

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



September 2, 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, September 17, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@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:\SDA\2231-04tech



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure that you continue to work on the license agreement as mylars cannot be recorded until the license agreement is recorded.

### PLANNING DEPARTMENT COMMENTS

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

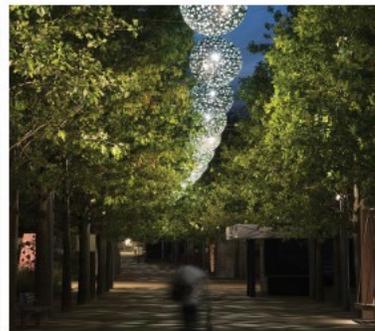
1A. No comments or questions were received during this comment period.

#### 2. Architectural and Urban Design Issues

2A. *Repeat comment:* 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

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

Sheet 37

3A. Correct Matchline sheet reference.

Sheet 39

3B. Correct Matchline sheet reference.

Sheet 42

3C. Remove noted area, not required.

#### 4. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

4A. No additional comments.



**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

***Plat***

5B. No additional comments.

***Site Plan***

5C. No additional comments.

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

***Site Plan***

*Sheet 6*

6A. Fire lane sign locations are noted.

6B. Provide fire lane signs at 50' opposing sides (typ).

*Sheet 7*

6C. Provide fire lane signs at 50' opposing sides (typ).

*Sheet 8*

6D. Provide fire lane signs at 50' opposing sides (typ).

*Sheet 9*

6E. Provide fire lane signs at 50' opposing sides (typ).

6F. This fire lane appears to be a landscaped surface. Please show as a paved surface.

*Sheet 11*

6G. Show fire riser room location.

6H. Provide fire lane signs at 50' opposing sides (typ).

*Sheet 12*

6I. Provide fire lane signs at 50' opposing sides (typ).

6J. Curb and be in the fire lane easement.

6K. This fire lane appears to be a landscaped surface. Please show as a paved surface.

*Sheet 20*

6L. Provide a more rounded corner here. I understand the grading is significant in this area but this would allow for a left turn for fire truck.

6M. Please provide a detail of this interim secondary point of access.

*Sheet 27*

6N. Please label the FDC & Knox Box and show location of Riser Room.

6O. This building must have a fire service line for the fire sprinkler system.

6P. Identify the Fire Service Line using the following example: 4" Fire Line DIP (Private).

*Sheet 29*

6Q. Please move these gating notes to the gating detail sheet.

6R. Add "Widths varies 14.0' to 30.0'. This will must match the license agreement.

*Sheet 46*

6S. Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting. (Typical)

*Sheet 62*

6T. Show FDC and external riser room door.

*Sheet 64*

6U. Please update gate label: Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release.

6V. Add "Widths varies 14.0' to 30.0'. This will must match the license agreement.



**Plat**  
6W. Please show the guard shack and islands, they're to be left out of the fire lane easement. These details must match on site, civil, plat, and license agreement.

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

**Site Plan**

*Sheets 22*

7A. Water meters are to be located in a landscaped area and outside of security fence. (typical all meters)

*Sheet 27*

7B. New construction allows a 6-inch service to connect with a tee rather than a manhole (typical).

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

**Site Plan**

8A. No additional comments.

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

**Plat**

9A. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

9B. Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

9C. Add the current owner signature block and notary block - match the Title Commitment.

9D. Match the state monument record.

9E. Information has changed in the covenant section, see graphic changes.

9F. Add registration information - match the Title Commitment.

9G. Add the street R.O.W. lines and label within 1/2 mile of the site.

9H. Relate the redlined information to the basis of bearing statements on the first page of this plat.

**Site Plan**

*Sheet 1*

9I. Show and label new streets.

*Sheets 3, 4, 5, 6, 7, 8, 9, 11, 12*

9J. Cover the gates/fences that cross or encroach into any easements with a License Agreement. Continue working with Grace Gray to complete the process.

9K. Add: E. or East.