



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

*AuroraGov.org*

May 24, 2024

Cory Starnes  
DR Horton  
9555 S Kingston Ct  
Englewood, CO 80112

**Re: Technical Submission Review:** Horizon Uptown Phase 6 – Site Plan with Adjustment and Plat  
**Application Number:** DA-1469-13  
**Case Number:** 2022-4003-00; 2022-3002-00

Dear Mr. Starnes:

Thank you for your third technical submission, which we received on May 10, 2024. We have reviewed your plans and attached our comments along with this cover letter.

Because there are outstanding issues remaining, another technical submittal will be required. Please address all comments and resubmit at your convenience.

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: Troy Kent, Dewberry  
Brit Vigil, ODA  
Filed: K:\\$DA\1469-13tech3



## Technical Submission Review

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

- 1A. Continue coordinating with Melody Oestmann ([moestman@auroragov.org](mailto:moestman@auroragov.org) or 303-739-7244) in Aurora Water on payment of the storm drainage development fee. This fee must be paid prior to submitting final mylars.
- 1B. The sheet index notes that there are 37 sheets in the Site Plan, but only 36 were uploaded. Please address this and ensure that all sheets are numbered correctly with the next submittal.

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

- 2A. Re-add the requested lot type landscaping sheet to the plan set per redline comments on Sheet 24. This was included in previous submittals but was removed with this one. It was previously Sheet 23.

### **3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 3A. Please remove the "Deferral Number" reference from Sheet 4. The recordation number can be added to the Civil Plans instead.

### **4. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in orange)

- 4A. Address all comments on Sheets 16 and 17 regarding signage.

### **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.
- 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.