



Planning Division
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AuroraGov.org

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April 8, 2025

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

Re: (Initial) Technical 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 first technical submission, which we started to process on March 25, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 22, 2025.

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 303-739-7133 or 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:\SDA1458-26tech1



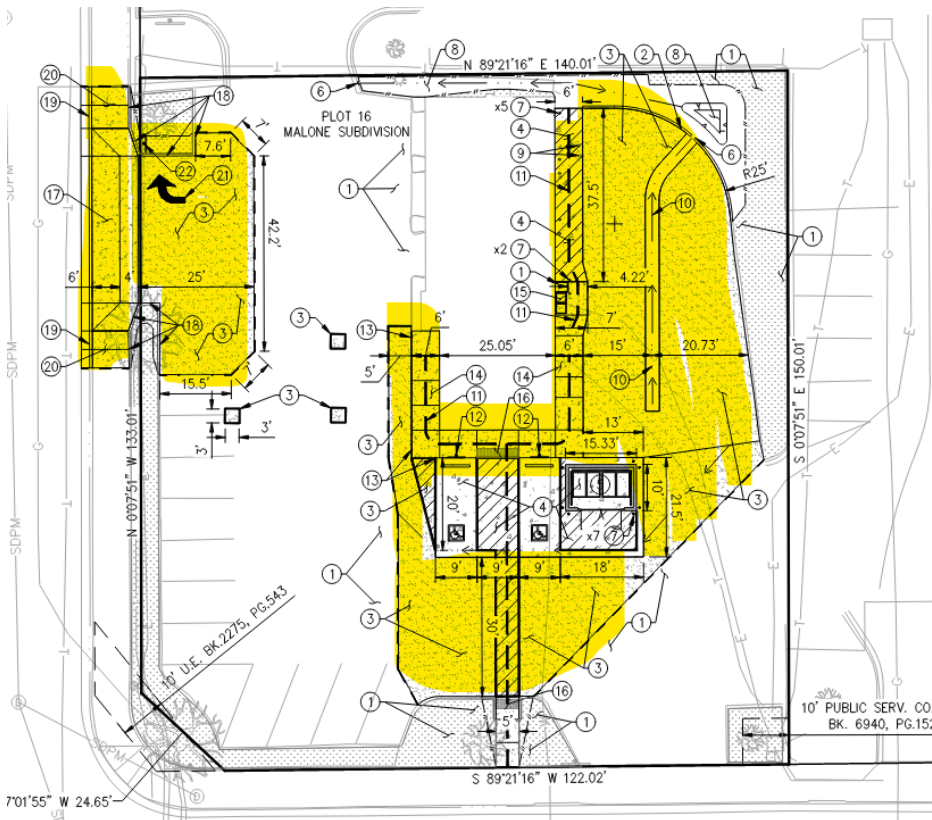
Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor Revision to Site Plan (see Item 1A)
- Traffic Letter Revisions related to ID numbers in Appendix (see Item 2A)
- CDOT Access Permit Identifying Havana as a RIRO Only (see Item 2B)

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.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Traffic Engineering (Dean Kaiser / 303-739-1718/ djkaiser@auroragov.org / Comments in orange)

Traffic Letter

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



Traffic Will NOT approve Site Plan application until updated Traffic Letter is provided and approved. Please see the redlines from the 3rd submission.

3. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

3A. Approved – No comments