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## Memorandum

**To:** Mayor & Council  
**From:** David Reynolds  
**Re:** Agenda Item: Consider Termination/Release of Blanket Easement Agreements  
**Date:** 11/5/24

### Purpose:

The purpose of this agenda item is to consider the Termination and Release of a two Blanket Easement Agreements that date back to 2003.

### Overview

This memo provides an explanation of the ***Termination/Release of Blanket Easement Agreements*** between the Town of New Castle and RG Lakota I, LLC, RG Lakota II, LLC, and RG Lakota III, LLC (collectively, the "Owner"). This agreement is intended to release certain easement rights previously held by the Town on Lots 36, 37, and 38 in Lakota Canyon Ranch, Filing 8, Longview, Phase 1.

### Background

In 2003, the Town was assigned two easements over the golf course and development parcels in Lakota Canyon Ranch:

1. Water Easement – for the provision of a water system.
2. Utilities Easement – for utilities and drainage infrastructure.

The intent of the blanket easements was to allow the golf course owner and the Lakota developer to place utility lines and drainage through the un-platted and undeveloped lands for the benefit of the golf course and the areas being developed without having to dedicate easements for the as-constructed utilities. The blanket easements were assigned to the Town to allow it to use, repair, and maintain any public utility and drainage infrastructure that had been installed or that the Town might need to install.

### Purpose of Agreement

The Termination/Release Agreement cancels these blanket easements on Longview Phase 1 Lots 36-38 only. With the recent Phase 1 Plat for Lakota Canyon Ranch Filing 8, alternative easements covering the necessary water, utilities, and drainage for these lots have been formally dedicated on the new plat. As a result, the blanket easements over Lots 36-38 are no longer required, but they will remain in effect over the Longview

future development parcels until they are further subdivided. Going forward, the blanket easements will be terminated as additional lots are platted within Longview because, as with Phase 1, the utility and drainage easements necessary to serve those lots will be created on the plats.

**Impact**

This termination and release will remove the encumbrances related to the 2003 Water and Utilities Easements from Lots 36-38, but only because alternative easements have already been established. This agreement solely affects these three lots and does not alter any other easement rights or obligations of the Town.

**Recommendation**

Staff recommends that the Town Council approve the Termination/Release Agreement as presented to clear outdated easements now covered in the current plat.