



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF INTERSTATE LAND SALES REGISTRATION
WASHINGTON, D.C. 20410

8005180137

IN REPLY REFER TO:

Massouh

MAR 26 1980

Carlton C. Kammerer, Director
Office of Congressional Affairs
Nuclear Regulatory Commission
Washington, D. C. 20555

Dear Mr. Kammerer:

Subject: West Phoenix Estates, OILSR No. 0-00152-02-26

Enclosed is a copy of an inquiry we received from the Office of Senator William Proxmire concerning a constituent who owns property near a nuclear plant in Arizona.

The constituent, Jay Coleson, purchased land which is located approximately 30 miles west of Phoenix and 15 miles north of Buckeye. He has been informed that he cannot build on his property since it is located within six miles of the plant. Therefore, Mr. Coleson is concerned about the possible use of his property and if he is entitled to any remuneration.

Since we are unable to answer Mr. Coleson's questions concerning the existence of a nuclear power plant and its effect upon the use of his property, we are forwarding the letter to you for direct response to Senator Proxmire. His office has been informed of our referral.

We would appreciate receiving a copy of your reply since the Interstate Land Sales Full Disclosure Act, which this Office enforces, requires that the developer disclose the existence of a nuclear power plant. The developer has not made proper disclosure in compliance with our registration requirements which may require the initiation of enforcement action by this Office.

Your cooperation is appreciated. If you have questions, please direct them to Ms. Paula Massouh who also can be reached at (202)755-6716.

Sincerely,

William E. Adams
for Christopher Peterson
Director
Land Sales Enforcement Division

Enclosure



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1980 FEB -6 AM 10:21

604 Madison Drive
Delavan, Wisconsin
February 4, 1980

Dear Senator Proxmire:

Help! I have written to you before and always been grateful for your response and hope that you can help me again.

In 1972 we bought about a one acre lot in a development called West Phoenix Estates for \$5,000. We looked at it and thought it had possibilities for future returns. We got to thinking about how it was at present and called a realtor at Buckeye, Arizona to ask about conditions in that area. She told us that a nuclear plant had been built in that area and that there could be no building within six miles of the plant. Our lot is less than that. We haven't heard anything if that land is condemned for any possible reimbursement, also, not heard anything from the government telling us our land is useless. If we had been told we could never get anything out of our land we would not have finished paying for it.

We have been paying taxes at an assessed value of \$1,000. Don't you think somebody should have notified us of the situation and bought up that property if it is useless to the owner?

This property is approximately 30 miles west of Phoenix, 15 miles north of Buckeye. Do not know name of plant. Could you please tell us what the government position is in case like that? Should we expect something from the power plant? Is there anything we can do to recoup some of this investment?

Thank you once again for the good care you take of the people of Wisconsin.

Yours truly,
Jay Coleson
Jay Coleson

0-00152-02-1

