

HAVANA AUTO-PLEX CENTER SITE PLAN & USE APPROVAL

HAVANA AUTO-PLEX CENTER SITE PLAN (Official Project Name)

LEGAL DESCRIPTION

HAVANA AUTO-PLEX SUBDIVISION FILING NO. 1

This parcel contains approximately (189,848.87 square feet) of 4.36 acres

This site plan and any amendments hereto, upon approval by the City Of Aurora and recording, shall be binding upon the applicants, therefore, their successors and assigns. This Plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this Plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this Plan may be permitted only upon approval of the City of Aurora.

County of Arapahoe
State of Colorado

In witness thereof PEOPLES BANK AND TRUST COMPANY has caused these presents to be executed this 7th day of December AD 1993

By: Robert R. Midcap
ROBERT R. MIDCAP, EXEC. VICE-PRESIDENT

In witness thereof FRANK WELSH has caused these presents to be executed this 7th day of December AD 1993

By: Frank Welsh
FRANK WELSH

NOTARIAL

State of Colorado) SS
County of Arapahoe)

The foregoing instrument was acknowledged before me this 7th Day of Dec.
AD 1993 by Robert R. Midcap

ROBERT R. MIDCAP

Frank Welsh

FRANK WELSH

Witness my hand and official seal

Notary
Seal

NOTARY PUBLIC

My commission expires 2-17-96 NOTARY

CITY OF AURORA APPROVALS:

City Attorney: John R. Ryan Date: 1-12-94

Planning Director: John R. Ryan Date: 1/18/94

City Council: John R. Ryan Date: 3-8-94

Planning Commission: John R. Ryan Date: 1/18/93

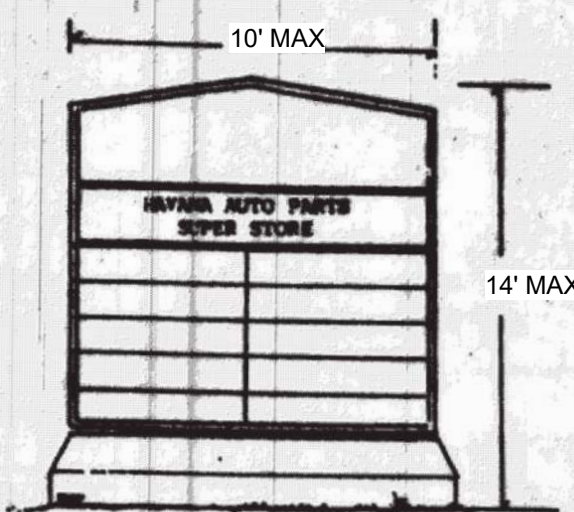
Attest for City Council Donna L. Gurney Date: 3-8-94
City Clerk

RECORDERS CERTIFICATE

Accepted filing in the office of the Clerk and recorder of Arapahoe County, Colorado at _____ o'clock _____ M, this _____ day of _____ AD, 19 _____

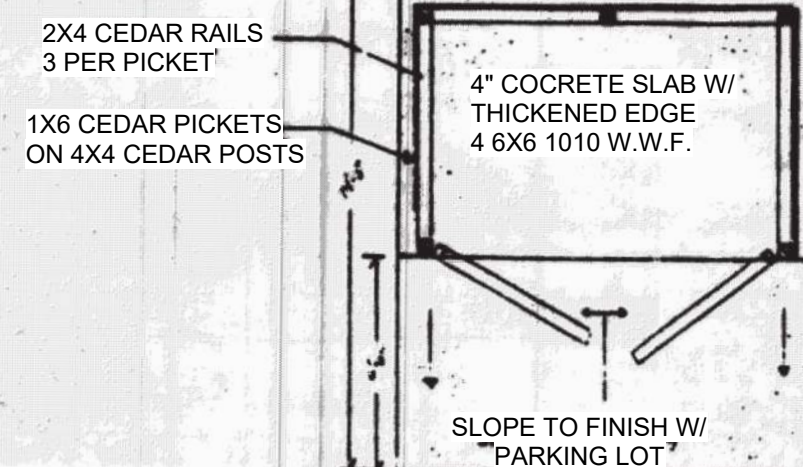
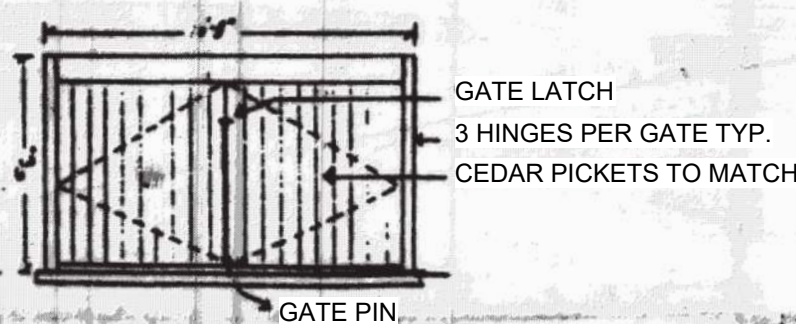
Clerk and Recorder: _____

Deputy: _____



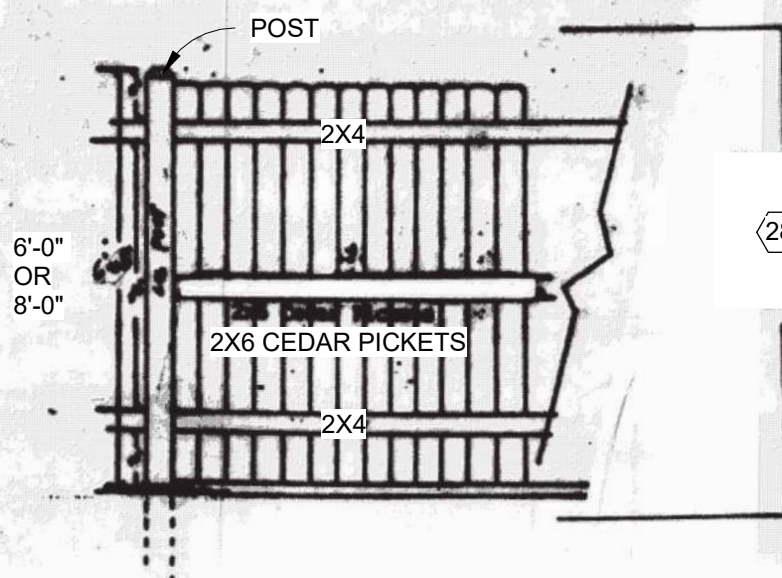
HAVANA JOINT SIGN

5



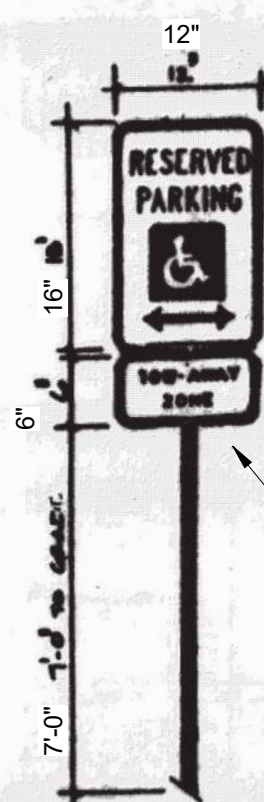
(NOTE: TRASH ENCLOSURE DOES NOT EXIST CURRENTLY)
TRASH ENCLOSURE

6



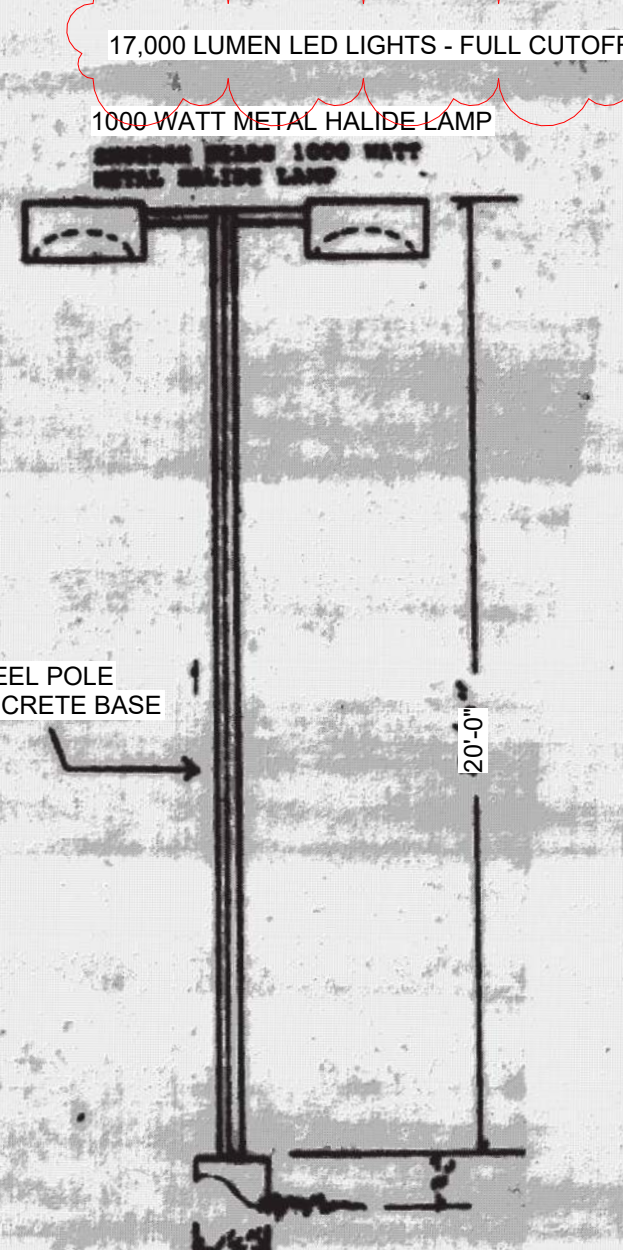
6' HIGH ARTICULATED WOOD FENCE
8' HIGH WOOD FENCE

28



HANDICAP PARKING SIGN

22 24



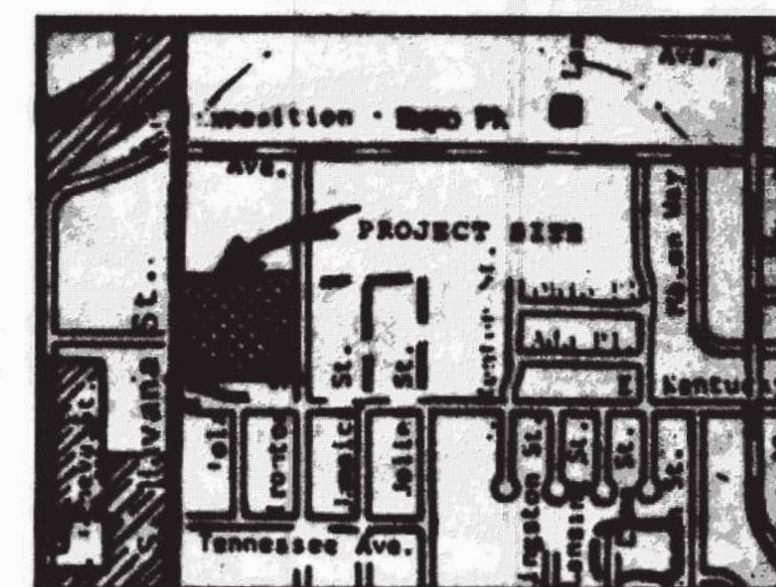
SQUARE LIGHT POLE

2

SITE DATA:

Land area within property lines	(189,849 S.F.)/ 4.36 Acres
Gross floor area (41.671 City Code)	(34,054 S.F.) less 5,460 Sq. Ft. used for storage
Number of Buildings	FIVE % and Sq. Ft.
Total building coverage	17.9 % and Sq. Ft.
Hard-surface area (exclusive of buildings)	64.8 % and Sq. Ft.
Area devoted to landscaping within site (41.671 City Code)	17.3 % and S.F.
Present zoning classification	B1
Proposed uses	AUTO REPAIR, MISC. RETAIL, OFFICES, FOOD SERVICES
Permitted maximum sign area	1,028 sq ft (SEE TABLE A)
Type of sign freestanding, wall, etc.	1 Free standing
Number of stories	One
Maximum height of buildings	25 Feet
Loading spaces provided	two
Parking spaces provided	190
Parking spaces required	183 (SEE TABLE B)
Handicap spaces required	7 Provided 7
Maximum height of buildings	25'

VICINITY MAP



Scale: 1" = 1000'

TABLE A:

TABLE A: SIGN AREA CALCULATIONS

BLDG	FRONTAGE (Feet)	ALLOWABLE SIGNAGE AREA
Donut Shop	64	128
BLDG A	208	278
BLDG B	208	278
BLDG C	208	278
BLDG D	208	278
BLDG E	208	278
BLDG F	208	278
BLDG G	208	278
BLDG H	208	278
BLDG I	208	278
BLDG J	208	278
BLDG K	208	278
BLDG L	208	278
BLDG M	208	278
BLDG N	208	278
BLDG O	208	278
BLDG P	208	278
BLDG Q	208	278
BLDG R	208	278
BLDG S	208	278
BLDG T	208	278
BLDG U	208	278
BLDG V	208	278
BLDG W	208	278
BLDG X	208	278
BLDG Y	208	278
BLDG Z	208	278

TABLE A:

TABLE (A) SIGN AREA CALCULATIONS

BLDG	FRONTAGE (FEET)	ALLOWABLE AREA
RESTAURANT 800	64'	128
BLDG 810	138'	278
BLDG 850	218'	436
BLDG 840	74'	148
FUTURE	183'	366
BUILDING TOTAL		1356
MONUMENT SIGN		100 PER SIDE
TOTAL SIGN AREA		1456

TABLE B:

TABLE B: PARKING REQUIREMENTS

BUILDING USAGE	BUILDING AREA (SQ FT)	SEATS EMPLOYEES	PARKING SPACES
Donut Shop			
Restaurant		20	10
1 per 5 seats			
1 per 1.5 employees			
BUILDING A			
Restaurants			
1 per 500 of	5,000	-	40
BUILDING B			
Restaurants			
1 per 500 of	4,000	-	37
BUILDING C			
Restaurants			
1 per 500 of	3,000	-	6
Service Bays			
1 per 100 of	4,000	10	27
1 per 1.5 employees			
BUILDING D			
Restaurants			
1 per 500 of	5,000	-	8
Service Bays			
1 per 100 of	3,000	10	17
1 per 1.5 employees			
Total Parking			183

**AREA (see storage)

COVER

SHEET 1 OF 2

HAVANA AUTO-PLEX CENTER

93-6034-1

AMENDMENT BLOCK

	DATE	SUMMARY OF AMENDMENT
<div>1</div>	2.13.2025	MINOR AMENDMENT TO REFLECT AS-BUILT CONDITIONS, ACCOMIDATE NEW PATIO AT 800 S HAVANA STREET, NEW SITE LIGHT FIXTURES AND ADDING 6'-0" H. FENCE. UPDATE FACADES FOR 800, 810 & 850.

HAVANA SHOPS SITE
MINOR AMENDMENT APPLICATION

LOTS 2 & 3, BLOCK 1, COLONY SUBDIVISION FILING NO. 1, AND
A PART OF TRACT 9 IN HAVANA GARDENS IN THE SW 1/4,
SECTION14, T.4S., R.67W., OF THE 6TH P.M., CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

SHEET INDEX	
SHEET NUMBER	SHEET NAME
S-000	Unnamed
S-001	COVER
S-002	SITE PLAN
S-003	810 S HAVANA STREET SOUTH ELEVATION
S-004	850 S HAVANA STREET WEST ELEVATION
S-005	850 S HAVANA STREET NORTH ELEVATION
S-006	800 S HAVANA STREET WEST ELEVATION

SITE DATA

LAND AREA WITHIN PROPERTY LINES: 189,829 SF (4.35 Acres)

EXISTING ON SITE		WITH PROPOSED PATIO
GROSS FLOOR AREA	29, 384 SF	30, 134 SF
NUMBER OF BUILDINGS	4	4 (1 COVERED PATIO)
NUMBER OF STORIES	1	1
TOTAL ROOF COVERAGE	32,769 SF	33,758 SF
HARD SURFACE AREA	84, 528 SF	85, 517 SF
LANDSCAPE AREA	25,069 SF	24,085 SF

MAXIMUM HEIGHT OF EXISTING BUILDING:

810 S HAVANA STREET: 18' - 0"
850 S HAVANA STREET: 18' - 0"
800 S HAVANA STREET: 16' - 3"

MAXIMUM HEIGHT OF PROPOSED PARAPET:

810 S HAVANA STREET: 25'-2"
850 S HAVANA STREET: 28'-0"
800 S HAVANA STREET: 18' - 0"

PRESENT ZONING CLASSIFICATION: (MU-C)

CHARACTER AREA: SUBAREA A

PROPOSED USE: MULTI-TENANT RETAIL AND COMMERCIAL

PERMITTED USE: TABLE 3.2-1 OF AURORA UNIFIED DEVELOPMENT ORDINECE

DESCRIPTION OF WORK:

REMODEL OF EXTERIOR FACADES AT THE FOLLOWING ADDRESSES:
810 S HAVANA STREET
850 S HAVANA STREET
800 S HAVANA STREET

PROPOSED EXTERIOR COVERED PATIO AT:
800 S HAVANA STREET

EXISTING TO REMAIN:
840 S HAVANA STREET

PARKING:

PROVIDED: 161 STANDARD
4 ADA COMPLIANT
165 TOTAL PARKING

PROJECT DIRECTORY

ARCHITECT	CLIENT
d4 Architecture, LLC DEREK PRICE 3550 W 38 th Ave, Suite 12 Denver, CO 80211 303-946-5389	Donavan Welsh Title: Owner Email: charlenewelsh@havanaautoparts.com Phone: (303) 261-8263 Address: 810 S Havana Street Denver, Aurora CO 80012

LEGAL DESCRIPTION

HAVANA AUTO-PLEX CENTER SUBDIVISION FILING NO. 1

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SITE ADDRESS:
810 S HAVANA STREET
AURORA, CO 80012

OWNER'S CERTIFICATE:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY, AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS _____ DAY OF _____ 20 ____ AD

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

NOTARIAL:

STATE OF COLORADO _____)
COUNTY OF _____)SS _____)SS _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD 20 ____

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMISSION EXPIRES: _____ ADRESS: _____

RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COUNTY, COLORADO AT _____ O'CLOCK,

THIS _____ DAY OF _____ AD20 ____

CLERK AND RECORDER: _____

DEPUTY: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMISSION: _____ CHAIRMAN _____ DATE: _____

CITY COUNCIL: _____ MAYOR _____ DATE: _____

ATTEST: _____ CITY CLERK _____ DATE: _____

SITE BENCHMARK:

NW COR. OF THE SW 1/4, SEC. 14, T. 4 S. R. 67 W. OF THE 6TH P.M.

(FOUND 3" BRASS CAP L.S. NO. 11342IN C.O.A. RANGE BOX) AS PER MONUMENT RECORD BY L.S. #16419 ACCEPTED FOR FILING 11-13-89

ELEVATION = 5469.06 (USGS 2024)



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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED ARCHITECTURE FIRM UNDER THE LAWS OF THE STATE OF COLORADO.

COVER

SHEET NAME :

PROJECT :
HAVANA SHOPS - ADULT DAYCARE
810 S HAVANA STREET AURORA, CO 80012

Drawn by: BLO

Checked by: DSP

Project Date: 7.9.24

Project #: 2024.32

S-001
1" = 10'-0"

SITE PLAN NOTES:

- 1
- EXISTING FIRE HYDRANT TO REMAIN
- 2
- EXISTING LIGHT POLE TO REMAIN
- 3
- EXISTING ELECTRICAL POLE TO REMAIN
- 4
- NOT USED
- 5
- EXISTING MONUMENT SIGN TO REMAIN
- 6
- EXISTING BUILDING TO REMAIN
- 7
- EXISTING CONCRETE SIDEWALK TO REMAIN
- 8
- EXISTING PARKING STALLS TO REMAIN
- 9
- EXISTING CONCRETE SWALE TO REMAIN
- 10
- EXISTING STORM INLET TO REMAIN
- 11
- EXISTING TELEPHONE PEDESTAL
- 12
- EXISTING WATER TAP TO REMAIN
- 13
- EXISTING IRRIGATION BOX TO REMAIN
- 14
- EXISTING CITY MANHOLE
- 15
- EXISTING PRIVATE MANHOLE TO REMAIN
- 16
- EXISTING DECIDUOUS TREE TO REMAIN
- 17
- EXISTING CONIFEROUS TREE TO REMAIN
- 18
- EXISTING PANEL BOX ON CONCRETE PAD
- 19
- EXISTING TEMPORARY FENCE AS AGREED TO BY PROPERTY OWNERS - TO BE REMOVED
- 20
- EXISTING GAS MAIN TO REMAIN
- 21
- EXISTING CONIFEROUS TREE
- 22
- EXISTING ADA PARKING WITH BLDG MTD. SIGNAGE
- 23
- COVERED SIDEWALK
- 24
- ADA SIGNS
- 25
- EXISTING SOD TO REMAIN
- 26
- EXISTING ROCK TO REMAIN
- 27
- STORAGE LOT
- 28
- EXISTING FENCE TO REMAIN
- 29
- RAMP
- 30
- CAR RAMP
- 31
- DELIVERIES
- 32
- STOP SIGNS
- 33
- SITE SCULPTURE (VINTAGE AIRPLANE)
- 34
- PROSED 6'-0" H. WOOD FENCE TO MATCH (E) #28
- 35
- PROPOSED 6'-0" H. WOOD GATE WITH KNOX BOX TO MATCH (E) #28

NOTE:
1. ALL FENCES MUST BE SETBACK A MINIMUM OF 4'-0" FROM THE BACK OF THE SIDEWALK.
2. REFER TO COVER SHEET 1 OF 2 FOR FENCE DETAILS.

SITE LEGEND

SITE SYMBOL	DESCRIPTION
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING ELECTRICAL POST
	EXISTING TELEPHONE PEDESTAL
	EXISTING MONUMENT SIGN
	EXISTING STORM INLET
	EXISTING WATER TAP
	EXISTING IRRIGATION BOX
	EXISTING CITY MANHOLE
	EXISTING PRIVATE MANHOLE
	EXISTING GAS MAIN

1 SITE PLAN

SCALE: 1" = 30'-0"

SITE LEGEND

LINE TYPE	DESCRIPTION
	SEWER MAIN
	STORM MAIN
	PRIVATE STORM MAIN
	WATER LINE
	OVERHEAD ELECTRICAL
	FENCE
	EASEMENT LINE
	PROPERTY LINE

SITE LEGEND

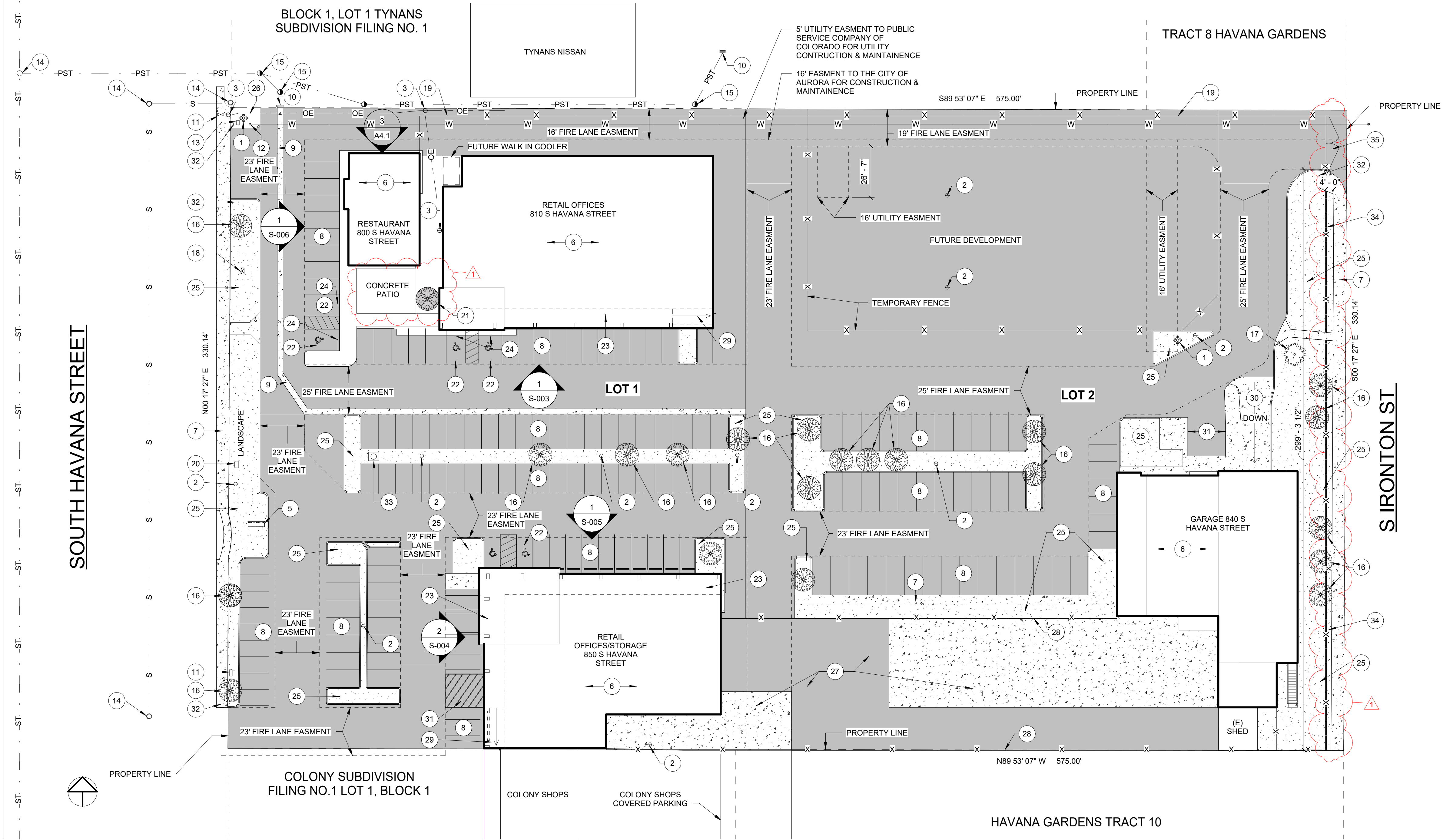
GROUND COVER	DESCRIPTION
	LANDSCAPED
	CONCRETE
	ASPHALT
ADDITIONAL SITE FEATURES	
	SITE SCULPTURE WITH CONCRETE BASE

SITE LEGEND

TREES	DESCRIPTION
	EXISTING CONIFEROUS TREE
	CONIFEROUS TREE REPLACEMENT/RELOCATION
	EXISTING DECIDUOUS TREE
PARKING	
	ADA PARKING SYMBOL

HAVANA SHOPS SITE
MINOR AMENDMENT APPLICATION

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ACCEPTANCE OF THESE RESTRICTIONS. VIOLATION SHALL
BE PROSECUTED.

SITE PLAN

SHEET NAME :

HAVANA SHOPS - ADULT DAYCARE
810 S HAVANA STREET AURORA, CO 80012

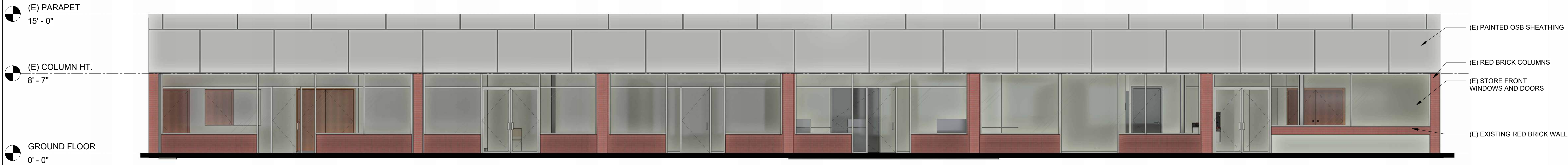
PROJECT :

Drawn by: BLO
Checked by: DSP
Project Date: 7.9.24
Project #: 2024.32

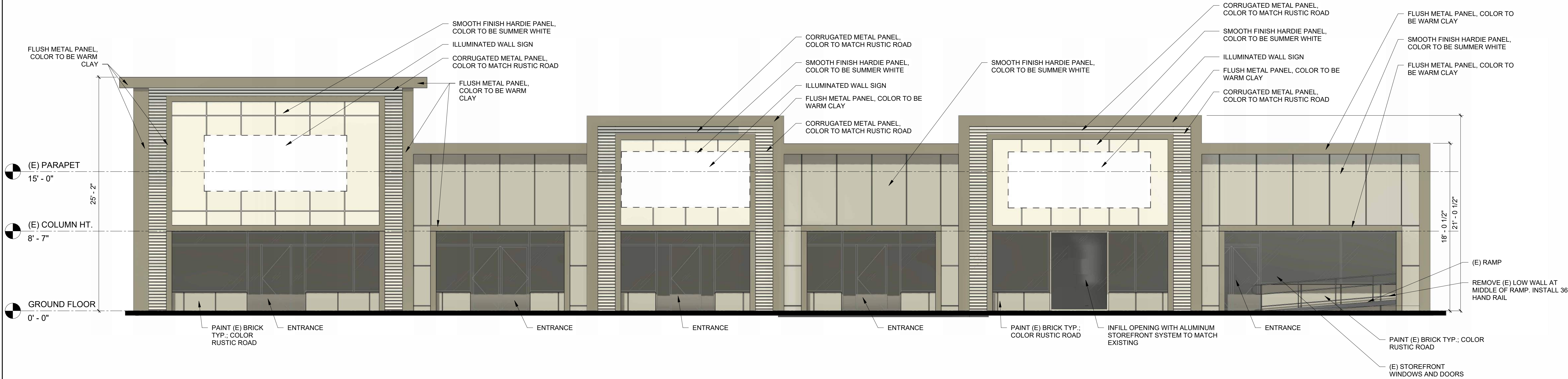
S-002
As indicated

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1 810 S HAVANA - EXISTING SOUTH ELEVATION
SCALE: 5/16" = 1'-0"



2 810 S HAVANA - PROPOSED SOUTH ELEVATION
SCALE: 5/16" = 1'-0"

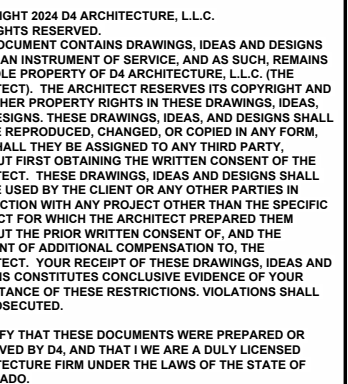
SHEET NAME :
810 S HAVANA STREET
SOUTH ELEVATION

PROJECT :
HAVANA SHOPS - ADULT DAYCARE
810 S HAVANA STREET AURORA, CO 80012

Drawn by: BLO, MAF
Checked by: DSP
Project Date: 7.9.24
Project #: 2024.32

S-003
As indicated

LOTS 2 & 3, BLOCK 1, COLONY SUBDIVISION FILING NO. 1, AND
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810 S HAVANA STREET AURORA, CO 80012

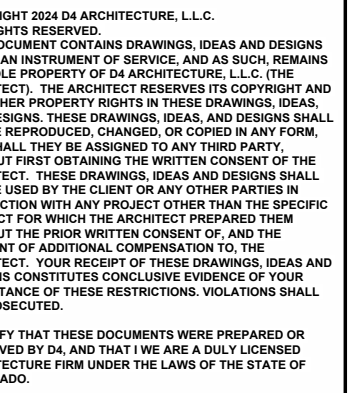
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 Project Date: 7.9.24
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S-004
As indicated



As indicated

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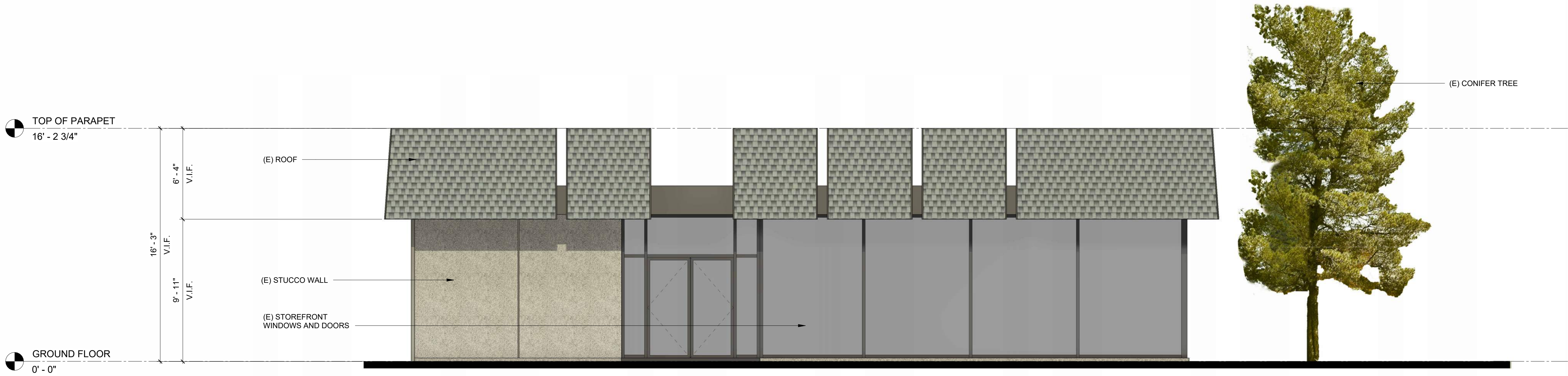
Drawn by: Author
 Checked by: Checker
 Project Date: 7.9.24
 Project #: 2024.32

S-005
As indicated

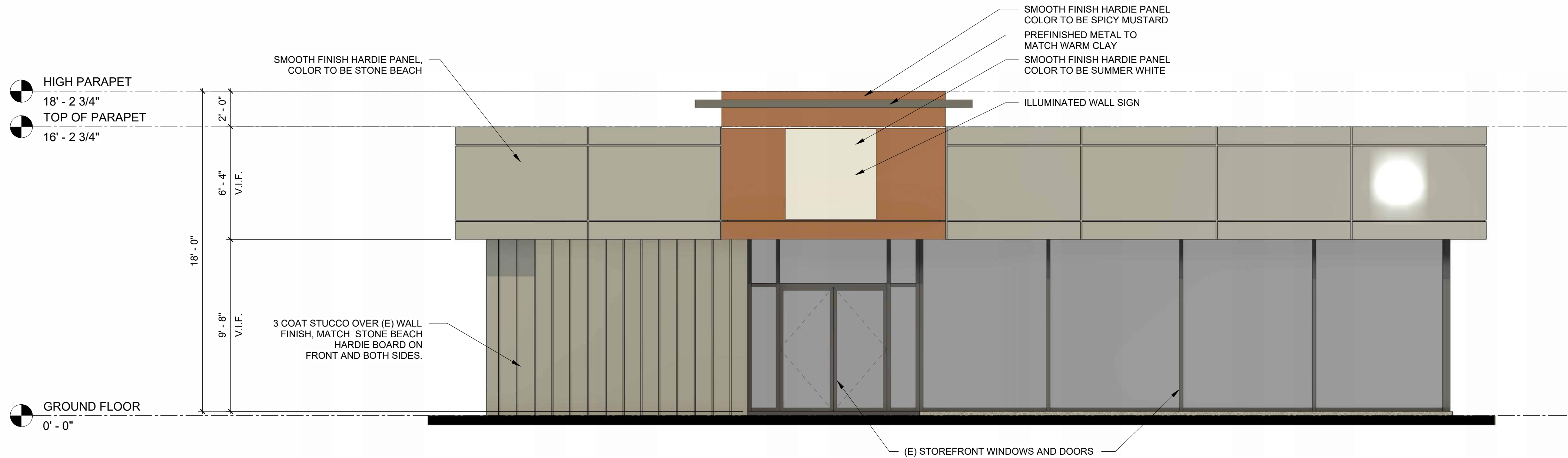


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1 800 S HAVANA - EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 800 S HAVANA - PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"