



Arapahoe County

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Board Summary Report

File #: 25-421

Agenda Date: 8/12/2025

Agenda #:

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:

Joseph Boateng, PE, Engineer III, Public Works and Development

Subject: Approval and Acceptance of a Sight Triangle Easement

ASP24-004 Dove Valley Flex Building-Approval and Acceptance of Sight Triangle Easement

Purpose and Request:

The purpose of this report is to request the Board adopt a resolution to approve the conveyance of a Sight Triangle Easement to the County and to authorize the Director of the Department of Public Works and Development to execute the Agreement on behalf of the County.

Staff has reviewed the Sight Triangle Easement Agreement and the associated easement description and determined they meet the County's requirements. Staff recommends that the Agreement be approved and accepted by the Board.

Actions Requested:

1. Approval and acceptance of the Sight Triangle Easement Agreement
2. Authorize Bryan Weimer, Director, Department of Public Works and Development to execute the Easement Agreement on behalf of the Board.

Background and Discussion: The sight triangle easement is related to the development known as Dove Valley Flex Building-(hereinafter referred to as "Administrative Site Plan") and is in section 36, Township 5 South, Range 67 west of the meridian, County of Arapahoe.

The Site is bound on the northeast by East Adam Aircraft Circle; and on the northwest by East Jamison Place. The Site lies within the Lone Tree Creek Basin. A 30' x 30' Sight Triangle is to be proposed between the site access and East Jamison Place to prevent any structure, trees or shrubs, etc., more than 36 inches in height to be in the easement. The easement is described and memorialized in the Sight Triangle Easement Agreement.

The Owner of the site requests that the attached sight triangle easement be conveyed to the County prior to final approval to the Administrative Site Plan following all necessary and required administrative reviews and processes.

Alternatives: N/A.

Fiscal Impact: None

Alignment with Strategic Plan:

- ☐ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☐ Be community focused

Concurrence: The Sight Triangle Easement Agreement was reviewed by the County Attorney's Office and the attached legal descriptions were reviewed by Mapping.

Resolution: Attached is a copy of the draft resolution.