



Board Summary Report

File #: 25-074

Agenda Date: 1/28/2025

Agenda #: 6.n.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:

Sue Liu, PE, Engineer III, Engineering Services Division

Subject:

PP23-001 Forest Rim Estates Subdivision Filing No. 2 - Approval and Acceptance of Sight Triangle Easements via Sight Triangle Easement Agreements

Purpose and Request:

The purpose of this report is to request the Board to approve the acceptance of the sight triangle easement agreements conveying sight triangle easements for recordation by separate document and to adopt a resolution authorizing Bryan Weimer, Director, Department of Public Works and Development to execute the specific easements on behalf of the Board.

Staff has reviewed the sight triangle easement documents and has determined that they meet the County's requirements. Staff recommends said sight triangle easements, granted by Darley/Dodd Revocable Trust, Mccarthy Gary Dean, and Roderic N & Jane E Guilford Revocable Trust, be accepted by the Board.

Actions Requested:

1. Approve and accept the conveyance of two Sight Triangle Easement Agreements to Arapahoe County.
2. Authorize recording with Arapahoe County Clerk and Recorder the fully executed Sight Triangle Easement Agreements conveying the described easement interests over the property described in respective legal descriptions and exhibits.
3. Authorize Bryan Weimer, Director, Department of Public Works and Development to execute the Easement Agreements on behalf of the Board of County Commissioners.

Background and Discussion: The sight triangle easements are located in PORTIONS OF TRACT 5, BLOCK 1 OF THE ALLRED SUBDIVISION, AS RECORDED IN BOOK 22, PAGE 76, RECORDS OF ARAPAHOE COUNTY, COLORADO AND THAT PARCEL DESCRIBED IN RECEPTION NO. D5108755, RECORDS

OF ARAPAHOE COUNTY, COLORADO, LOCATED IN THE NORTHEAST QUARTER, SECTION 32, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, and in the PORTIONS OF TRACT 6, BLOCK 1 OF THE ALLRED SUBDIVISION, AS RECORDED IN BOOK 22, PAGE 76, RECORDS OF ARAPAHOE COUNTY, COLORADO AND THAT PARCEL DESCRIBED IN RECEPTION NO. D5108755, RECORDS OF ARAPAHOE COUNTY, COLORADO, LOCATED IN THE NORTHEAST QUARTER, SECTION 32, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO,, owned by Darley/Dodd Revocable Trust, McCarthy Gary Dean, and Roderic N & Jane E Guilford Revocable Trust respectively, and are related to the development known as Forest Rim Estates Subdivision #02 (hereinafter referred to as “Plan”).

The sight triangles are required for the proposed private roadway when intersects with the existing East Jamison Circle. Since these sight triangles are located within parcels outside of the project site boundary, easements are required to be obtained from the owners of these parcels.

The attached sight triangle easements should be conveyed to the County prior to the Plan being approved by the Engineering Services Division.

Alternatives: N/A

Fiscal Impact: None

Alignment with Strategic Plan:

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

Concurrence: Sight Triangle Easement Agreements were reviewed by the County Attorney’s Office and the attached legal descriptions were reviewed by Mapping.