

## Planning and Business Development



City of Aurora

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

AuroraGov.org

January 21, 2025

Aaron Foy  
Blvdway Communities  
6000 Grant Street, Suite 404  
Denver, CO 80203

**Re: Initial Submission Review: Saddle Rock North Subdivision Filing No 5 Amendment No 1 – Plat Amendment**  
**Application Number: DA-1074-18**  
**Case Numbers: 2024-3064-00**

Dear Aaron Foy:

Thank you for your initial submission, which we started to process on December 23, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 11, 2025.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 326-8834 or [mllee@auroragov.org](mailto:mllee@auroragov.org).

Sincerely,

Morgan Jennings, Planner I  
City of Aurora Planning Department

cc: Michael Maik – HCL Engineering & Surveying LLC 5975 S Quebec St 200 Centennial, CO 80111  
Lorianne Thennes, ODA  
Filed: K:\\$DA\1074-18rev1



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Xcel Energy Comment (Planning)
- Development Application Fees Due (Planning)
- Fire Hydrant Easements (Aurora Water)
- Statement of Intent (Land Development Services)
- Advisory Comments (Land Development Services)

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments, Concerns (Morgan Jennings / 303-326-8834 / [mllee@auroragov.org](mailto:mllee@auroragov.org))

- 1A. Please see Public Service of Colorado letter from Donna George attached. Respond to it in your comment response letter with your next submission. Note added to General Notes on Page 1

#### 2. Completeness and Clarity of the Application

- 2A. Development Application fees of **\$9,017.00** are due prior to the second submission.
- 2B. Departments that have reviewed and signed off on this application include Forestry, Civil Engineering, Life Safety, Addressing, Landscape, and Traffic Engineering. The remaining departments' comments are below.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Aurora Water (Ashley Duncan / 303-739-7490 / [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / Comments in red)

##### Sheet 2

- 3A. From the approved site plan there is a fire hydrant easement to the south of Tract G, is a fire hydrant still intended at this location? N/A
- 3B. Remove the "&" (it should just be 15' Storm Sewer Easement). REMOVED

##### Sheet 3

- 3C. From the approved site plan there is a fire hydrant easement to the west of lot 10, is a fire hydrant still intended at this location? N/A

#### 4. Land Development Services (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

##### Sheet 1

- 4A. See the Advisory Comments on the first page of the plat. ADDRESSED
- 4B. Add the Statement of Intent for the reason of doing the Plat Amendment. List what Lots, Blocks and or Tracts are being adjusted. Without adding any new items or deleting any existing Lots, Blocks or Tracts. Otherwise, this document cannot be a Plat Amendment, but a Re-subdivision of an existing Parcel of Land. ADDRESSED
- 4C. Change the Title on top of the page (Typ.). ADDRESSED
- 4D. Change the name in the pre-ample of the description. ADDRESSED
- 4E. Change the name in the dedicatory language. ADDRESSED
- 4F. Change the Covenant language to bring it up to date with the new Subdivision Plat Checklist. ADDRESSED
- 4G. Update Note No. 4. ADDRESSED
- 4H. Delete Note No. 6. This is not a plat checklist Note. ADDRESSED
- 4I. Add (and 8') to Note No. 7. ADDRESSED
- 4J. Add (or Tracts) to Note No. 9. ADDRESSED
- 4K. Clear a 7" x 3" space in the upper right corner with no text or items within. This is to give room for the County to put their Recording info. ADDRESSED
- 4L. Match the ownership information with the Title Commitment. ADDRESSED
- 4M. In the City of Aurora Approvals: extend this line for the longer named months. ADDRESSED
- 4N. Add address and email of surveyor. ADDRESSED
- 4O. Update the information in the block at the bottom right-hand corner of the pages. ADDRESSED



**Sheet 2**

4P. Confirm with Aurora Water the names of the easement shown.

Easement names confirmed with Aurora Water. Easement names also match easement names from original Filing #5 plat.

4Q. Label the line around the cul-de-sac indicated. **REMOVED**

**Sheet 3**

4R. Show and label the 15' Storm Sewer Easement here in Lot 9

**REMOVED**

4S. Label the easements shown. **ADDRESSED**

**Advisory**

4T. All new easements to be dedicated by plat. Easement releases to be submitted to

[releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org). **ADDRESSED**



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

January 13, 2025

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Morgan Jennings

**Re: Saddle Rock North Subdivision Filing No. 5 A1, Case # DA-1074-18**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat amendment for **Saddle Rock North Subdivision F5 A1** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Please be aware PSCo owns and operates existing natural gas distribution facilities along Ponderosa Trail. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer/s), a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com