



Board Summary Report

File #: 25-501

Agenda Date: 11/18/2025

Agenda #: 6.c.

To: Board of County Commissioners

Through: Bryan Weimer, PWLF, Director, Public Works & Development

Prepared By:

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Subject:

C15-002; Iliff Avenue Improvement Project Permanent Easement for Water Meter Vault

Purpose and Request:

The purpose of this report is to detail Public Works and Development's (PWD) plan to address remaining Right-of-Way (ROW) Actions needed to properly close out the Iliff Corridor Improvements Project. Specifically, this request relates to Easement Deed for Water Meter Vault.

This action creates a permanent easement within the County's property at 2281 S Iliff Ave, Denver, CO 80231 at the NW corner of Iliff Avenue and Parker Road to accommodate new Cherry Creek Valley Water and Sanitation District (CCVWSD) facilities constructed as part of the Iliff Corridor Improvements Project and authorize the Chair of the Board of County Commissioners to sign the necessary documents to convey such easement. The easement is proposed as a "no-cost" action as the agreement will be between 2 public/governmental entities; CCVWSD is a Colorado Special District governed by Colorado Revised Statute Title 23.

Alignment with Strategic Plan: Good Governance - Plan for future service, infrastructure, and fiscal needs. The action supports the Good Governance factor by making certain that the County effectively manages existing resources and, when appropriate, disposes of certain assets (in this case) to another public asset inventory.

Background and Discussion:

The Iliff Corridor Improvements project acquired properties at the NW corner of Iliff Avenue and Parker Road. The plans called for demolition of the existing facilities on this site, and reconstruction of the water and sanitary services to the site. The reconstructed facilities were needed to make certain the site was a viable resale candidate property after the project was completed.

Whereas the property currently belongs to the County, and ordinarily, an easement would not be required in "public" right of way, the County's long-term intention was that this Barn Store property would eventually be sold through the County's property management system. In that eventuality, the CCVWSD facilities would be in private property for which an easement is needed to maintain access to the meter vaults.

Staff reviewed the legal description for this permanent easement and confirmed the easement creation process with CCVWSD Engineering staff.

Alternatives: Alternative actions include: The “do nothing” alternative only exists in the scenario in which the County did not sell the Barn Store property. This is inconsistent with the property management objectives for this location. In this unlikely event, no easement would be needed as discussed above.

Fiscal Impact: There is no fiscal impact on the County because of this easement aside from the engineering review costs for the easement which were previously scoped and budgeted as part of the project.

Alignment with Strategic Implementation Strategies: N/A

Concurrence: This matter was coordinated with staff from Cherry Creek Valley Water and Sanitation District.