

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Dirk Zender, Real Property Acquisition Specialist II

DESCRIPTION: Acceptance of Special Warranty Deed and Temporary Construction Easement from Sterling Ranch, LLC Regarding Right-of-Way Dedication for the Waterton Road & Eagle River Street Roundabout Project; Douglas County Project No. CI 2025-007.

SUMMARY: On November 18, 2025, the Board of County Commissioners approved a Construction Contract with Villalobos Concrete Inc. to construct the Waterton Road & Eagle River Street Roundabout Project (the "Project") to improve safety and provide better traffic progression. The Project consists of constructing a reconfigured roundabout intersection at Waterton Road and Eagle River Street and installing aggregate base course, new pavement and median materials, curb and gutter, street light pole assembly and associated wiring, rapid flashing beacons and pavement markings.

In order to construct and maintain the Project improvements, the County needs to acquire additional roadway right-of-way from a parcel of real property owned by Sterling Ranch, LLC ("Sterling"). County staff has discussed the Project with Sterling and reached agreement on the dedication of the right-of-way interests needed to construct the Project improvements.

RECOMMENDED ACTION: Staff recommends the BCC approve the right-of-way acquisition and authorize the Chair to sign the TCE and accept and record the SWD.

REVIEW:

Kristina Mann	Approve	12/3/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Temp Const Easement - Waterton-Eagle River Rndbt.SRLLC
Warranty Deed - Waterton-Eagle River Rndbt.SRLLC

