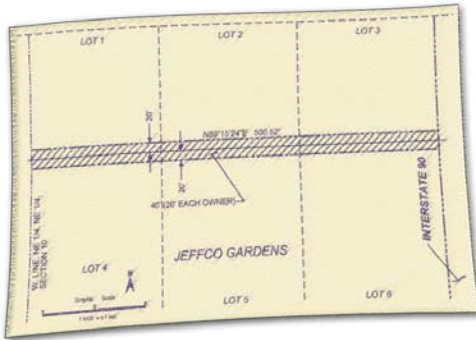


## Vacate county right-of-way?

In some instances, platted rights-of-way have been dedicated to and accepted by Jefferson County, but never actually constructed.



As a property owner, you may want to work with the county to remove or “vacate” the right-of-way. The result of such action, if approved by the county, may add additional area to your property

Before you consider any approach, you are advised to talk with Planning & Zoning to seek clarification and input on the vacation process and requirements.

## Things you may not know about vacating roads

Colorado Revised Statutes set out procedures that local governments, like Jefferson County, must follow in order to vacate right-of-way.

- The Board of County Commissioners may, **at their discretion**, give up all legal claim (“vacate”) to rights-of-way dedicated and accepted by the county.
- When vacating right-of-way properties affected by the removal of the right-of-way cannot be denied access. Often times, a separate access easement will need to be established over the right-of-way to maintain access to other properties.
- A vacation requires a public hearing in front of the Planning Commission and a final hearing before the Board of County Commissioners – who ultimately decide on whether or not to grant the vacation of right-of-way.
- An easement for utilities may need to be reserved over the vacated right-of-way.



# How Do I . . .

*continued from the back*

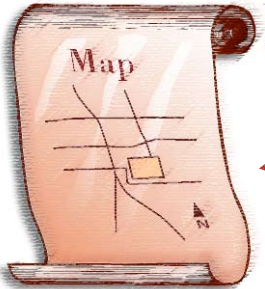
## How to get started

**1.** Come into Planning & Zoning and meet with staff to discuss a possible vacation of right-of-way. Staff may suggest a pre-application in order to provide quick review of the proposed vacation and to provide the applicant valuable information about the request.

### Planning & Zoning



**2.** Initial Submittal



### Reviews Info...



Planning and Zoning Division verifies info and enters data into computer

Checks base maps and road guides to ensure location access and pertinent info. Notifies applicant of submittal requirements for referral.

**3.** Review and Public Hearings



**4. Final Steps:** If approved by the Board of County Commissioners, the applicant may be required to record easements for access, utilities and/or drainage. A merger of the vacated right-of-way with abutting properties may be required.