



## Board Summary Report

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**File #:** 26-154

**Agenda Date:** 4/14/2026

**Agenda #:** 6.a.

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**To:** Board of County Commissioners

**Through:** Ceila Rethamel, Acting Director, Public Works and Development

**Prepared By:**  
Raye Fields, Planner II, Public Works and Development

**Subject:**  
VAC25-004, Sky Ranch Filing No. 7, Easement Vacation

**Purpose and Request:**

The applicant, PCY Holdings, is seeking approval to vacate three easements consisting of two utility easements and one drainage and access easement within the Sky Ranch Filing 7 subdivision. These easements are being relocated in Block 8 in conjunction with an associated replat that is removing an alleyway that holds the easements. The easements are as follows: one 20-foot drainage and access easement, one 10-foot utility easement to the north of the drainage and access easement, and one 10-foot utility easement to the south of the drainage and access easement. All easements are located on Block 8.

A final plat/replat (PF25-007, Sky Ranch Filing #7) was processed in conjunction with this easement vacation and was approved by the BOCC on March 31, 2026, which granted new easements replacing these easements. Staff recommends approval of the easement vacation.

**Alignment with Strategic Plan:** Good Governance - Deliver mandated and essential services with excellence.

**Background and Discussion:** The Sky Ranch Filing No. 7 Final Plat (Case No. PF24-002) was approved and recorded in August 2024. This plat created the subject lots and easements over 37 acres and the associated site plan, ASP24-003, includes single family detached (front and alley loaded), duplex, townhome units. A replat application (Case PF25-007) was submitted and approved by the BOCC on March 31<sup>st</sup>, reconfiguring Block 8 of this subdivision to remove a platted alley and as such, relocated these easements within the alley.

The proposed easement vacation meets the criteria for approval as per Code Section 5-6.7; namely: The vacation is in accordance with the original conditions of approval for the subject parcel's final plat, general development plan, specific development plan and administrative site plan and, the vacation is in keeping with the spirit and intent of Section 4-2.4, Land Division Standards (subsection c is not applicable as this is not a roadway vacation). Specifically, the previous dedication of utility and drainage easements have been relocated to other areas to ensures continuing access to utilities and drainage structures in previously approved site designs. That easement dedication provides for adequate, safe, and efficient public improvements, meeting the spirit and intent of Section 4-2.4.A.2.c.

**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 associated with a quasi-judicial application, which 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.