



June 12th, 2024

Planning & Development Services
15151 E Alameda Pkwy, #2300,
Aurora, CO 80012

Re: Initial Submission Review: Havana Shoppette – Site Plan Amendment
Case Number: 1971-6002-03

Dear Jamie:

Thank you for your comments on our resubmittal delivered on March 29th, 2024. Attached to this cover letter are your original comments from May 29th, 2024 and our response under them highlighted in blue.

The city's comments have been incorporated into the submitted drawings unless otherwise discussed with the reviewer who suggested the change. These changes are reflected in the response letter along with a brief description of how a comment was incorporated into the drawings.

Sincerely,

Andy Baldyga, Architect
The Mulhern Group

TMG RESPONSE TO CITY COMMENTS

PLANNING DEPARTMENT COMMENTS

1. Planning (Jamie Hartig / 720-692-6775 / jhartig@auroragov.org / Comments in teal)

1A. Page 1

- Please add a cloud and delta “2” for any new addition to the site plan as shown on the redlines.
[Response: Cloud and Delta 2 has been added to all new drawings and notes added to the existing Site Plan](#)

2. Landscape (James Shireman/ (303) 739-7295/ jschirem@auroragov.org)

2A. Page 1

- Approved – Consolidating the trash and recycling and incorporating them to the building façade accomplishes the intent of the section to the maximum extent practicable, thank you.
[Response: Acknowledged.](#)

3. Civil Engineering (Julie Bingham / 303-739-7336 / jbingham@auroragov.org / Comments in green)

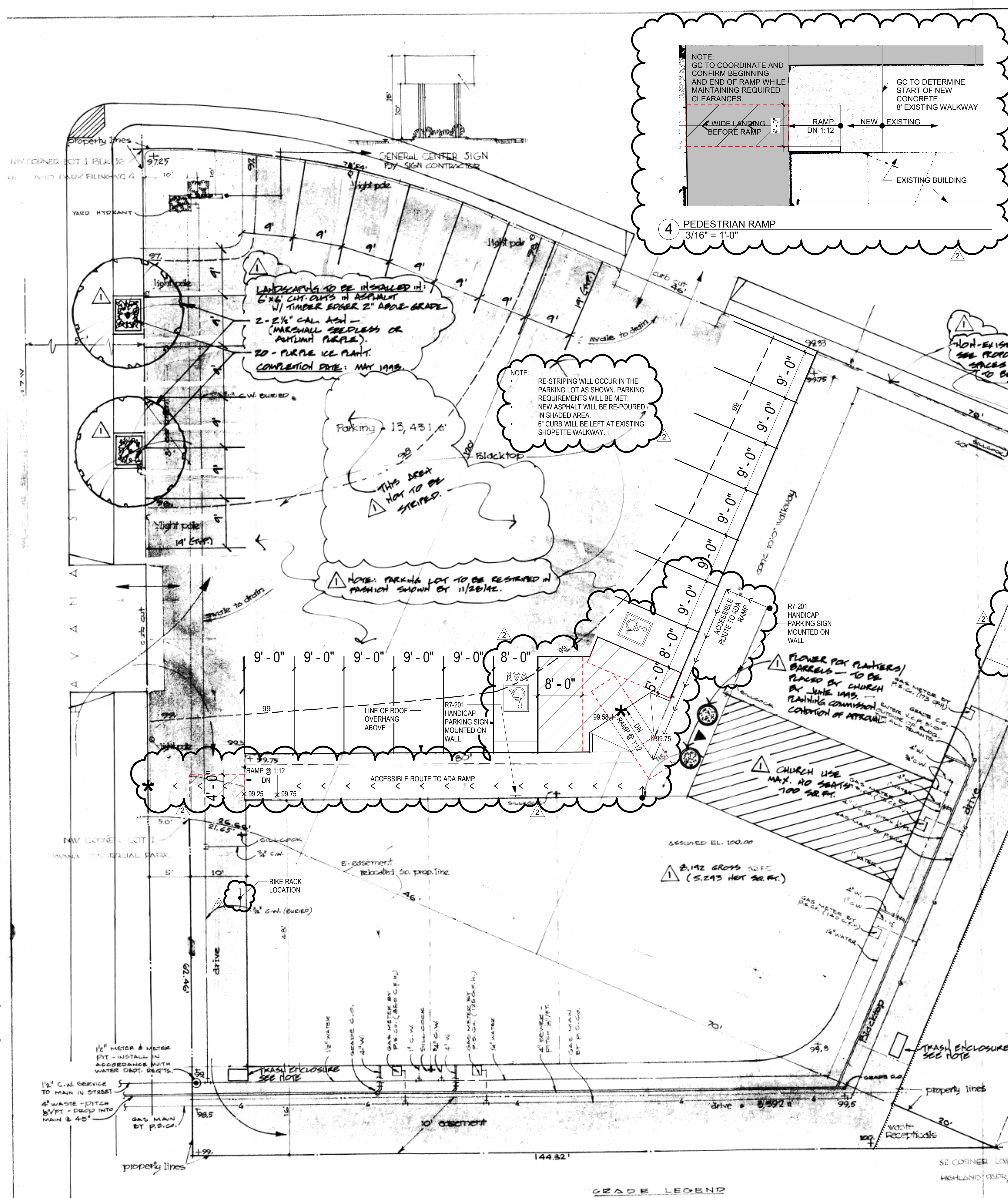
3A. Page 1

- A civil plan is required to provide the detailed grading and layout for the proposed ADA spaces and slopes. The civil plan shall be submitted prior to the approval of the site plan amendment.
[Response: Civil plans showing grading at the ADA parking stalls are in progress. We have resubmitted to get comments from other reviewers.](#)
- A letter from an engineer is not adequate. A stamped civil drawing is required to prove compliant ADA grades in the City of Aurora. Please contact me directly for any further questions regarding this process: jbingham@auroragov.org
[Response: Acknowledged, we are proceeding based on your comments and email correspondence between Civil Reviewer and Ricardo Castellanos.](#)

4. Fire / Life Safety (Steve Kirchner / (303) 739-7489 / stkirchn@auroragov.org / Comments in blue)

4A. Page 1

- Repeat request to show any accessible routes in the areas being amended. The City of Aurora uses the 2017 ICC A117.1 Accessible and Usable Buildings and Facilities as the standard. Please see Chapter 4 regarding accessible routes.
[Response: Accessible routes have been amended and annotated per notes sent via email correspondence with reviewer.](#)
[Accessible routes are shown in a format approved by reviewer and follow ANSI requirements.](#)
- Please show wheel stops and accessible parking signage. See example provided.
[Response: We are providing a 6” tall curb as well as 2’ that allow for a bumper overhang before providing a 6’ walkway that will serve as the accessible route and general entrance to the tenant spaces.](#)
[Please let us know if this is sufficient as to not need to provide wheel stops.](#)
[CS02 Accessible Signage will be located on the building wall directly across from the parking stalls and mounted according to ANSI 2017 standards in Sections 502.2 and 703.](#)



LEGAL DESCRIPTION

Beginning at the Northwest Corner of Lot 1, Havana Commercial Park; thence Southerly along the West line of said Lot 1, a distance of 52.45 feet; thence Easterly at an angle to the left of 30° a distance of 144.32 feet to the Southwest Corner of Lot 2, Highland Park Filing No. 4; thence Northwesterly along the South line of said Lot 2, a distance of 20 feet; thence Northeasterly along a line parallel to the Southeasterly line of said Lot 2, a distance of 120 feet; thence Northwesterly along the North line of Lot 2 and Lot 1, Highland Park Filing No. 4, a distance of 116 feet to a point of curve; thence continuing along the said North line and along a curve to the left with a central angle of 24° 46' 25" and a radius of 181.65 feet, a distance of 78.54 feet to the Northwest Corner of Lot 1, Highland Park Filing No. 4; thence Southerly along the West line of said Lot 1, a distance of 120 feet to the Southwest Corner of said Lot 1; thence Easterly along the South line of said Lot 1 and along a curve to the right with a central angle of 4° 35' 07", a radius of 61.65 feet, a distance of 5.01 feet to the point of beginning.

NO AREA WITHIN PROPERTY LINES 25,015 SQ. FT.
2066 FLOOR AREA 8,192 SQ. FT. (NET = 5,243 SQ. FT.)

PRESENT ZONING CLASSIFICATION R-1
TOTAL PARKING SPACES 26 REQUIRED, 26 PROVIDED

All special plans registered and recorded hereunder shall be binding upon the applicants, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such plans to all conditions and limitations set forth in such plans.

In witness whereof Gertz Enterprises has caused these presents to be executed this 23 day of April A.D. 1971 by Jack Gertz principal.
State of Colorado, County of Copake

The foregoing instrument was acknowledged before me this 28 day of April A.D. 1971 by Jack Gertz
Witness my hand and official seal

Notary Public David M. Hall S.E.A.L.
My Commission expires Sept. 22, 1974

*Approved by the Aurora City Engineer this 30 day of April A.D. 1971.
Edward E. Jansky
Deputy City Engineer

Approved by the Aurora City Attorney for legal details this 11 day of May A.D. 1971.
Edward M. Coulter
City Attorney

Approved by the Aurora planning commission this 12 day of May A.D. 1971.
T.H. Jansky
Chairman

Accepted on behalf of the Aurora City Council this 12 day of May A.D. 1971.
Paul C. Black
Mayor
Attest Frank J. Kesting
City Clerk

This plan was filed for the record in the office of the county clerk and recorder of Copake County, Colorado on the 23 day of April A.D. 1971.
Book , Page , File , Map
Reception No.
Clerk and Recorder by

Approval limited to general plan layout, only.
Insufficient information on street and drainage design for construction requirements. Design and construction plans and profiles to be submitted prior to construction for engineering approval.

