



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

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.

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)

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 / Comments in red)

3A. Approved

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

Sheet 1

- 4A. See the Advisory Comments on the first page of the plat.
- 4B. Send the Statement of Authority for the signatory of the owner.
- 4C. Note #4: Revise the Title Commitment date.
- 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.
- 4E. Change the spelling in the Mortgage Holder's Statement.

Sheet 2

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

Advisory

- 4G. All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org.