



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

*AuroraGov.org*

July 5, 2024

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

**Re: Initial Submission Review:** Horizon Uptown – Master Plan Amendment  
**Case Number:** 2007-7005-03

Dear Mr. Perrin:

Thank you for your initial submission, which we started to process on June 17, 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.

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 July 15, 2024.

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:\\$MA\2007-7005-03 Horizon Uptown Master Plan Amendment\Rev1.rtf



## *Initial Submission Review*

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

- 1A. Make minor change to how the amendment is being referred to per redline comments on Page 1 of the PIP.

### **2. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

- 2A. Do not cross out the highlighted bullet point on Page 21 of the PIP.

### **3. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

- 3A. Keep the bullet point on Page 21 of the PIP that is currently crossed out. 6<sup>th</sup> Avenue is required roadway infrastructure for PA-20.
- 3B. A looped water supply is required and appears to be present in this area per the current water maps. Please do not cross out the Looped Water Supply notes at the top of Page 24 in the PIP.

### **4. Aurora Water** (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

- 4A. A looped water main internal to PA-20 may be required to serve any required internal hydrants. Please confirm with Fire / Life Safety.
- 4B. Label what the linetype represents where requested in the PIP Exhibit.