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County Commission's Summary Report

Date: January 20, 2026
To: Arapahoe County Board of County Commissioners
Through: Molly Orkild-Larson, Principal Planner, Planning Division
Through: Ceila Rethamel, PE., Engineering Services Division Manager
From: Emily Gonzalez, PE., Engineering Services Division
Case name: PF25-006 Copperleaf Filing #32 – Final Plat

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

Galloway & Company, Inc, on Quincy West 30 LLC, is proposes an application for a new commercial Final Plat located within unincorporated Arapahoe county. The project is generally located on the southeast corner of East Quincy Avenue and Copperleaf Boulevard (currently unaddressed). Legally described as Lot 4 and Lot 5 Copperleaf Filing No. 31.

The project includes ~1.73 acres and is intended to adjust a shared lot line between two previously platted lots. Lot 4A will be 1.13 acres in area, and lot 5A will be 0.60 acres in area. In addition to adjusting the interior lot line, the existing 5 foot utility easement on each side of the platted boundary will be vacated under separate application.

It is the applicant's intent to follow this Final Plat with processing of approvals for subsequent ASP's being filed by various end users for each of the individual lots.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This development will require the individual lots to enter into Subdivision Improvement Agreements (SIA) to guarantee on-site and off-site public improvements at the time of the Administrative Site Plan.
2. The following permits may be required at the time of the future Administrative Site Plans:
 - A Public Improvements Construction Permit
 - A Street Cut and Right-of-Way Use Permit

- Grading, Erosion and sediment Control Permit
- 3. Construction activities that disturb one acre or more are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.
- 4. Land development improvements do not directly affect a drainageway or regional stormwater facility, MHFD maintenance eligibility is not required.
- 5. There have been no variances requested or approved for the application.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The existing 5' utility easement along each side of the interior property line be vacated.