



October 29, 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 August 26th, 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. Correct the sheet pagination. Do not format 1 of X only provide consecutive numbering. 1,2,3, etc.
    - *Response: Pagination has been corrected in the plans to provide only consecutive numbering.*
  
3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
  - A. In the event there are future amendments, do not do 1of x. Only provide consecutive numbering. 1, 2, 3, etc.
    - *Response: Pagination has been corrected in the plans to provide only consecutive numbering.*
  
  - B. Sheets 15,21,36,39,43. – Correct the sheet numbering.
    - *Response: Sheet numbering has been corrected.*
  
  - C. Sheet 29.- Repeat comment: The identified hatches in the legend are essentially the same hatch. Please change one of the hatches.
    - *Response: Hatches have been revised to provide more clarity.*
  
  - D. Sheet 34. - According to the grading plan, there is only one screen wall. The retaining wall is not found on the grading plan.

- *Response: Proposed retaining wall has called out in the grading plans.*
- E. Sheet 36. - The plant call out is missing for the parking lot island trees.
  - *Response: Callouts for individual parking lot islands include total counts for plantings within the island, with codes consistent with the plant schedule.*
- F. Sheet 37. - Repeat comment. Update the plant quantity for 10th Avenue.
  - *Response: Quantity has been revised for required trees on 10th Avenue.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kendra Hanagan / 303-739-7306 / KHanagan@auroragov.org / Comments in green)
  - A. No comments
    - *Response: Acknowledged.*
5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)
  - A. No comments
    - *Response: Acknowledged.*
6. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
  - A. Subdivision Plat:
    - i. Pg. 1 – Update Note No. 6 and 7
      - *Response: Note 7 updated in revised plat. Revised title information will be provided prior to final submission.*
    - ii. Pg. 2 – Legend – delete the easements not shown on the plat.
      - *Response: Easements not shown in the plat deleted from legend.*
    - iii. If the existing easement have not been vacated, then they need to be shown on this plat.
      - *Response: All existing easements have been vacated, refer to easement vacation plan in Site Plan documents.*
    - iv. Add the connecting Water easement (Pg. 2)
      - *Response: Connecting water easement has been added to plat.*
    - v. Add the 10' width of the easement – as shown Typ.
      - *Response: 10' width has been added to hydrant sections of water easement.*
    - vi. Pg. 4 – add the distances of the easement lines on each side of the Lot or Tract lines as shown.
      - *Response: Distances have been added to plat.*
    - vii. Pg. 5 – add the Water easement connection to the other Water easement.
      - *Response: Water easement connections have been added.*

- B. Site Plan:**
- i.** These easement vacations will need to be completed prior to any building permits. They have not been completed. The documents need to be signed and returned to us for recording.
    - *Response: All existing easements have been vacated, refer to easement vacation plan in Site Plan documents.*
  
  - ii.** Pg. 5 – These locations need to be covered by a License. See pages 5 – 11
    - *Response: License will be completed shortly after final Site Plan approval.*
  
  - iii.** Pg. 7 – Add the easement name to match the plat.
    - *Response: Easement labels have been added to plants to match plat.*
  
  - iv.** Pg. 8 – Show the existing Traffic Signalization easements here. The Traffic Signalization easement is missing – it still exists.
    - *Response: Existing Traffic Signalization easements added to plans with associated callout.*
  
  - v.** Pg. 10 – Add the connection easement to the Water line easement and add easement names.
    - *Response: Water line easement connections and easement names have been added.*
  
  - vi.** Pg. 11 – See Note: This Wall is blocking the Fire Lane & Utility easement. Confirm with Fire Life Safety to see if this wall is blocking the easement until the Building 3 is built.
    - *Response: Proposed wall will no longer block fire and utility easement in this area. Refer to grading plans provided with Site Plan Documents.*

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephen Litsas, PE  
Project Manager