



Planning Division

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June 25, 2021

National Acquisition Company LLC  
2470 Satellite Blvd  
Duluth, GA 30096

**Re: Third Submission Review – Gun Club Data Center – Site Plan & Plat**

Application Number: **DA-2231-04**

Case Numbers: **2021-6004-00**

Dear Applicant:

Thank you for your third submission, which we started to process on Tuesday, June 8, 2021. We have reviewed your plans 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, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission by Friday, July 9, 2021.

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.

Your estimated Administrative Decision date is tentatively set for Wednesday, July 28, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or [hlanboy@auroragov.org](mailto:hlanboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Stephen Listas, Kimley-Horn 4852 S Ulster St, Suite 1500 Denver, CO 80237  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2231-04rev1



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Additional work is required on the building architecture, a meeting is scheduled for June 28, 2021 to discuss.
- The proposed park does not meet PROS standards.
- Ensure that you are working on the license agreement as mylars cannot be recorded until the license agreement is recorded.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. No comments or questions were received during this comment period.

#### 2. Architectural and Urban Design Issues

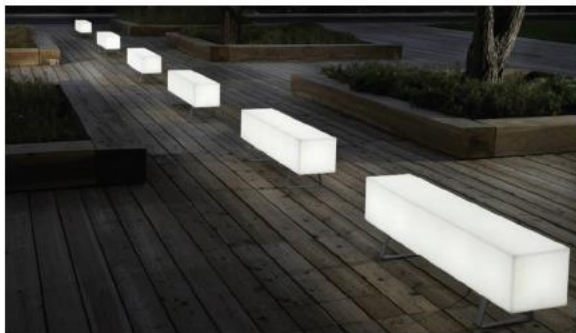
- 2A. Please provide an equal or better level of architectural detailing on the exterior elevations as you have on the interior elevation.
- 2B. The architecture as proposed does not meet the design standards of the Master Plan. The site lies in Planning Area 5, also known as the “Venture” area. This will be discussed in further detail at a meeting scheduled for Monday, June 28, 2021.
- 2C. Site lighting standards should be consistent with the standards illustrated in the master plan.



Modern street lights



Inviting pedestrian lighting



Unique illuminated seating



Modern bollards with lighting

- 2D. The commercial park should continue the Route 66/roadside theme through furnishings and design. The park should provide respite areas, including benches, landscaped areas that create interest and provide for small areas for congregation and picnic opportunities. The park bench, shade features, and other street furniture and amenity areas details should be provided to ascertain that Master Plan standards are met. As proposed, the park does not meet PROS standards.



### **3. Signage Issues**

- 3A. Provide additional detail on the signage on the Landscaping Details sheet, and illustrate the landscape treatment at the base. Please provide color elevations, and include proposed colors, materials, and sign height. The proposed sign does not comply the Master Plan design guidelines.

### **4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

#### *Sheet 29*

- 4A. Remove a portion of the proposed park landscaping from bisecting the street frontage buffer. The sidewalk extension can stay.
- 4B. Key map numbers need updated to reflect the correct page numbers.
- 4C. Update incorrect sheet match line numbers. Each sheet.

#### *Sheet 31*

- 4D. Label and show the 90' utility easement.
- 4E. Darken the utilities all sheets.

#### *Sheet 32*

- 4F.
- 4G. Site entrances are supposed to include landscaping. Provide some landscaping around the proposed sign. Be cognizant of the height restrictions within the sight distance triangles.
- 4H. PS is Ninebark in the plant schedule. Is this supposed to be PS3?

#### *Sheet 36*

- 4I. These plants could grow above the 26" threshold permitted by code.

### **5. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 5A. *Repeat comment:* Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **6. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

#### *Plat*

- 6B. Label curve data, typical.

#### *Site Plan*

#### *Sheet 3*

- 6C. Include the utility phasing. Represent it with notes if the line work would not be clear

#### *Sheet 14*

- 6D. Minimum 1% slope for asphalt pavement.

#### *Sheet 16*

- 6E. Minimum 2% slope for non-paved areas.

### **7. Traffic Engineering** (Briana Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 7A. No additional comments.

### **8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

#### *Sheet 2*



8A. *Repeat comment:* Provide mail facility data block information.

*Sheet 5*

8B. Accessible route with accessible ramp.

8C. Please provide fire lane sign locations for full site.

*Sheet 6*

8D. Provide exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Per the 2015 IBC section 1105.

8E. Locate the Knox Box to the gate.

8F. Please verify street name. It appears to be inconstant in many places and sheets.

*Sheet 7*

8G. Provide an accessible route to public way.

8H. Provide a 5' man-way gate with Knox hardware.

8I. Provide accessible route and accessible ramps.

8J. Provide crosswalk striping.

*Sheet 8*

8K. Provide exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Per the 2015 IBC section 1105.

*Sheet 10*

8L. Show & label the location of the FDC, Knox Boxes & Riser Room:

- Show symbol and label for the FDC.

- Show symbol and label for the Knox Box.

- Show location of Riser Room and exterior door. (Typical for Site, Utility, Landscaping and Photometric Plans.

8M. Provide crosswalk striping.

8N. Label accessible ramps.

8O. Provide an accessible route from mail facility to the public right of way.

8P. Label accessible parking signs.

8Q. Show parking and accessible parking spaces.

8R. Provide gate label.

*Sheet 11*

8S. Provide exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Per the 2015 IBC section 1105.

*Sheet 19*

8T. Move gate to this location 35' in from 10th Street.

8U. Fire lane signage.

8V. Provide a note stating when the fire lane will be vacated.

8W. The shaded area needs to be a dedicated 26' Fire Lane Easement.

*Sheet 50*

8X. The light appears to encroach into the fire lane easement in many locations. Please adjust/relocate the lights so they are not encroaching into the fire lane easement. The light symbol may be the issue, if so resize the light symbol.

*Sheet 54*

8Y. Show & label main entrance knox boxes. (TYP.)

*Sheet 61*

8Z. Provide locations for knox box, FDC, riser room door. (Mail Facility)

*Sheet 63*

8AA. Add these notes with gating details.

- 1) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building



permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

2) An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department please call 303-739-7300.

8BB. Show knox box.

8CC. Please relabel as follows: Automatic Sliding Gate Section with Knox box.

**9. Aurora Water** (Ryan Tigera / (303) 326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

**Site Plan**

*Sheets 21 & 26*

9A. Water meters to be located in landscaped area (typ)

*Sheet 27*

9B. Show inlet connection to storm main.

9C. 6-inch service on new construction can connect to 8 inch main with a tee. (typ)

**10. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in mauve)

**Site Plan**

10A. End walk at sidewalk, do not connect to curb.

10B. Relocate crusher fines trail farther set back from the arterial roadways. Must be stabilized and ADA.

10C. Shift picnic tables and seating area with shade structure.

10D. Here is a design that would meet the intent of a commercial park. Lower the walk and provide a meander with a central flower bed.

10E. This space is still not meeting the design intent of a commercial park.

10F. As currently designed, this is going to end up being an issue area as opposed to an amenity for the adjacent workers as anticipated.

10G. You need to provide the seed mix. Ideally including a mix of buffalo and blue grass.

**11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Site Plan**

11A. See the red line comments on the plat and site plan. Send in the documents shown on the plat. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the License Agreement process. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. The Certificate of Taxes Due should be paid up to the date of the plat recording. This may require an additional Tax Statement with that date in mind.

11B. Delete "Subdivision" from the title block.

11C. I've highlighted some of the gates crossing the easements. Please make sure they are labeled on the subsequent sheets. cover the gate/fence with a License Agreement. Contact Grace Gray at ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start the license process.

11D. Change recording numbers to the correct number where noted.

11E. Add Lot and Block and Subdivision where noted.

11F. Is the lot to the north unplatted?

11G. The easement noted does not match the plat - label this easement and if need be, dedicate it by separate document. (where noted on several pages)

11H. Match the plat designation for the street name. (where noted on several pages)



**Plat**

- 11I. *Repeat comment:* Send in the Certificate of Taxes Due and Title Commitment for the site. Obtained from the County Treasurer's office.

**Sheet 1**

- 11J. This company name is not in the Secretary of State business database - please match the Title Commitment.  
11K. The North 1/2 of E. 8th Ave. abutting the property shall be included as a public improvement for this subdivision and will be improved by the owner to City of Aurora specifications;  
11L. Add the public street names within 1/2 mile of the site. Change the area of the vicinity map to include 1/2 mile in all directions, do not use the map illustrated. This vicinity may not print very well being colorized - please change to just black and white line work in the map.

**Sheet 2**

- 11M. Update this to match the dedicated easement.  
11N. Add the reference to the dedicated 60' Water easement here.  
11O. Change this to match the correct info.  
11P. Add: E or East where noted.  
11Q. This is a Deed of Trust document - add the reference to the recorded R.O.W. info.  
11R. Delete this Roadway easement label and line work, because the Merger of States this easement has disappeared when the Plat dedicated the Right of Way.  
11S. Match the State Monument record.

**Sheet 3**

- 11T. *Repeat comment:* Add: Lot, Block and Subdivision where noted.  
11U. Add: E or East where noted.  
11V. Add area.  
11W. This is a Deed of Trust document - add the reference to the recorded R.O.W. info.

**Sheet 4**

- 11X. See Sheet #3 of #4.  
11Y. This is a Deed of Trust document - add the reference to the recorded R.O.W. info.  
11Z. The details are not correct.  
11AA. Add: E or East where noted.