



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

AuroraGov.org

April 24, 2025

David Andrews
Edifice North
108 Seminole Court
Lyons, CO 80540

Re: Technical 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 David Andrews:

Thank you for your second technical corrections submission, which we received on April 10, 2025. We have reviewed your ISP and attached our comments along with this cover letter. The review letter contains comments from all city departments.

Because there are some outstanding comments that remain, another technical submittal is required. Please resubmit the ISP at your convenience. The Subdivision Plat was recorded on April 10, 2025.

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 reactivated 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\1469-16tech2.rtf



Technical Submission Review

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

- 1A. Re-add the word “DESIGNATION” to the Data Block on the Cover Sheet. It was removed since the last submittal.

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

- 2A. Address the maintenance of irrigation and tree grates via notes in the ISP as discussed in emails with Kelly Bish.
- 2B. Add the written scale to Sheet 15.
- 2C. A few of the trees along Tempe Street and 8th Avenue are primarily within crusher fines, which is not permitted by the UDO. The tree openings should also be a minimum of 15’ long. See redline comments on Sheets 15, 17, and 18.
- 2D. Darken the edge of the sidewalks and utilities where requested.
- 2E. Clarify why no edger is proposed between two different rock mulch types.

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

- 3A. Address tree grate maintenance in the notes of the ISP.