



# Commerce City

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## Council Communication File Number: Res 2021-65

**Agenda Date:** 8/16/2021

**Version:** 1

**Status:** ATS Review

**In Control:** City Council

**File Type:** Resolution

A RESOLUTION APPROVING A QUITCLAIM DEED IN FAVOR OF LGI HOMES - COLORADO, LLC TO RETURN DEDICATED PROPERTY IN PORTIONS OF THE PROPERTY IN SECOND CREEK FARM FILING NO. 1, FIRST AMENDMENT

**Summary and Background Information:** This resolution approves a quitclaim deed in favor of LGI Homes - Colorado, LLC with respect to certain property in Second Creek Farm Filing No. 1, First Amendment. The subject property is: Lots 1-30, Block 1, and Tracts AA, FF, GG, and HH.

The subject property is part of a larger dedication by the property owner to the City in 2005 pursuant to the initial plat (Reception No. 2005093000). The dedication via plat resulted in the subject property being owned by the City, as a matter of law. In 2019, when the developer replatted the property, the reconfiguration of roadways and lots based on revised development plans resulted in the subject property being included in developable lots, with other previously private property being dedicated for public purposes. The quitclaim deed implements the intent of the 2019 replat by transferring the City's ownership interest, to the extent it exists, in the subject property to the developer. This change was also requested by the Adams County Clerk & Recorder.

**Staff Responsible (Department Head):** Robert Sheesley, City Attorney

**Staff Member Presenting:** Robert Sheesley, City Attorney

**Financial Impact:** N/A

**Funding Source:** N/A

**Staff Recommendation:** Approval.

**Suggested Motion:** I move to approve Resolution 2021-65.