



CITY AND COUNTY OF DENVER

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EXECUTIVE SUMMARY

To: City Council

From: DOF Real Estate

CC: N/A

Subject: Land Acquisition Ordinance for an Access Easement to Axton Ranch

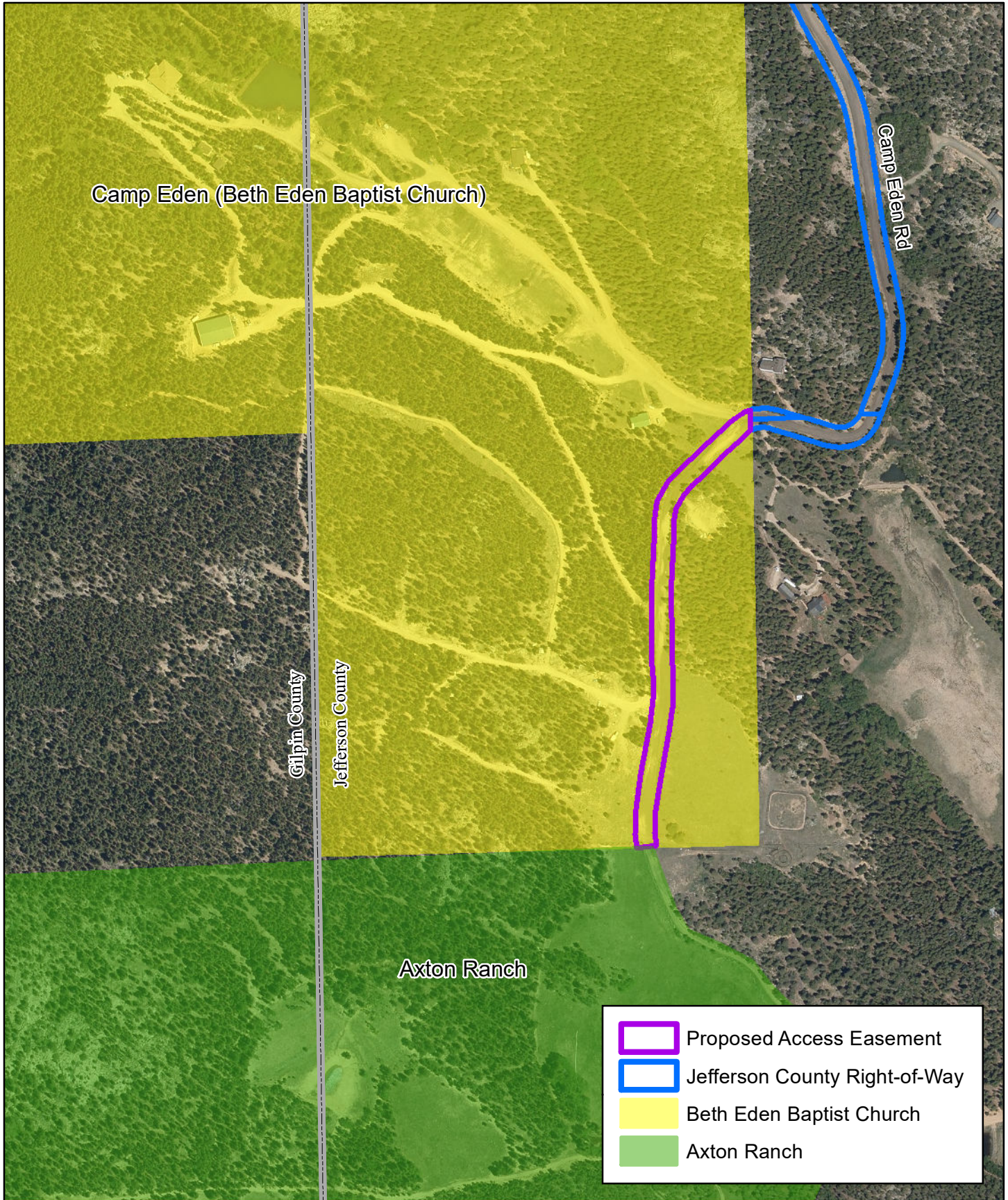
Date: November 28, 2022

Axton Ranch, the 448-acre property the City and County of Denver (“CCD”) received as a donation to its Mountain Parks system in late 2021, does not have a legal right of access over an approximately one quarter mile section of road in Jefferson County. This road is owned by Beth-Eden Centenary Baptist Church, a church that operates a camp facility on 160 acres adjacent to Axton Ranch. Based on historical imagery, it appears that the road has existed in its current location since at least 1953. Before donating most of the ranch to CCD, the Axton Family had owned the ranch since 1954.

Legal public access over Camp Eden Road is necessary for CCD, through Parks & Recreation (“DPR”), and the public, to access Axton Ranch. CCD has spent over 18 months trying to come to an agreement on an access easement with the property owner but those negotiations have been unsuccessful due primarily to the owner insisting on terms and conditions in the easement agreement that would significantly restrict and limit DPR’s ability to manage and steward Axton Ranch as a public park and prohibit CCD from fulfilling its obligations to the Axton Family as agreed upon in the deed restrictions restricting the donation of the ranch. In particular,

- restricting the activities that can occur on Axton Ranch;
- limiting CCD and the public’s ability to use the road; and
- the ability to terminate the easement which would leave CCD with no legal access to Axton Ranch.

Therefore, staff is recommending a Land Acquisition Ordinance for an access easement as generally depicted on **Attachment A**. Acquisition of an access easement will enable CCD and the public to access Axton Ranch and fulfill its obligations and commitments to the Axton Family.



Camp Eden (Beth Eden Baptist Church)

Camp Eden Rd

Gilpin County

Jefferson County

Axton Ranch

-  Proposed Access Easement
-  Jefferson County Right-of-Way
-  Beth Eden Baptist Church
-  Axton Ranch

Proposed Access Easement

Attachment A

