



Planning Division  
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[AuroraGov.org](http://AuroraGov.org)

March 6, 2025

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

**Re: Second 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 second submission, which we started to process on February 14, 2025. 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 March 27, 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 [mjennings@auroragov.org](mailto:mjennings@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\1074-18rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Advisory Comments (Land Development Services)
- Statement of Authority (Land Development Services)
- Curve Data (Land Development Services)

### PLANNING DEPARTMENT COMMENTS

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

1A. From Donna George regarding the Public Service of Colorado letter: No resubmittals are necessary.

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

2B. Approved

### 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)

3A. Approved

#### **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. Advisory comment responses on plat comment response file
- 4B. Send the Statement of Authority for the signatory of the owner. Statement of authority attached to re-submittal
- 4C. Note #4: Revise the Title Commitment date. Will be updated once no other comments remain to avoid expiration of updated commitment.
- 4D. Delete Note #10 from sheet 1 – it is not a Plat Note. The Note may be added to the Legend on the subsequent pages. Note deleted
- 4E. Change the spelling in the Mortgage Holder's Statement. Spelling updated

##### Sheet 2

- 4F. Add the curve data for the S. Winnipeg Way Street R.O.W. Centerline at the intersection of E. Calhoun Place. Curve data added

##### Advisory

- 4G. All new easements to be dedicated by plat. Easement releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

Easement releases are complete and uploaded with re-submittal for reference. Reception #'s are: # E4018784, E4059097, E4064652, and E4059095