



Board Summary Report

File #: 26-212

Agenda Date: 4/28/2026

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To: Board of County Commissioners

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

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

Presenter: Molly Orkild-Larson, Principal Planner, Public Works and Department

Subject:
VAC25-001, Saddle Rock Highlands Filing No. 4, Easement Vacation

Purpose and Request:

The applicant, dcb Construction Inc., on behalf of the property owner, Ventana Storage Holdco LLC, is seeking approval to vacate a portion of a 20-foot drainage easement on Lot 3, Block 1 of the Saddle Rock Highlands Filing No. 4 (21507 E. Quincy Avenue, west of S. Picadilly Road). This easement is to be vacated since it conflicts with the self-storage building approved through Administrative Site Plan (ASP21-011).

A new 20' drainage easement was created by separate document and dedicated to Arapahoe County (Reception No. E6014098) to replace the existing drainage easement. As part of ASP21-011 requirements, the vacation of the existing drainage easement would not take effect until the new drainage easement was dedicated and the proposed storm sewer was constructed. This action has occurred, allowing staff to now bring this easement vacation before the Board of County Commissioners for approval.

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

Background and Discussion: The subject lot, Lot 3, was created by the Saddle Rock Highlands Subdivision Filing No. 4 plat. The subject property held a 20-foot drainage easement along the north side. A Specific Development Plan (P17-005) and Administrative Site Plan (ASP21-011) were approved for a self-storage facility on this lot in February 2018 and December 2022, respectively. This site plan relocated the drainage easement to another area of the property and that easement has been dedicated and recorded.

The propose easement vacation meets the criteria for approval as per Code Section 5-6.7; namely: The vacation is in accordance with any original conditions of approval for the subject parcel's 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 another drainage easement ensures adequate site drainage and provides for adequate, safe, and efficient public improvements, which

meets the spirit and intent of Section 4-2.4.A.2.c of the Land Development Code.

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.