



Project Written Comments

Town of Castle Rock

Project Number: **PL26-0002**

Description: **Bella Mesa North**

Applied: **2/2/2026**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **PENDING RESUBMITTAL**

Applicant: **Cardel Homes**

Parent Project: **SDP24-0040**

Owner: **John Hill, Fourth Investments, LLC**

Contractor: **<NONE>**

Details:

Bella Mesa North plat, 230 lots, 14 tracts

LIST OF REVIEWS

TYPE	CONTACT	STATUS	REMARKS
Review Group: 2ND YELLOW			
CRW-DRAINAGE DAVID V	DAVID VAN DELLEN	GREEN - NEED REVISIONS	See attached.
Notes: Please contact David Van Dellen, Sr. Plan Review Engineer with questions. dvandellen@crgov.com or 720-733-2474 D1. The rating for this review is Green. Only minor comments remain. Note: This rating is specific to this discipline and may not be the overall rating for this review. D2. Please see attached redline comments. Aztec: Please see "blue" responses to comments on attached pdf.			
CRW-FLOODPLAIN	DAVID VAN DELLEN	APPROVED	
Notes:			
CRW-WATER/SAN-KEN T	KEN TORRES	GREEN APPROVED W/COND	See Notes and Attachment
Notes: Please contact Ken Torres, PE, Senior Plan Review Engineer with questions. ktorres@crgov.com or 720-733-6072 U1. The review is rated Approved with Conditions. Only minor comments remain that can be quickly checked by the technical review team or project coordinator. Note: This rating is specific to this discipline and may not be the overall rating for this review. U2. Please see attached redline comments. Aztec: Please see "blue" responses to comments on attached pdf.			
CRW-WR-ADRIANA	ADRIANA ALFARO	GREEN - NEED REVISIONS	Please see comments.
Notes: Aztec: Please see "blue" responses to comments on attached pdf. Please contact Adriana Alfaro, Water Resources Program Analyst, with questions. WR1. Please fill in the blanks of the water rights dedication agreement statement.			



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DS PLAN CHECK - DARCIE	DARCIE HARTMAN	GREEN - NEED REVISIONS	
Notes: Please contact Darcie Hartman, Plan Review Project Coordinator, with questions at 720-733-3546 or dhartman@crgov.com DS1. This review is rated Green. Only minor comments remain. Note: This rating is specific to this discipline and may not be the overall rating for this review. DS2. Tract A will need to be dedicated to the Town via special warranty deed concurrently with the recording of the SIA and the Plat. DS3. Please see attached redline comments. Aztec: Please see "blue" responses to comments on attached pdf.			
PARKS - MATT	MATT ROTH	GREEN - NEED REVISIONS	See Notes
Notes: Please contact Matt Roth with questions at mroth@crgov.com or 720-786-1313 PK1. This review is rated Green. Only minor comments remain. Note: This rating is specific to this discipline and may not be the overall rating for this review. PK2. Please see attached redline comments. Aztec: Please see "blue" responses to comments on attached pdf.			
PL - BRAD	BRAD BOLAND	GREEN - NEED REVISIONS	
Notes: Please contact Planning, Brad Boland with questions, 720-733-3538, bboland@crgov.com PL1. The rating for this review is Green. Explanation for rating: Changes to plat are still required. Note: This rating is specific to this discipline and may not be the overall rating for this review. PL2. Please see attached redlines PL-PL26-0002-Rev2 Aztec: Please see "blue" responses to comments on attached pdf.			
PW - BRYSON	BRYSON WILLIAMS	APPROVED	No comments
Notes: Please contact Bryson Williams with questions, bwilliams2@crgov.com or (303) 435-0315. PW1. No additional Public Works comments.			

CORE: The applicant will be required to address the additional easement identified on Sheet 6 of 8. In addition, the applicant shall comply with CORE Electric Cooperative's easement requirements, including the restriction that side slopes within utility easements shall not exceed 15%, as outlined in the CORE Builder Handbook.

DC Addressing: Thank you for providing the attached response to my comments. The revised street name exhibit is acceptable and I have no additional street name comments. Please provide a copy of the revised final plat so that I can ensure street names are properly established by that document.