PROJECT: ER 007A-026
LOCATION: PR SH-7 Flood (PH-II), EP-Jct SH-72
CODE: 21088/21089
COUNTY: Boulder
PARCEL: TE-54

NOTICE OF INTEREST TO ACQUIRE PROPERTY AND INCENTIVE PROGRAM INFORMATION DELIVERED VIA US MAIL, CERTIFIED, RETURN RECEIPT REQUESTED

Gordon Shaw Novak, Jr and Daniel McCormick Novak
801 Loma Linda
West Lake Hills, TX 78746-2831

Gordon Shaw Novak, Jr and Daniel McCormick Novak
11474 Peak to Peak Highway
Allenspark, CO 80510

Dear Gordon Shaw Novak, Jr and Daniel McCormick Novak:

Western States Land Services, Inc., is a consultant hired by the Colorado Department of Transportation (CDOT) to assist with acquiring additional right-of-way to improve State Highway 7. CDOT is planning a project to improve safety, and maintain and improve connectivity for the community of Estes Park. PR SH-7 Flood (PH-II), EP-Jct SH-72 ("Project") is necessary to overlay the roadway from MP 0 to MP 12 widen the shoulder of SH 7 to include bike lanes in both directions from MP 6.3 to MP 10.8, make improvements to the existing drainage and improve the ADA curb ramp requirements within the Town of Estes Park. CDOT has determined that it will need to acquire property from you for this construction project for the purpose of roadway overlay from MP 0 to MP 10.8, widening of the shoulder of SH 7 to include bike lanes in both directions from MP 6.3 to MP 10.8, to make improvements to the existing drainage and to improve the ADA curb ramp requirements within the Town of Estes Park.

Identified parcels are:

Temporary Easement TE-54 (0.027 acres/1,191 square feet)

Section 38-1-121 of the Colorado Revised Statutes requires that this Notice of Interest to Acquire be provided to the property owners. You are hereby notified.
Per the terms of the Permission to Enter form signed Sept 7, 2016 CDOT will arrange for surveyors to stake the proposed acquisition parcels on your property. The right-of-way stakes will show you the existing right-of-way, the proposed right-of-way, and any easements required to build the project. These points are approximate and tentative, and should not be relied upon to establish any structure, boundary lines or other features. Please call me at 970-667-7602 so I may explain the next steps of the acquisition process for the proposed acquisition parcels.

This letter is to inform you that the design has progressed to the point where CDOT has determined that it intends to acquire property from you for this highway improvement.

This letter is also to serve notice that CDOT is adopting an incentive-based acquisition program for this project. This CDOT project has been identified as a high-priority safety project; and we are able to offer all property owners an incentive payment (extra money) for agreeing to grant the necessary property rights within 30 days of the Offer Letter. The Offer Letter will be sent to you in the near future.

If you have valid information that shows your opinion of value exceeds the CDOT valuation and incentive, we will consider the merits of your opinion; but we are not obligated to agree to your opinion. If the values are not consistent, we hope to reach a negotiated settlement. None of the provisions of the incentive program eliminate your rights to negotiate a settlement based upon reasonable and acceptable value issues.

Enclosed you will find:
1. Right of Way Plans for Parcel TE-54
2. Colorado Revised Statutes Section 38-1-121
3. Right of Way information booklet

Thank you, and should you have any immediate questions, please do not hesitate to contact me via email at jmazur@ws-la.com or phone 970-667-7602

Respectfully,

Justin Mazur
Acquisition Agent
Western States Land Services, Inc.

Enclosure(s) as stated
cc: File C45-22