

Transportation Commission Resolution #20251103

Disposal - Parcel 333 Rev3-EX, C-470 and W Bowles Ave, Littleton, Jefferson County

Approved by the Transportation Commission on November 20th, 2025.

Whereas, CDOT acquired Parcel 333 Rev3 in 1989 under Project Nos. IXFU 470-1(58) and IXFU 470-1(2) Phase III for the construction of C-470; and,

Whereas, Parcel 333 Rev3-EX is a portion of 333 Rev3; and,

Whereas, Parcel 333 Rev3-EX is located west of C-470 and north of W Bowles Ave; and

Whereas, no highway improvements have been or will be built on Parcel 333 Rev3-EX; and,

Whereas, CDOT Region 1 has determined, pursuant to Title 23, Code of Federal Regulations (C.F.R.) 710.403(b), that disposing of Parcel 333 Rev3-EX will not impair the safety of the highway facility or interfere with the free and safe flow of traffic; and,

Whereas, pursuant to 23 C.F.R. 710.403(e), CDOT Region 1 will dispose of Parcel 333 Rev3-EX, containing 14,827 sq ft (0.340 acres) (+/-) at fair market value to the only adjacent property owner; and,

Whereas, 23 C.F.R. 710.409(a) grants CDOT the authority to dispose of property in compliance with the CDOT/FHWA Stewardship and Oversight Agreement; and,

Whereas, pursuant to Colorado Revised Statute (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 property; and,

Whereas, CDOT Region 1 has determined that Parcel 333 Rev3-EX is no longer needed for transportation purposes and is of use to the only adjacent property owner; and,

Whereas, the adjacent property owner desires to exercise their right of first refusal to acquire Parcel 333 Rev3-EX; and,

Whereas, funds from the sale of Parcel 333 Rev3-EX shall be disbursed in accordance with Chapter 7 of the CDOT Right-of-Way Manual and 23 C.F.R. § 710.403(f); and,

Whereas, the Chief Engineer and the Department of Transportation are authorized pursuant to C.R.S. 43-1-106(8)(n) and C.R.S. 43-1-210(5) to make determinations regarding land to be declared excess and not needed for transportation purposes now or in the foreseeable future; and,

Whereas, CDOT Region 1 has declared through Keith Stefanik as Chief Engineer that Parcel 333 Rev3-EX, containing 14,827 sq ft (0.340 acres) (+/-), is not needed for transportation purposes; and,

Whereas, the Transportation Commission concurs with the Chief Engineer that Parcel 333 Rev3-EX is not needed for transportation purposes now or in the foreseeable future; and,

Now Therefore Be It Resolved, pursuant to C.R.S. 43-1-106, C.R.S. 43-1-210, 23 C.F.R. 710.403, and 23 C.F.R. 710.409 the Department of Transportation be given authority to declare Parcel 333 Rev3-EX as excess land and dispose of 14,827 sq ft (0.340 acres) (+/-) that is no longer needed for transportation purposes to the adjacent property owner for fair market value.

Herman F. Stockinger A A A
Herman Stockinger, Secretary
Transportation Commission of Colorado