



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

*AuroraGov.org*

February 25, 2025

David Andrews  
Edifice North  
108 Seminole Court  
Lyons, CO 80540

**Re: Third Submission Review:** Horizon Uptown Phase 7 – Site Plan and Plat  
**Application Number:** DA-1469-15  
**Case Numbers:** 2024-4010-00; 2024-3011-00

Dear David Andrews:

Thank you for your third submission, which we received on February 3, 2025. We have reviewed your plans and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

The administrative decision date for the Site Plan is tentatively set for March 19, 2025. Instructions regarding public notice requirements will be sent later this week and must be completed by Friday, March 7. Following the administrative decision, a technical corrections review will be required to address all outstanding comments outlined in this review letter.

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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reacted will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Business Development Department

cc: Tyler Scarlett, Merrick & Company  
Brit Vigil, ODA  
Filed: K:\\$DA\1469-15rev3.rtf



## Third Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Please provide a preliminary approval letter from the Horizon Uptown Design Review Board prior to the administrative decision. This should be sent to staff by Wednesday, March 12.

### **2. Landscaping** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 2A. Fix the minor viewport issue on Sheet 14.

### **3. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

- 3A. Address all redline comments on the Traffic Impact Study and resubmit with the next submittal.  
3B. Remove the access shown for the school property as reviewed during Horizon Uptown Phase 8.  
3C. Remove the crosswalk where shown on Sheet 8 as uncontrolled crossings of collector streets are not permitted.

### **4. Aurora Water** (Jenny Wynn / 734-258-6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

- 4A. The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.

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

- 5A. Address all redline comments on the Plat and Site Plan.  
5B. Begin the license agreement process for the concrete seat wall in the utility easement by emailing [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org).  
5C. Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the Plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.  
5D. Advisory Comment: Send in the Certificate of Taxes Due showing they are paid in full up to and through the Plat approval date of recording. This can be obtained from the County Treasurer's office. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.  
5E. Advisory Comment: Sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the Plat to be sent back and corrected and thus adding time to your submittal. Please check these items before sending the Plat in for recording.  
5F. Advisory Comment: All missing reception numbers will need to be inserted prior to Plat acceptance.

### **6. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 6A. See attached comment letter.



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

February 11, 2025

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

Attn: Sarah Wile

**Re: Horizon Uptown Phase 7 – 3<sup>rd</sup> referral, Case # DA-1469-15**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has a **conflict** for **Horizon Uptown Phase 7** in that natural gas *must* be located on the drive side of Lots 1-17 in Block 1 and cannot be located within the 10-foot-wide utility easements abutting Tracts A and F as shown on the plat.

Please be aware that natural gas distribution facilities require minimum 6-foot-wide utility easements *within each lot* on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

Additionally, within the lots enumerated above, there are a number of pocket water easements that hinder the use of the alley-side of these lots for natural gas.

An exception to this might be Lots 6, 7, and 17 if gas will be located on the public right-of-way side of these lots. Note that Lots 18-31 within this block face the East 10<sup>th</sup> Avenue right-of-way, as do the balance of the lots within this plat.

Within Lots 1-17 in Block 1, the 10-foot-wide utility easements can be reduced to 8-feet to accommodate electric lines, given that gas would not be located within these easements.

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