



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

AuroraGov.org

August 20, 2024

Jason Perrin
Horizon Uptown (Denver) SPV, LLC
4400 MacArthur Blvd, Suite 740
Newport Beach, CA 92660

Re: Second Submission Review: Horizon Uptown Phase 8 – Infrastructure Site Plan and Plat
Application Number: DA-1469-16
Case Numbers: 2024-6025-00; 2024-3029-00

Dear Mr. Perrin:

Thank you for your second submission, which we received on July 29, 2024. 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 is tentatively scheduled for September 11, 2024. An email outlining the public notice requirements will be sent early next week and must be completed by August 30, 2024 in order to remain on schedule. A technical corrections submittal will be required following the administrative decision 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.

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

Sincerely,

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

cc: Tyler Scarlett, Merrick & Company
Brit Vigil, ODA
Filed: K:\\$DA\1469-16rev2.rtf



Second Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Please remove the Subdivision Plat name from the title of the ISP. It can be noted in smaller text below the title if desired, but shouldn't be in the title itself.
- 1B. Revise the title in the Owner's Certificate per redline comments.
- 1C. The Clerk and Recorder's Certificate can be removed as the counties are now putting a stamp in the top right corner when documents are recorded instead of signing the certificate.
- 1D. The APS School Advisory Site Plan is currently in pre-acceptance review. When that application starts, it will be assigned a case number and that case number should be added to the applicable sheets in the Phase 8 Site Plan for reference. Please contact Sarah prior to resubmitting to obtain this case number.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 2A. If the drop-off area along 8th Avenue is going to encompass the curbside landscaping, it should be paved or at the least contain pavers. No shrubs should be provided. Provide the required trees and use tree grates. Shade will be an important element to the students and drop-off in general. This direction will hopefully address Traffic Engineering comments.

3. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

- 3A. Please remove any benchmarks from the Site Plan sheets and only include this level of detail at the Civil Plan submittal level.

4. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

- 4A. The proposed landscape design can not be used along parking bay that will be used for bus drop-off and pick-up of PK-8 school children. Please revise.

5. Land Development (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

- 5A. Fill in the blanks on the Site Plan and Plat where requested.
- 5B. 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.
- 5C. 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.
- 5D. 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.