



320 North Lincoln Avenue, Loveland, CO 80537  
970.613.1447 TAIT.COM

April 17, 2025

Ani Karabashian  
Planner I  
Planning & Developmental Services Department | City of Aurora

**RE: Take 5 – 1990 S Havana Street Auora, CO - Building Conversion – Technical Resubmittal #1**

Ani Karabashian,

Please find our comment responses below regarding the City of Aurora DA-1458-26 technical resubmittal #1 for the proposed Take Five Oil Change at 1990 S Havana Street in Aurora, CO.

**1. Planning Comments:**

1A: Minor Revision to Site Plan Sheet: Please contact case manager, Ani Karabashian, to discuss this revision. The goal is to help create a site plan sheet that is clearer to read. Please remove the material texture for the proposed asphalt paving (see highlighted area in image below) from the site plan sheet or create a separate site plan sheet where the material texture is removed. Please reach out to Ani Karabashian to discuss the requested change at (303) 739-7133 or [akarabas@auroragov.org](mailto:akarabas@auroragov.org).

**Response: The material texture for the proposed asphalt paving has been removed from the site plan sheet. See revised Civil Plans.**

**2. Traffic Engineering:**

Traffic Letter has not been updated since 2/5/25 and has remaining revisions that need to be addressed. Issues include:

2A. Needing to remove ID numbers from crash data provided in appendix matrix.

**Response: The ID #'s have been removed and the Traffic Memo has been updated accordingly.**

2B. Explanation as to why CDOT Access Permit identifies Havana Access as only a RIRO.

**Response: Response: CDOT indicated in 11/25/24 comments “We concur with the conclusions in the memo. Be aware that S Havana St (SH30) has been studied by the City of Aurora, and one of the long-term recommendations to come out of the study is the installation of medians. It is possible that this might impact the ability to turn left into and out of the site from Havana in the future.” The Traffic Memo has been updated to provide a narrative referring to a potential future median project in Havana.**



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**3. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) /  
Comments in magenta)  
3A. Approved – No comments  
**Response: Noted.**

Thank you for reviewing the plans and documents. If you have any questions or need any more information, please contact me at 651-895-6513 or [sbunch@tait.com](mailto:sbunch@tait.com).

Sincerely,

Steve Bunch, PE  
Project Manager  
TAIT & Associates, Inc.

CC: Timothy Uhrik, PE, TAIT & Associates, Inc.