

O-2026-20

AN ORDINANCE

AUTHORIZING CONVEYANCE OF REAL PROPERTY OWNED BY THE CITY OF LAKEWOOD AND LOCATED AT 685 DENVER WEST COLORADO MILLS BOULEVARD FORMERLY KNOWN AS INDIANA STREET, GOLDEN, CO 80401 TO THE LENA GULCH METROPOLITAN DISTRICT

WHEREAS, the City of Lakewood (the “City”) is a home rule municipality organized under Article XX of the Colorado Constitution and the authority of its Home Rule Charter for the City of Lakewood (the “Charter”);

WHEREAS, as part of its home rule authority, the City has the discretion to sell real property held or used for any municipal purpose pursuant to City Charter Section 14.3(a);

WHEREAS, the City owns real property located at 685 Denver West Colorado Mills Boulevard formerly known as Indiana Street, Golden, CO 80401 (the “Property”), which real property was originally acquired from Total Petroleum, Inc. (“Total Petroleum”);

WHEREAS, in 1996, the City Council for the City of Lakewood (“City Council”) authorized the City to acquire property for public improvements (O-1996-33);

WHEREAS, the public improvements included pedestrian, transportation, drainage, utilities facilities, and other related public improvements in the Denver West Area;

WHEREAS, in 2001, the City Council authorized a Reimbursement Agreement (the “Agreement”) between the City and the Lena Gulch Metro District (the “District”) for the District to reimburse the City for acquisition costs associated with acquiring a number of properties (R-2001-18);

WHEREAS, pursuant to this Agreement, the City agreed to convey any part or portion of the properties that were not necessary for the public improvements to the District;

WHEREAS, in 2001, the City Council authorized the City to exercise its power of eminent domain and initiate a condemnation proceeding to acquire the Property (R-2001-29);

WHEREAS, in 2002, the City initiated a condemnation proceeding and acquired the Property from Total Petroleum via a court settlement;

WHEREAS, the Agreement between the City and District indicated that after completion of the necessary public improvements, any property remaining would be conveyed to the District (O-2003-22);

WHEREAS, the remaining Property identified in Exhibit A, attached hereto and incorporated herein, is not necessary to construct any additional public improvements and, as a result, is required to be conveyed to the District;

WHEREAS, the City shall include a deed restriction in the special warranty deed to the District that requires the Property to be annexed into the City before any development or redevelopment of the Property takes place;

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies any particular proposal related to this proposal identified herein; and

WHEREAS, approval of this ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide the public and City Staff an opportunity to present evidence and testimony regarding the proposal.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, State of Colorado:

SECTION 1. Approval. The sale of the Property described in Exhibit A, attached hereto and incorporated herein, to the District is hereby approved.

SECTION 2. Authorization. The City Manager or designee is hereby authorized to execute any deed(s) and associated documents in a form approved by the City Attorney conveying the Property to the District.

SECTION 3. Severability. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

SECTION 4. Effective date. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 8th day of June 2026; published by title in the Denver Post and in full on the City of Lakewood's website at [www.lakewood.org](http://www.lakewood.org) on the 11th day of June, 2026; set for public hearing to be held on the 13th day of July, 2026; read, finally passed and adopted by the City Council on the 13th day of July, 2026; and signed by the Mayor on the \_\_\_ day of July, 2026.

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Wendi Strom, Mayor

ATTEST:

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Jay Robb, City Clerk

APPROVED AS TO FORM:

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Alison McKenney Brown, City Attorney

## EXHIBIT A

## Parcel A

PAGE 1 OF 2

A PARCEL OF LAND BEING A PORTION OF LOTS 42 THROUGH 48, BLOCK 48, PLEASANT VIEW SECOND ADDITION RECORDED UNDER RECEPTION NO. 00876034, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTHERLY LINE OF SAID BLOCK 48, PLEASANT VIEW SECOND ADDITION IS ASSUMED TO BEAR NORTH 89°48'08" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 270.13 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT 48;

THENCE SOUTH 89°48'08" WEST ON THE NORTH LINE OF LOT 48 A DISTANCE OF 76.11 FEET TO A POINT OF CURVATURE AND THE **POINT OF BEGINNING**;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 64.29 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA OF 73°40'16" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 48°44'10" EAST A DISTANCE OF 59.95 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 05°42'36" WEST A DISTANCE OF 135.86 FEET;

THENCE SOUTH 89°46'04" WEST A DISTANCE OF 90.15 FEET;

THENCE NORTH 00°06'52" WEST A DISTANCE OF 174.89 FEET TO A POINT ON THE NORTH LINE OF LOT 48;

THENCE CONTINUING ON SAID NORTH LINE A DISTANCE OF 58.96 FEET TO THE **POINT OF BEGINNING**;

COUNTY OF JEFFERSON, STATE OF COLORADO

SAID PARCEL CONTAINING 16,758 SQUARE FEET OR 0.38 ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS EASEMENT DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

\_\_\_\_\_  
AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.  
4862 INNOVATION DRIVE, SUITE 100  
FORT COLLINS, COLORADO 80525  
(970) 353-7600



PAGE 2 OF 2

BLOCK 44  
PLEASANT VFW SECOND ADDITION

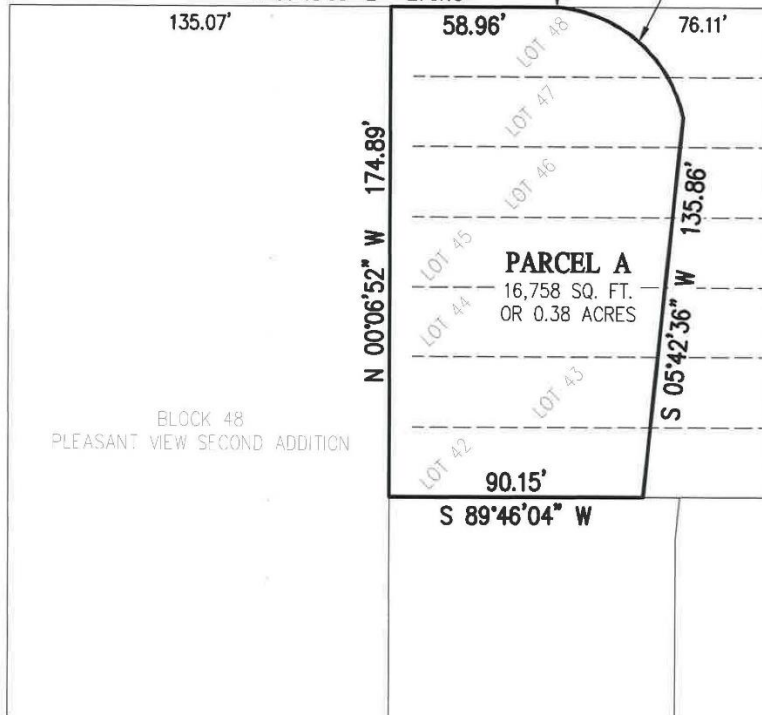
WEST 7TH AVE  
RIGHT-OF-WAY VARIES

BASIS OF BEARINGS  
NORTH LINE OF BLOCK 48  
PLEASANT VIEW SECOND ADDITION  
N 89°48'08" E 270.13'

L=64.29',  
R=50.00',  
Δ=73°40'16"  
CH=S 48°44'10" E  
59.95'

POINT OF BEGINNING

POINT OF COMMENCEMENT  
NORTHEAST CORNER  
LOT 48, BLOCK 48



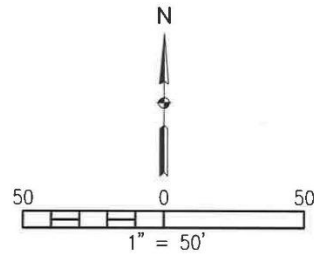
DENVER WEST COLORADO MILLS BLVD  
RIGHT-OF-WAY VARIES

BLOCK 48  
PLEASANT VIEW SECOND ADDITION

AARON A. DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE CORP.



NOTE: THIS EXHIBIT DOES NOT REPRESENT A  
MONUMENTED LAND SURVEY, IT IS INTENDED ONLY  
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



DENVER WEST

PARCEL EXHIBIT

**BASELINE**

Engineering · Planning · Surveying

4862 INNOVATION DR, SUITE 100 • FORT COLLINS, COLORADO 80525  
P. 970.3537600 • F. 866.6794864 • www.baselinecorp.com

DRAWING DATE: 10/27/25

DRAWN BY: LRY

CHECKED BY: AAD

JOB NO: 568

## Parcel B

PAGE 1 OF 2

A PARCEL OF LAND BEING A PORTION OF LOTS 47 AND 48, BLOCK 48, PLEASANT VIEW SECOND ADDITION RECORDED UNDER RECEPTION NO. 00876034, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTHERLY LINE OF SAID BLOCK 48, PLEASANT VIEW SECOND ADDITION IS ASSUMED TO BEAR NORTH 89°48'08" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 270.13 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT 48;

THENCE SOUTH 89°48'08" WEST ON THE NORTH LINE OF LOT 48 A DISTANCE OF 36.11 FEET TO A POINT OF CURVATURE AND THE **POINT OF BEGINNING**;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 19.75 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA OF 56°35'25" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 22°35'07" EAST A DISTANCE OF 18.96 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 05°42'36" WEST A DISTANCE OF 22.28 FEET TO A POINT OF CURVATURE;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT 64.29 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA OF 73°40'16" AND BEING SUBTENDED BY A CHORD BEARING NORTH 48°44'10" WEST A DISTANCE OF 59.95 FEET TO A POINT ON THE NORTH LINE OF LOT 48;

THENCE NORTH 89°48'08" EAST ON THE NORTH LINE OF LOT 48 A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**.

COUNTY OF JEFFERSON, STATE OF COLORADO

SAID PARCEL CONTAINING 517 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

### SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS EASEMENT DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

\_\_\_\_\_  
AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.  
4862 INNOVATION DRIVE, SUITE 100  
FORT COLLINS, COLORADO 80525  
(970) 353-7600



PAGE 2 OF 2

BLOCK 44  
PLEASANT VIEW SECOND ADDITION

WEST 7TH AVE  
RIGHT-OF-WAY VARIES

BASIS OF BEARINGS  
NORTH LINE OF BLOCK 48  
PLEASANT VIEW SECOND ADDITION  
N 89°48'08" E 270.13'

POINT OF BEGINNING  
40.00'

L=19.75',  
R=20.00',  
Δ=56°35'25"  
CH=S 22°35'07" E  
18.96'

POINT OF COMMENCEMENT  
NORTHEAST CORNER  
LOT 48, BLOCK 48

135.07'  
POINT OF COMMENCEMENT  
NORTHEAST CORNER  
LOT 48, BLOCK 48

58.96'  
LOT 47  
LOT 48  
L=64.29',  
R=50.00',  
Δ=73°40'16"  
CH=N 48°44'10" W  
59.95'

PARCEL B  
517 SQ. FT.  
OR 0.01 ACRES  
S 05°42'36" W  
22.28'

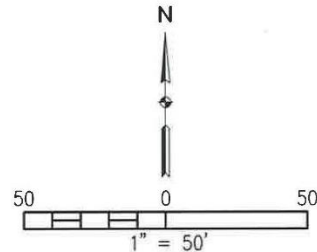
DENVER WEST COLORADO MILLS BLVD  
RIGHT-OF-WAY VARIES

BLOCK 48  
PLEASANT VIEW SECOND ADDITION



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DENVER WEST

PARCEL EXHIBIT

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