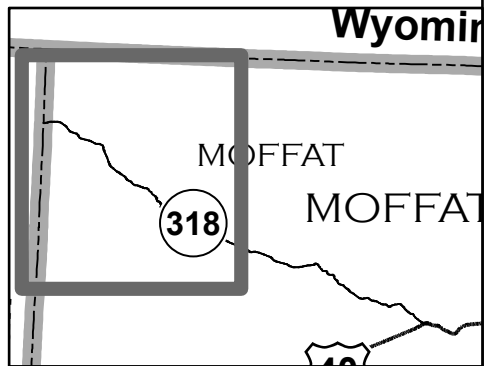
Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



**Browns Park SWA  
Diamond Peak Land Co  
Public Access 25-021  
Moffat County**



■ Browns Park SWA - Raftopolous Hunting Lease



## Diamond Peak Performance Hunting Lease



Typical open views on the Diamond Peak Performance Property.



Sagebrush shrubland that provides excellent habitat for big game and hunting opportunities



**COLORADO**  
**Parks and Wildlife**  
Department of Natural Resources

Area 6, Northwest Region  
PO Box 1181  
Meeker, CO 81641  
P 970.878.6090

March 12, 2026

Moffat County Board of County Commissioners  
1198 West Victory Way Suite 10  
Craig, CO 81625

RE: Diamond Peak Performance Lease Renewal

Dear Commissioners,

I am writing to request your support for the Diamond Peak lease renewal in Moffat County that Colorado Parks and Wildlife will be presenting to the Capital Development Committee. The parcels included in this lease are found across Game Management Units 2 and 201 in the northwest corner of the state. The total acreage of this lease includes 10,902 acres.

The lease creates public access to private lands resulting in a quality hunting experience for deer, elk, and pronghorn. It also provides opportunities for antlerless elk harvest to meet harvest objectives. These hunting activities in Moffat County bolster local economies through lodging, restaurant dining, and local equipment sales.

Colorado Parks and Wildlife respectfully request your support for the renewal of the lease. If you either support, or do not object to the lease renewal, please sign at the bottom of this letter and return it to me at your earliest convenience. You may either send it by mail to the address listed above or email it to me at [mike.swaro@state.co.us](mailto:mike.swaro@state.co.us).

Sincerely,

Mike Swaro, Area Wildlife Manager-Area 6

We do not object to this proposal.

Melody Hillard  
Moffat County Board of Commissioners

Date: 14 April, 2026



Laura Ciellan, 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 · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero



**COLORADO**  
**Parks and Wildlife**  
Department of Natural Resources

Area 6, Northwest Region  
PO Box 1181  
Meeker, CO 81641  
P 970.878.6090

June 5, 2026

Senator Dylan Roberts  
200 E Colfax RM 346  
Denver, CO 80203

RE: Diamond Peak Performance Lease Renewal

Dear Senator Roberts,

I am writing to request your support for the Diamond Peak lease renewal in Moffat County that Colorado Parks and Wildlife will be presenting to the Capital Development Committee on Monday, June 15th, 2026. The parcels included in this lease are found across Game Management Units 2 and 201 in the northwest corner of the state. The total acreage of this lease includes 10,902 acres.

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Colorado Parks and Wildlife respectfully request your support for the renewal of the lease. If you either support, or do not object to the lease renewal, please sign at the bottom of this letter and return it to me at your earliest convenience.

Sincerely,

Sarah Hamming - Director of Legislative Affairs, Colorado Department of Natural Resources

I support/ do not object to this proposal.

Colorado State Senator Dylan Roberts

Date: JUNE 8, 2026



Laura Clellan, Director, Colorado Parks and Wildlife  
Parks and Wildlife Commission: James 'Jay' Tutchton, Chair · Gabriel Otero, Vice-Chair  
Jessica Beaulieu · Frances Silva Blayney · Tai Jacober · John Le Coq ·  
Peter Maguire · Dallas May · Jack Murphy · Rebecca 'Becky' Niemiec · Richard Reading



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Area 6, Northwest Region  
PO Box 1181  
Meeker, CO 81641  
P 970.878.6090

June 5, 2026

Representative Meghan Lukens  
200 E Colfax RM 307  
Denver, CO 80203

RE: Diamond Peak Performance Lease Renewal

Dear Representative Lukens,

I am writing to request your support for the Diamond Peak lease renewal in Moffat County that Colorado Parks and Wildlife will be presenting to the Capital Development Committee on Monday, June 15th, 2026. The parcels included in this lease are found across Game Management Units 2 and 201 in the northwest corner of the state. The total acreage of this lease includes 10,902 acres.

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Colorado Parks and Wildlife respectfully request your support for the renewal of the lease. If you either support, or do not object to the lease renewal, please sign at the bottom of this letter and return it to me at your earliest convenience.

Sincerely,

Sarah Hamming - Director of Legislative Affairs, Colorado Department of Natural Resources

I support/ do not object to this proposal.

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Colorado State Representative Meghan Lukens

Date: June 6, 2026



Laura Clellan, Director, Colorado Parks and Wildlife  
Parks and Wildlife Commission: James 'Jay' Tutchton, Chair · Gabriel Otero, Vice-Chair  
Jessica Beaulieu · Frances Silva Blayney · Tai Jacober · John Le Coq ·  
Peter Maguire · Dallas May · Jack Murphy · Rebecca 'Becky' Niemiec · Richard Reading