

Transportation Commission Resolution #TC20250603

Disposal - Parcels 17A-EX and 17C-EX, State Highway 58 & Washington Ave, Golden, Jefferson County

Approved by the Transportation Commission on June 18th, 2025.

Whereas, CDOT acquired Parcels 17A and 17C as a part of CDOT Project # U 032-1(5)Sec. 1 for the construction of SH58 in 1965 and 1969 respectively; and,

Whereas, Parcels 17A-EX and 17C-EX are portions of Parcels 17A and 17C; and,

Whereas, Parcels 17A-EX and 17C-EX are along 7th St, just south of SH 58 and east of Washington Ave, in Golden, Jefferson County; and,

Whereas, Parcels 17A-EX and 17C-EX are located outside of the right of way necessary for the SH 58; and,

Whereas, no state highway improvements have been or will be built on Parcels 17A-EX and 17C-EX; and,

Whereas, Parcel 17A-EX contains 3,078 Sq Ft (0.071 acres) (+/-); and,

Whereas, Parcel 17C-EX contains 3,514 Sq Ft (0.081 acres) (+/-); and,

Whereas, collectively Parcels 17A-EX and 17C-EX consist of 6,592 Sq Ft (0.152 acres) (+/-); and,

Whereas, CDOT would like to sell Parcels 17A-EX and 17C-EX to the adjacent property owner at fair market value; and,

Whereas, pursuant to C.R.S. 43-1-210(5)(a)(III) when a parcel is no longer needed for transportation purposes and has value to only one adjacent owner, that owner shall have right of first refusal to acquire said parcel; and,

Whereas, CDOT Region 1 has determined that Parcels 17A-EX and 17C-EX, together consisting of 6,592 Sq Ft (0.152 acres) (+/-) of land, are of use only to the adjacent property owner; and,

Whereas, the adjacent property owner desires to exercise their right of first refusal to acquire Parcels 17A-EX and 17C-EX which are no longer needed for transportation purposes; and,

Whereas, funds from the sale of Parcels 17A-EX and 17C-EX shall be disbursed in accordance with Chapter 7 of the CDOT Right-of-Way Manual; and,

Whereas, CDOT Region 1 has determined that disposing of Parcels 17A-EX and 17C-EX will not affect the operation, maintenance, use or safety of CDOT's facility; and,

Whereas, CDOT Region 1 has declared through Keith Stefanik as Chief Engineer that Parcels 17A-EX and 17C-EX, together containing 6,592 Sq Ft (0.152 acres) (+/-), are no longer

needed for transportation purposes; and,

Whereas, pursuant to C.R.S. 43-1-210(5)(a)(I) the Department of Transportation is authorized, subject to approving resolution of the Transportation Commission, to dispose of any property or interest therein which is no longer needed for transportation purposes; and,

Whereas, the Transportation Commission concurs with the Chief Engineer that these properties are not needed for transportation purposes now or in the foreseeable future; and,

Now Therefore Be It Resolved, pursuant to C.R.S. 43-1-210, the Department of Transportation be given authority to declare Parcels 17A-EX and 17C-EX as excess land and dispose of a combined 6,592 Sq Ft (0.152 acres) (+/-) of land that is no longer needed for transportation purposes to the adjacent property owner at fair market value.

Herman F. Stockinger A.A.A.

Herman Stockinger,
Secretary Transportation Commission of Colorado