



January 9, 2025

Ms. Bickmire  
City of Aurora  
Planning & Development Services Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Letter of Introduction – Gun Club Road to 61<sup>st</sup> Extension, South of E. 64th

Ms. Bickmire

On behalf of the owners of this project, we are submitting an Infrastructure Site Plan for Gun Club Road to 61<sup>st</sup> Extension.

**Property Owner #1**

Highpoint North Acquisition LLC  
800 Lasalle Ave. Ste 1210  
Minneapolis, MN 55402  
ATTN: Ted Laudick  
303-638-9553

**Property Owner #2**

ACM High Point VI K, LLC.  
4100 East Mississippi Avenue, Suite 500  
Denver, CO 80246  
303-984-9800

**Owner's Representative**

Silverbluff Companies  
4100 E. Mississippi Ave, Ste 500  
Glendale, CO 80246  
ATTN: Ted Laudick  
303-638-9553

**Civil Engineer**

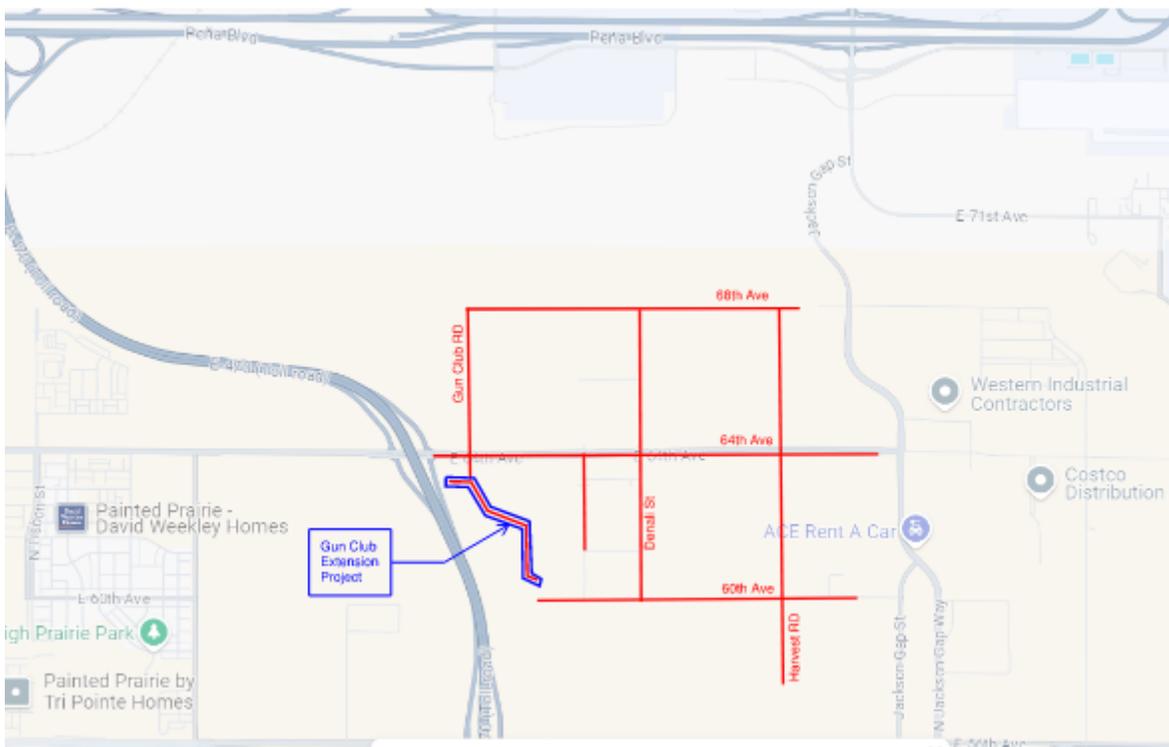
Martin/Martin Inc.  
12499 W. Colfax Avenue  
Lakewood, CO 80215  
ATTN: Patrick Horn  
303-431-6100

**Landscape Architect**

Norris Design  
1101 Bannock Street  
Denver, CO 80204  
ATTN: David Lane  
303-575-4551

**Site Location:**

The proposed Gun Club Road extension is relatively located East of E-470 and approximately 1800 feet south of E. 64th Ave., in the city of Aurora, Adams County, State of Colorado and the 61<sup>st</sup> Avenue corridor Section 12, Township 3 South, Range 66, West of the 6<sup>th</sup> Principal Meridian, in the city of Aurora, State of Colorado. As Discussed, the surrounding development is High Point Property. A Vicinity map of the project location is shown below.



### Scope of Project:

The approximately 1400-linear foot improvement of Gun Club Rd is connecting to the private road of 61<sup>st</sup> Avenue and Gun Club Road will connect to the building (separate project) across Possum Gully to the East. The proposed roadway crosses the Possum Gully Tributary, a significant tributary for Second Creek.

The approximately 750-linear-foot improvement of 63rd Avenue will connect the existing Gun Club Road to the east of E-470's MUE. The proposed roadway does not cross any significant tributaries. Proposed 63rd Avenue will have 2 on-grade Type R Inlets. These inlets will route collected runoff east and into WQ/EURV Pond Alpha, then into Possum Gully, and ultimately into Second Creek.

The 61st Avenue roadway improvements include a 44-foot access easement private two-lane collector with supporting water and storm sewer infrastructure traversing within the High Point property. The 63rd Avenue roadway improvements include a 66-foot access easement private two-lane collector with supporting water and storm infrastructure.

### Project Phasing:

Currently, the plan for this project is to construct the entire scope of the project, except landscaping under phase one, and landscaping to be completed later per 'Landscaping' below.

## Deferral

No deferrals are currently being requested for this project.



## Landscaping

Curbside landscape has been designed with this Site Plan. The installation of landscaping will be the responsibility of adjacent landowners, who are also responsible for maintenance. For landscaping north of Gun Club 61<sup>st</sup> Ave Extension that directly abuts Possum Gully Channel, along with curbside and buffer landscape, and landscaping east of 61<sup>st</sup> Ave. at Detention Pond, Colorado International Center Metropolitan District No. 7 will be responsible for construction and maintenance of landscaping. The installation of landscaping is to be constructed at the same time in one complete phase.

## Easement Impacts

This project crosses the Possum Gully Channel. Improvements will be made to the grade around the construction of the roadway and pond area as to not disrupt the natural flow through the channel.

## Improvement Responsibility:

The owners listed in this letter will be responsible for the construction of this project. After the typical CoA warranty period, the city of Aurora will take over the ownership and maintenance of the public ROW and utilities.

## Criteria for Approval:

The project complies with the applicable approval criteria in Section 146-4.5.3.B.3.c and follows the applicable standards in the UDO for the following reasons:

- The Site Plan is consistent with the Aurora Places Comprehensive Plan and complies with the Unified Development Ordinance regulations and standards for the AD Zone District, as well as the High Point at DIA Master Plan.

## Adjustments:

No adjustments/Deferrals are being requested at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Blankenship".

Jeff Blankenship  
Project Manager