

Transportation Commission Resolution #20260205

Disposal - E8, Park Ave West and I-25, City and County of Denver

Approved by the Transportation Commission on February 19, 2026

Whereas, Parcel 8AR was acquired in 1994 under Project No. IR(CX) 025-2(230) for the construction of the I-25 and Park Ave West on and off-ramps; and,

Whereas, Parcel 8AR was acquired for the specific purposes of relocating a portion of Globeville Road out of the proposed alignment for the on and off-ramps; and,

Whereas, the alignment for the relocated portion of Globeville Road changed and Parcel 8AR was no longer needed for that purpose, and,

Whereas, Parcel 8AR was then sold to the La Quinta Inns on May 23, 1995, in exchange for another parcel that was needed for the construction of the I-25 and Park Ave West on and off-ramps; and,

Whereas, Parcel E8 is an easement associated with Parcel 8AR; and,

Whereas, CDOT specifically reserved Parcel E8 in the Parcel 8AR disposal deed to the La Quinta Inns; and,

Whereas, CDOT acquired Parcel E8 in 1994 under Project No. IR(CX) 025-2(230) for the eventual installation of an electrical transformer; and,

Whereas, an electrical transformer was never installed on Parcel E8; and,

Whereas, Parcel E8 contains 666 sq ft (+/-); and,

Whereas, Parcel E8 is located east of Park Ave West and south of the northbound on-ramp from Park Ave W to NB I-25; and,

Whereas, no highway improvements have been or will be built on Parcel E8; 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 E8 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 E8, containing 666 sq ft (+/-) at fair market value to the underlying fee owner; 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 is of use only to the underlying fee owner, that underlying fee owner shall have right of first refusal to acquire said parcel; and,

Whereas, CDOT Region 1 has determined that Parcel E8 is of use only to the underlying fee owner; and,

Whereas, the underlying fee owner desires to exercise their right of first refusal to

acquire Parcel E8 which is no longer needed for transportation purposes; and,

Whereas, CDOT will be relieved of maintenance responsibilities and liability associated with this parcel and funds from the disposal of Parcel E8 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, CDOT Region 1 has determined that disposing of Parcel E8 will not affect the operation, maintenance, use or safety of CDOT's facility; 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, 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)(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 E8, containing 666 sq ft (+/-), is not needed for transportation purposes; and,

Whereas, the Transportation Commission concurs with the Chief Engineer that Parcel E8 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. 409 the Department of Transportation be given authority to declare Parcel E8 as excess land and dispose of 666 sq ft (+/-) that is no longer needed for transportation purposes to the underlying fee owner for fair market value.


Herman Stockinger, Secretary
Transportation Commission of
Colorado