



Planning Division
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303.739.7250

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July 30, 2018

Hugh Elder
Samaritan's Purse
801 Bamboo Road
Boone, NC 28607

Re: Initial Submission Review – Samaritan's Purse Data Center at Gateway Park IV East Replat
Application Number: **DA-1174-70**
Case Number: **2018-6025-00**

Dear Mr. Elder:

Thank you for your initial submission, which we started to process on June 11, 2018. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments from city departments.

Since several important issues still remain, you will need to make another submission through the online portal. Please revise your work and resubmit.

These changes will need to be made prior to recordation of the mylars. Staff has already received a set of mylar sheets which do not reflect the comment from Xcel Energy. This note will need to be added to new mylar sheets.

See plat for redline comments.

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 list them in your letter.

If you have any comments or concerns, please give me a call. I may be reached at 303-739-7220.

Sincerely,

Jonathan Woodward, Planner II
City of Aurora Planning Department

cc: Canaan Reeverts – Kimley Horn 4582 S. Ulster St., Suite 1500 Denver, CO 80209
Susan Barkman, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\1174-70rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide an updated title commitment (Planning)
- Include fire lane easement overlay (Fire/Life Safety)
- Closure sheet needed (Real Property)
- Label easement were indicated (Real Property)
- Reference Gateway Park IV East Subdivision Filing No. 20 (Real Property)
- Add size of utility easement (Real Property)
- Insert requested note (Xcel Energy)

COMMENTS

1. Completeness and Clarity of the Application

1A. Provide an updated Title Commitment.

2. Fire / Life Safety (Neil Wiegert / 303-739-7613 / Nwiegert@auroragov.org / Comments in blue)

2A. Cover Sheet: At time of 2nd review submittal, please revise with a Life Safety review process, not a Building Dept. review process.

2B. Sheet 3: The Summit trailer expansion Site Plan (DA-1174-68) was approved with a fire lane easement overlay onto the existing ingress/egress easement. Please modify this label to include the fire lane easement as well.

3. Real Property (Maurice Brooks / 303-739-7331 / MBrooks@auroragov.org / Comments in magenta)

3A. Cover Sheet

- Closure sheet needed.
- Please indicate three sheets on title block.
- General Notes: Please delete the indicated note.
- Title work needs to be updated.
- Covenant: Delete extra word.

3B. Sheet 2

- Reference City and County of Denver were indicated.
- See note regarding Private '25 OE'
- Include bearing and distance.
- Add size of utility easement.
- Indicate if this is a new tie and match description.
- Label easement were indicated.
- Reference "Sheet 2 of 3"
- Reference Gateway Park IV East Subdivision Filing No. 20

3C. Sheet 3

- Make this line bold/heavy.
- Reference Gateway Park IV East Subdivision Filing No. 20
- Add size of utility easement.
- Include P.O.B.



4. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Samaritan's Purse Data Center** and requests that the following language or plat note be added the plat:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 for utility locates prior to construction.