

Transportation Commission Resolution #20260803

Disposal - The Old Broomfield Maintenance Site, Parcel 1-EX, City and County of Broomfield

Approved by the Transportation Commission on August 20, 2026.

Whereas, CDOT acquired the old Broomfield maintenance site, now known as Parcel 1-EX, in 1941 for the use and benefit of the Department of Highways as a maintenance site, and,

Whereas, Parcel 1-EX, is located at 7701 W 120th Ave in the City and County of Broomfield; and,

Whereas, Parcel 1-EX contains 17,525 sq. ft. (0.402 acres) (+/-) and 1 concrete masonry unit building, which was acquired with the property in 1941; and,

Whereas, an unrecorded quitclaim deed from 1984 was discovered, indicating the CDOT's intent to convey the subject property to the Colorado State Patrol (CSP); and

Whereas, from 1984 through 2024, CSP continuously occupied and utilized the property as a troop office and storage facility; and

Whereas, in 2024, CSP formally notified CDOT that it had vacated the property and no longer required the use of Parcel 1-EX; and

Whereas, prior to November 15, 2001, Parcel 1-EX was situated within the jurisdictional boundaries of Boulder County, Colorado, and was subsequently encompassed within the City and County of Broomfield upon its official establishment as a consolidated city-county; and

Whereas, a thorough search of the real property records of both the City and County of Broomfield and Boulder County confirmed that the conveyance deed from CDOT to CSP was never legally recorded; and

Whereas, CDOT Region 1 has likewise determined that it no longer has a present or future operational need for Parcel 1-EX and that it is no longer needed for transportation purposes; and

Whereas, pursuant to Colorado Revised Statute (C.R.S.) 43-1-210(5)(a)(IV)(A) when a parcel is no longer needed for transportation purposes and has value to more than one owner, political subdivisions of the state shall have right of first refusal to acquire said property; and,

Whereas, CDOT Region 1 has determined that Parcel 1-EX is no longer needed for transportation purposes and is of use to more than one owner or potential owner; and,

Whereas, pursuant to C.R.S. 43-1-210(5)(a)(IV)(B) if no political subdivision exercises its first right of refusal, CDOT will dispose of Parcel 1-EX at fair market value; and,

Whereas, CDOT will be relieved of maintenance responsibilities and liability associated with Parcel 1-EX and funds from the disposal of Parcel 1-EX shall be disbursed in accordance with Chapter 7 of the CDOT Right-of-Way Manual; and,

Whereas, the Chief Engineer and the CDOT are authorized pursuant to C.R.S. 43-1-106(8)(n) and C.R.S. 43-1-210(5)(a)(I) 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 1-EX is not needed for transportation purposes; and,

Whereas, the Transportation Commission concurs with the Chief Engineer that Parcel 1-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 and 43-1-210 CDOT be given authority to declare Parcel 1-EX, located at 7701 W 120th Ave in the City and County of Broomfield, as excess land and dispose of 17,525 sq. ft. (0.402 acres) (+/-) of land that is no longer needed for transportation purposes for fair market value.

Herman F. Stockinger III

Herman Stockinger,
Secretary Transportation Commission of Colorado