



Arapahoe County

5334 South Prince Street
Littleton, CO 80120
303-795-4630
Relay Colorado 711

Board Summary Report

File #: 25-430

Agenda Date: 9/9/2025

Agenda #: 6.b.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works

Prepared By:
Ernie Rose, Senior Planner, Public Works and Development

Subject:
Planning Case No. VAC25-002 - Dove Valley Flex Building Easement Vacation

Purpose and Request:

The applicant and property owner, Dove Valley Flex LLC, is requesting to vacate one site triangle easement located within Lot 1, Block 1 of Dove Valley Business Park Subdivision Filing 11, more commonly referred to as 12826 E. Adam Aircraft Circle. This easement was dedicated when this lot was platted in 2000 (Case No. P99-120). The property is undergoing significant site reconfiguration, and this easements needs to be vacated to accommodate new development.

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

Background and Discussion:

On April 28, 2000, the Board of County Commissioners (BOCC) approved the Final Plat for Dove Valley Business Park Subdivision Filing Number 11. The Final Plat detailed numerous easements, including the sight triangle easement. A Final Development Plan (FDP) proposing a 50,000 square foot building was approved by the BOCC in October 2000. Construction of the proposed building was not completed. In March 2024, the property owner submitted a new Administrative Site Plan for the development of this property. This application proposes a smaller square flex building, and the existing sight triangle easements is no longer relevant and must be vacated.

In September 2024, a drainage and water line easement was vacated, with recordation delayed due to the relocation of existing infrastructure. On July 23, 2025, the resolution and easement vacation were recorded (E5052207). After recording, County staff realized that a sight triangle easement needed to be vacated.

Alternatives: The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed easement vacations.

2. Continue to a date certain for more information.
3. Deny the proposed easement vacations.

Fiscal Impact: This request should have no fiscal impact on the County aside from enabling developments.

Alignment with Strategic Implementation Strategies: N/A

Concurrence: N/A