

DEPARTMENT OF TRANSPORTATION

Property Management Section
15285 S. Golden Road, Building 47
Golden, Colorado 80401



PROJECT: Montrose County Road EE-22
PARCELS: 1 & 5 **PROJECT:** A-AA-17 (1)
LOCATION: SH-141 and County Rd, EE-22
COUNTY: Montrose

DATE: March 1, 2012

TO: Transportation Commissioners

FROM: Timothy J. Harris, Chief Engineer

SUBJECT: Transportation Commission Agenda for March 2012

Requested Action: Declaration of Excess Property, Parcels 1 and 5 of Project A-AA-17 (1) known as Montrose County Road EE-22.

Site Background: The parcels are located within a Superfund Site. The site began as a radium recovery plant in 1915 and was expanded to include vanadium recovery in 1935. The site was used for uranium processing from 1940 to 1984. The Town of Uravan was established in 1935 to house workers and their families. The Town has since been evacuated and demolished. The site was placed on a list of Superfund Sites in June of 1986.

Parcel Background: The CDOT owned parcels were acquired by Colorado Department of Highways in 1957 for roadway to support a post office and to provide access to the mining site. Most recently the road has been used to support clean-up operations.

The parcels have negative value due to the stigmatism of a property located within a superfund clean-up area. The property has no improvements, is not needed for transportation purposes, and due to the probability of lingering contamination will most likely always be subject to institutional controls.

Currently multiple agencies are cooperating to consolidate and convey ownership of the entire effected area to the Department of Energy for their long term management. Montrose County is willing to accept conveyance of CDOT's parcels via quit claim deed for their subsequent assemblage and conveyance to the Department of Energy.

Subsequent to the passage of the excess parcel declaration, CDOT will proceed with the disposition of the property via conveyance by quit claim deed to Montrose County.

**COLORADO DEPARTMENT OF TRANSPORTATION
TRANSPORTATION COMMISSION AGENDA ITEM REQUEST**

Region 5
Date:
April 19, 2012

Title: Excess Parcel Declaration

Description: The property is Parcels 1 and 5 of Project A-AA-17 (1) consisting of 3.731 acres known as Montrose County Road EE-22 across a Superfund Site at Uravan in western Montrose County. The property has negative value due to stigmatism associated with property within a superfund clean-up area.

Describe the Action Requested of Commission

Passage of resolution to declare and dispose of excess property

Justification for Commission Action

- 43-1-210 (5)(a), C.R.S
- 23 CFR § 710.409
- Policy Directive 1300.0
- Procedural Directive 1300.2

List the Potential Effects of the Commission's Action

- a) Legal: None
- b) Fiscal: limit any liability associated with the property ownership.
- c) Other: None

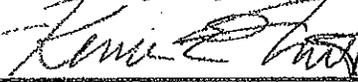
Identify who will make the presentation to the Commission – Kerrie Neet

Estimated time needed for presentation and discussion:

Date item should appear on the Commission Agenda: April 19, 2012

Should item appear on the consent agenda?
 YES NO

Branch Manager/Region Director



Office of the Attorney General



Division Director



PROJECT: Montrose County Road EE-22
PARCELS: 1 & 5 **PROJECT:** A-AA-(1)
LOCATION: SH-141 and County Rd, EE-22
COUNTY: Montrose

FACT SHEET FOR COMMISSION ACTION

DESCRIPTION OF PROPERTY: Parcels 1 and 5 of Project A-AA-17 (1) also known as Montrose County Road EE-22 located within a Superfund Site at what was once Uravan, Colorado.

HOW AND WHY ACQUIRED: The property was acquired by Colorado Department of Highways in 1957 to support a post office and to provide access to a radium, vanadium recovery and uranium processing site. The town that once supported the mine has been evacuated and demolished. The area was placed on the list of Superfund Sites in June of 1986

WHY DISPOSE OF PROPERTY: Currently multiple agencies are cooperating to consolidate and convey ownership of the entire effected area to the Department of Energy for their long term management. Montrose County is willing to accept conveyance of CDOT's parcels via quit claim deed for their subsequent assemblage and conveyance to the Department of Energy.

PRESENT ESTIMATED VALUE RANGE:

The property has a negative value because it is within the boundaries of a superfund clean-up area.

TERMS AND CONDITIONS (METHOD) OF DISPOSAL:

The two parcel site will be conveyed via quit claim deed to Montrose County Colorado Revised Statute 43-1-210 (5).

PROJECT: Montrose County Road EE-22
PARCELS: 1 & 5 **PROJECT:** A-AA-17 (1)
LOCATION: SH-141 and County Rd, EE-22
COUNTY: Montrose

PROPOSED RESOLUTION

WHEREAS, Parcels 1 and 5 of Project A-AA-17 (1) also known as Montrose County Road EE-22 located within a Superfund Site at what was once Uravan, Colorado.

WHEREAS, Parcels 1 and 5 of Project A-AA-17 (1) were acquired in 1957 by Colorado Department of Highways to support the post office and provide access to the mine and the town that served the mine; and

WHEREAS, Many agencies are cooperating to consolidate and convey ownership of the entire effected area to the Department of Energy for their long term management; and

WHEREAS, Montrose County is willing to accept conveyance of CDOT's parcels via quit claim deed for their subsequent assemblage and conveyance to the Department of Energy; and

WHEREAS, Parcels 1 and 5 of Project A-AA-17 (1) have a negative value because they are within the boundaries a Superfund clean-up area; and

WHEREAS, Parcels 1 and 5 of Project A-AA-17 (1) are not located on state highway and no longer needed for CDOT purposes; and

WHEREAS, the Department of Transportation, Region 5, recommends that the property described as Parcels 1 and 5 of Project A-AA-17(1) is not needed in the foreseeable future and should be declared excess property; and

WHEREAS, the Department of Transportation, has declared through Timothy J. Harris as Chief Engineer that Parcels 1 and 5 of Project A-AA-17 (1) are not needed for transportation purposes in the foreseeable future; and

WHEREAS, the Transportation Commission concurs with the Chief Engineer that Parcels 1 and 5 of Project A-AA-17 (1) are not needed for transportation purposes in the foreseeable future;

NOW THEREFORE BE IT RESOLVED, that Parcels 1 and 5 of Project A-AA-17 (1) be declared excess and the Department of Transportation be given authority to dispose of said parcels as shown in Exhibit A and contained in the official agenda by conveyance to Montrose County via quit claim deed.

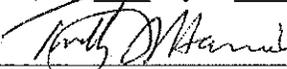
EXCESS LAND FINDING

I, Timothy J. Harris, Chief Engineer of the DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, having examined the official files and records of the Department, and being fully advised in the premises, DO HEREBY FIND:

That the following described property, to wit:

Parcels 1 and 5 of Project A-AA-17 (1) also known as Montrose County Road EE-22 shown on the Exhibit "A" attached hereto and incorporated herein.

IT IS THEREFORE ORDERED, that the Department declare the above land as excess property and dispose of it in the manner prescribed by law, subject to the approval of the Transportation Commission.

DONE at Denver, Colorado, this 21st day of March, 2012.


Timothy J. Harris, P.E.
Chief Engineer