

Colorado Gets Tough on Development at the Former Lowry Range

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Denver, Colorado Colorado law makers are debating a Bill introduced in the State Senate regarding the real property associated with the Former Lowry Bombing and Gunnery Range located in Arapahoe County.

The Bill, which can be downloaded using the link below, basically adds two requirements to land suspected of containing UXO and other environmental contamination associated with the Former Lowry Bombing and Gunnery Range. The first requirement is a restriction on real property development until all remedial actions governing the site are met or when the state receives sufficient funds from the Federal Government to pay for the costs of complying with all such remedial decisions.

The second requirement of the Bill would amend Article 35.7 of title 38, Colorado Revised Statutes, by requiring a disclosure notification be provided for the purchase and sale of residential real property that is located on the site of the Former Lowry Bombing and Gunnery Range. The property disclosure statement required by the Bill to be listed in bold-face type clearly legible in the sales contract is stated below.

"This property is located in a Formerly Used Defense Site that may contain unexploded ordnance. The quantity and quality of potable water for this real estate may be unreliable. You may wish to contact your water provider to determine the quantity or quality of the provider's water supply."

If approved by the Colorado General Assembly, the law would take effect July 1, 2008. It is reported that some property owners and developers are not exactly happy about the proposed Bill as it may delay development plans.