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: **UNDER REVIEW**

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: 3RD GREEN			
CRW-DRAINAGE DAVID V	DAVID VAN DELLEN	GREEN - NEED REVISIONS	See attached.
Notes: Aztec: please see responses Please contact David Van Dellen, Sr. Plan Review Engineer with questions. dvandellen@crgov.com or 720-733-2474			
CRW-WATER/SAN-KEN T	KEN TORRES	APPROVED	No Additional Comments
Notes: Please contact Ken Torres, PE, Senior Plan Review Engineer with questions. ktorres@crgov.com or 720-733-6072			
CRW-WR-ADRIANA	ADRIANA ALFARO	GREEN - NEED REVISIONS	Please see comments.
Notes: Aztec: please see responses Please contact Adriana Alfaro, Water Resources Program Analyst, with questions. WR1. REPEAT COMMENT Please fill in the blanks of the water rights dedication agreement statement. Aztec: will add when known			
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. Please correct the ownership and dedication block as shown on the redlines Aztec: Corrected DS3. Be sure to add all notes regarding tracts dedicated to the Town via special warranty deed as shown on redlines. Aztec: Added DS4. Please see attached redline comments. Aztec: please see responses			

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PARKS - MATT	MATT ROTH	GREEN APPROVED W/COND	See Notes

Notes:

Please contact Matt Roth with questions at mroth@crgov.com or 720-786-1313

PK1. 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.

PK2. Please see attached redline comments. Aztec: please see responses

PK3. Please update the tract table to match the SDP for Tract A and add the note on maintenance responsibilities. Aztec: Added

PK4. Regarding trails on metro district tracts, we need to ensure public access is provided as we've had Metro Districts previously try to restrict trails to metro district residents only. This can be accomplished with a cover sheet note that public access is granted on all trails or a public access easement over the trails which would be shown on the plat. If using the easement route, concrete trail's easements can be established now since their alignment is less likely to shift. While the dirt natural surface trails would get easements by separate document after they're constructed since their alignment will vary based on where they get flagged and built in the field. Aztec: Added note to cover page

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. Only minor comments remain. 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-Rev3 Aztec: please see responses

CORE: Approved

DC Plan Engineering and Addressing: Applicant needs to be reaching out and working with DC Addressing (DCAddressing@douglasco.gov) to resolve this. As provided in the attached report, applicant can contact the email and/or phone number.

Aztec: Noted