



November 25, 2024

Rachid Rabbaa, Planner II
City of Aurora
Planning & Development Services
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: Technical Submission Review: Gun Club Data Center Phase 2 – Conditional Use, Site Plan and Replat Comment Response Letter
Application Number: DA-2231-08
Case Numbers: 2023-6044-01; 2023-6044-00; 2023-3043-00

Dear Mr. Rabbaa,

Thank you for the comments on November 19th, 2024, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan submittal, we have summarized your comments and our responses below.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
 - A. No further comments.
 - *Response: Acknowledged.*
2. Completeness and Clarity of the Application
 - A. No further comments.
 - *Response: Acknowledged.*
3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
 - A. The islands need to be made wide enough to accommodate the required parking lot island landscaping. Two trees and 12 shrubs. These parking lot islands were in compliance with the UDO the last submittal.
 - *Response: Acknowledged, updated parking island to be larger so trees and shrubs could fit.*
 - B. 1 tree and 6 shrubs. This was in compliance with the previous submission.
 - *Response: Updated accordingly.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
 - A. Subdivision Plat:
 - i. 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.). Please see other comments on Plat.
 - *Response: Updated Title and Plat have been submitted with this letter.*

- B. Site Plan:
 - i. Label Drainage Easement.
 - *Response: Drainage easement has been labeled.*
 - ii. Label Ex. Water Line Easement.
 - *Response: Existing waterline easement has been labeled on plans.*

We appreciate your review and approval of these plans. Please contact me at 720-647-6231 or stephen.litsas@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Stephen Litsas, PE
Project Manager