

December 6, 2024

Morgan Jennings  
Planner  
City of Aurora, Colorado  
Planning & Business Development  
[mllee@auroragov.org](mailto:mllee@auroragov.org)

**RE: Saddle Rock North Subdivision Filing No. 5  
Minor Plat Amendment  
Letter of Introduction**

Morgan,

The purpose of this letter is to introduce our request for a minor plat amendment to the previously recorded Saddle Rock North Subdivision Filing No. 5 plat (Record E2087845 of the Arapahoe County Clerk and Recorder's Office). HCL Engineering and Surveying is requesting this plat amendment on behalf of the current property owner, Blvd Holdings, LLC. The purpose of this plat amendment is as follows:

During the 1<sup>st</sup> civil construction document submittal in October 2023, it was discovered that the sidewalk easement dedicated on the Saddle Rock North Subdivision Filing No. 5 Plat was 1' too close to the ROW line to provide adequate space for the required sidewalk. HCL met with Darren Akrie and Maurice Brooks from the city to discuss ways to correct the plat on 10/31/2023, where it was decided that the sidewalk easement, gas easement, and utility easement would need to be vacated through the easement vacation process and re-dedicated via Plat Amendment in the correct location. The reason the gas and utility easements had to be vacated and re-dedicated, is because they share a boundary with the sidewalk easement, so when that moved out by 1', the other easements also had to move over by 1'. It was noted that a minor plat amendment was the best route to re-dedicate the easements, as all easements would be shown in one place for future reference, and no property lines would be affected.

All easement vacations adjacent to the proposed sidewalk were successfully vacated and recorded with the assistance of CJ Pietri with HDR (city subcontractor) (Rec # E4018784, E4059097, E4064652, and E4059095 at the Arapahoe County Clerk and Recorder's Office).

Please let us know if you have any questions or concerns regarding the proposed plat amendment.

Respectfully submitted,



Mike Maik

70<sup>th</sup> and Zuni  
Drainage Concept

Senior Project Manager  
HCL Engineering & Surveying