



# Public Scoping Information

## 32 Road/Clifton Parcel Land Disposal

### DOI-BLM-CO-G010-2024-0012-EA

This information package summarizes the Bureau of Land Management (BLM) Grand Junction Field Office's (GJFO) proposal to disclose and analyze the environmental effects of selling a 31.1-acre isolated parcel of public land. Mesa County has proposed to purchase the property at fair market value for future economic development opportunities.

The purpose of this scoping package is to inform interested and affected parties of the proposal and to solicit comments to assist with the National Environmental Policy Act (NEPA) review. Analysis of the proposal and alternatives will be documented in an Environmental Assessment (EA) with an estimated completion date in 2025. Comments received in response to this solicitation will be used to identify potentially significant issues related to the proposal and identify additional alternatives to the proposed action that meet the purpose and need for the project.

#### **PURPOSE AND NEED FOR ACTION.**

The purpose of the proposed action is to respond to a request from Mesa County, and from the local congressional representative to make the parcel available for sale.

The need for the action is established by the BLM's authority under Section 203 of the Federal Land Policy and Management Act (FLPMA) to sell public lands where, as a result of land use planning, it is determined that such tracts because of their location or other characteristics, are difficult or uneconomic to manage as part of the public lands and are not suitable for management by another Federal department or agency.

#### **ISSUES TO BE ANALYZED**

BLM internal scoping identified a need to analyze the potential socio-economic impacts of the proposed land disposal. Significant issues identified during the public scoping period will be reviewed and analyzed as part of the EA.

#### **LEGAL DESCRIPTION.**

A 31.1 acre parcel of land located in:  
Ute Principal Meridian, Mesa County, Colorado  
T. 1. S., R. 1. E.,  
sec. 2, SW $\frac{1}{4}$ NW $\frac{1}{4}$ .

#### **LOCATION AND MAP.**

The parcel is located in Mesa County between Interstate 70 and the Grand Valley Canal near Clifton, CO.

Map 1 – Proposed Disposal Parcel



## **BACKGROUND.**

The 32 Road (Clifton) parcel is a 31.10-acre sub-division of an isolated 40-acre parcel of public land located in Mesa County between Interstate 70 and the Grand Valley Canal. Mesa County on behalf of the town of Clifton have expressed interest in purchasing the property for community expansion. There is no public access to the parcel.

Prior to January 2024 the 40-acre parcel was withdrawn to Bureau of Reclamation (BOR) for operation of the canal. In January 2024 a partial revocation of the withdrawal was published making 31.10-acres available for disposal by the Bureau of Land Management (BLM). BOR would retain the remaining 8.25 acres. Mesa County Department of Public Works Engineering Division has prepared a preliminary plat of the proposed disposal to be reviewed by BLM cadastral services.

Absent the withdrawal, this public land was identified as suitable for disposal in the 2015 Grand Junction Resource Management Plan. The purpose of the proposed action is to comply with a request from Mesa County and from local congressional representative to make the parcel available for sale. The need for the action is established by the BLM's authority under Section 203 of the Federal Land Policy and Management Act (FLPMA) to sell public lands where, as a result of land use planning, it is determined that such tracts because of their location or other characteristics, are difficult or uneconomic to manage as part of the public lands, and are not suitable for management by another Federal department or agency.

## **PROPOSED ACTION.**

The Proposed Action is for the BLM to complete a direct sale of one parcel of public land totaling 31.10 acres to Mesa County, pursuant to Section 203 and Section 209 of FLPMA.

Sale of the parcel would be for no less than the fair market value.

Conveyance of the identified public lands would be issued subject to all valid existing rights and encumbrances of record, including, but not limited to, rights-of-way for ditches and canals and for roads, including I-70 and public utilities.

## **NO ACTION ALTERNATIVE.**

Under the no action alternative, BLM would not dispose of the parcel of land. Mesa County would lose an opportunity to strengthen and ensure a robust and sustainable economic foundation for the Clifton area. The parcel would remain in public ownership without public access. The parcel would remain difficult and uneconomical for BLM to manage and would provide no benefit to the public.

## **PUBLIC INPUT NEEDED.**

The BLM GJFO is requesting comments specifically on the potential positive and negative impacts of the proposed land sale on the community.

The GJFO would also like the public to provide any potentially significant issues they would like considered during the review of the alternatives. Comments should be received by the GJFO on or before July 19, 2024, and be directly relevant to the proposal and project area.

Commenters are encouraged to participate via the “Participate Now” link on this project’s ePlanning site. When submitting comments please include your name, address, telephone number and the organization you represent (if any). For questions, or to request information on the proposed land sale please contact Jana Moe at [jpmoe@blm.gov](mailto:jpmoe@blm.gov) with the title of this project in the subject line.

Written comments may be mailed to:

ATTN: Jana Moe

Grand Junction Field Office

2815 H Road

Grand Junction, CO 81506

You can address any questions about the project to:

[jpmoe@blm.gov](mailto:jpmoe@blm.gov) / (970) 210-6557

Before including your address, phone number, email address, or other personal identifying information in your comment, please understand that your entire comment, including your personal identifying information, may be publicly available at any time. While you can ask us in your comment to withhold from public review your personal identifying information, we cannot guarantee that we will be able to do so.