



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

AuroraGov.org

December 13, 2024

David Crowder
LanCraft Corp.
925 Lincoln Street, #6F
Denver, CO 80203

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 Crowder:

Thank you for your technical corrections submission, which we received on November 25, 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.

Because there are some outstanding comments that remain, another technical submittal is required. Please resubmit the ISP and Plat 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,

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\1469-16tech1.rtf



Technical Submission Review

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

- 1A. Street trees are required by the UDO adjacent to the bus drop-off along 8th Avenue as shown in previous submittals of the ISP. Because an adjustment wasn't requested earlier in the review process, these are expected to be provided. Staff is open to spacing them further apart than normal so they don't conflict with buses, providing only trees (not shrubs or other plant materials) to reduce conflicts with pedestrians, and using tree grates in lieu of tree openings to better accommodate the limited width, but these do need to be provided. See Item 2 for additional information.

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

- 2A. Update Note #6 on Sheet 13 to reflect who the responsible party or parties will be for installing, irrigating, and maintaining the curbside landscaping being proposed for this project.
- 2B. Street trees are required along 8th Avenue adjacent to the bus drop-off as shown in previous submittals. In lieu of providing one tree every 40 linear feet in accordance with the UDO, staff will accept 8 trees that are spaced approximately 65' apart in tree grates. This should better accommodate the buses. Tree grates do not have to be cast iron. There are other material manufacturers on the market.
- 2C. The school district can remove 5 trees from around the building if desired to compensate for the installation of the required 8 trees in the tree grates along 8th Avenue.

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

- 3A. Note that the requested sidewalk on Sheet 11 is being constructed by others.

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

- 4A. Add the deed of trust holder where requested to match the Title Commitment.
- 4B. 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.
- 4C. 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.
- 4D. 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.