



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

[AuroraGov.org](http://AuroraGov.org)

February 12, 2025

JD Fredstrom  
QS Holdings, LLC  
18475 W Colfax Ave, Ste132-208  
Golden, Colorado, 80401

**Re: (Third) Submission Review:** Take 5 Oil Change on Havana - Conditional Use and Site Plan Amendment  
**Application Number:** DA-1458-26  
**Case Numbers:** 1993-6001-06

Dear JD Fredstrom:

Thank you for your third submission, which we started to process on January 27, 2025. 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.

Based on comments from several departments there are revisions that need to be addressed on your plan. However, since these are considered minor revisions, these revisions can be made after the Planning Commission hearing in the review phase called technical. Please address these revisions at that time.

The Planning & Zoning Commission hearing date is set for March 12, 2025. 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 hearing 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. *Your case manager will reach out regarding next steps for public notices.*

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7133 or [akarabas@auroragov.org](mailto:akarabas@auroragov.org).

Sincerely,

Ani Karabashian  
Planner 1  
City of Aurora Planning Department

cc: Steven Bunch (TAIT & Associates, Inc. | 320 Lincoln Ave, Loveland, CO, 80537  
James Ohlson (R4 Architects Inc | 226 Remington St, Ste 3 Fort Collins, CO  
Justin Andrews, ODA  
Filed: K:\\$DA\1400-1499\1458-26rev3

*Third Submission Review*



## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- CDOT Access Permit Identifying Havana as a RIRO Only (see Item 1B)

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **1. Traffic Engineering** (Dean Kaiser / 303-739-1718 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

#### Traffic Letter

1A. Removal of crash ID numbers in appendix matrix.

1B. CDOT Access Permit identifies Havana access as a RIRO ONLY, not a full movement (clip attached).

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1C. Note, remove the ID #'s in the crash data table in the appendix, can not be included in what will ultimately become a public memo once approved.

1D. No, Access Permit provided by CDOT states RIRO, see attachment next page.

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1E. NOTE, from CDOT's Access Permit document provided in the portal. (See image on page 8).

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1F. Remove these ID #s, can not have identification of crashes in a final public report.

#### Site Plan

Sheet 3

1G. For Civil Plan set, will be required to stripe and sign this access for right in/right out only per CDOT's Access Permit dated 1/9/2025 (#124202)

1H. Ready for Tech Referral.

**\*\*Review Site Plan for Comments**

### **2. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

2A. On all sheets: change the "Lot" to "Plot" and delete "Block 0". No Blocks were created in the original Plat of Malone Subdivision, only Plots.

2B. Change the Plot line to be a solid/continuous line (Typ.).

### **3. Colorado Department of Transportation** (Steve Loeffler / 3037579891 / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))

3A. State Highway Access Permit 124202 is included in this referral. Permit was issued today. We have no additional comments on this review.

### **4. Regional Transportation District** (C. Scott Woodruff / 303.299.2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))

4A. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

4B. **See next page for table provided by RTD regarding comments.**



Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions