



Board Summary Report

File #: 26-057

Agenda Date: 2/3/2026

Agenda #: 5.c.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:
Molly Orkild-Larson, Principal Planner, Public Works and Development

Subject:
VAC25-003, Copperleaf Filing No. 31, Easement Vacation

Purpose and Request:

The applicant, Galloway and Company, LLC, on behalf of the property owner, M4 Developers, Inc., is seeking approval to vacate a 10-foot easement consisting of two five-foot utility easements that are situated on both sides of the lot line between Pads 4 and 5, Copperleaf Filing No. 31. These easements need to be vacated since Pads 4 and 5 are being replatted to create Pads 1 and 2 through a final plat (Case No. PF25-006, Copperleaf Filing No. 32) and a new lot line between these pads will be created.

The applicant is proposing this replat in order provide lot sizes that will accommodate future development proposed for these lots. The new pad sites will be 1.132 acres (Pad 1) and 0.600 acres (Pad 2) in size.

A final plat (PF25-006, Copperleaf Filing No. 32) is currently being reviewed with this easement vacation. New easements replacing these easements will be dedicated with this final plat.

Alignment with Strategic Plan: Good Governance - Plan for future service, infrastructure, and fiscal needs.

Background and Discussion: The Copperleaf Final Plat No. Filing 31 (Case No. PF24-003) was approved and recorded in January 2025. This plat created the subject lots, known as Pads 4 and 5, and is located on the west side of the development and adjacent to Copperleaf Boulevard. These lots have a five-foot utility easement running along each lot line, except the west property line, which has a 14-foot public use easement. With the creation of Pads 1 and 2, the two existing five-foot utility easements on both sides of the old lot line between Pads 4 and 5 will need to be vacated. A Final Plat application (PF25-006) is running concurrently with this application to plat Pads 1 and 2 and create two new five-foot utility lots along the new lot line between Pads 1 and 2.

Alternatives: The BOCC has the following alternatives:

1. Approve the easement vacation.
2. Deny the easement vacation.
3. Continue to a date certain to obtain additional information.

Fiscal Impact: No fiscal impact associated with the application is anticipated.

Alignment with Strategic Implementation Strategies: This proposal is quasi-judicial and is evaluated against criteria in the Land Development Code.

Concurrence: The Public Works and Development Planning and Engineering Services Division has reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.