

AMENDMENT BLOCK		
	DATE	SUMMARY OF AMENDMENT
1	4.24.2024	MINOR AMENDMENT TO REFLECT AS-BUILT CONDITIONS AND RELOCATE 1 CONIFEROUS TREE GREATER THAN 4" CALIPER, TO ACCOMMODATE NEW COVERED PATIO AT 800 S HAVANA STREET

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

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' - 0"
850 S HAVANA STREET: 28' - 6"
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 COMPIANT
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

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

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

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: _____

AMENDMENTS:

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)

ARCHITECTURE

1825 LAWRENCE ST. #111
Denver, CO 80202
PH: 303-946-5389

COVER

SHEET NAME :

PROJECT :
HAVANA SHOPS SITE MINOR AMENDMENT
APPLICATION

800 S HAVANA STREET, 810 S HAVANA STREET,
850 S HAVANA STREET AURORA, CO 80012

Drawn by: BLO

Checked by: DSP

Project Date: 4.26.2024

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 CONIFEROUS TREE REPLACEMENT/RELOCATION
- 22 EXISTING ADA PARKING
- 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)

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

SITE LEGEND

LINE TYPE	DESCRIPTION
- - - S - - -	SEWER MAIN
- - - ST - - -	STORM MAIN
- - - PST - - -	PRIVATE STORM MAIN
- - - W - - -	WATER LINE
- - - OE - - -	OVERHEAD ELECTRICAL
- - - X - - -	FENCE
- - - - - - - -	EASEMENT LINE
- - - - - - - -	PROPERTY LINE

1 SITE PLAN

SCALE: 1" = 30'-0"

SITE LEGEND

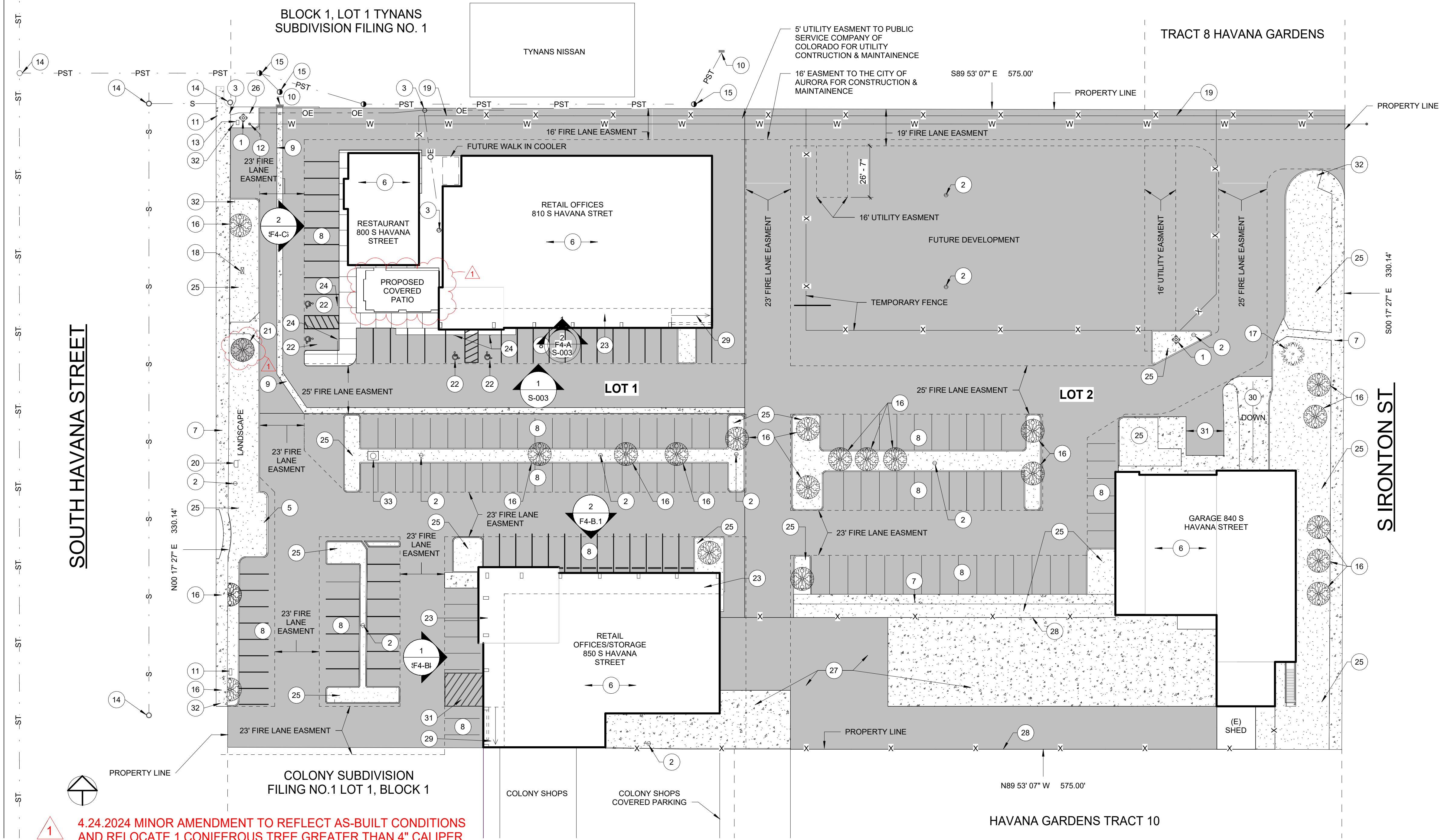
GROUND COVER	DESCRIPTION
	LANDSCAPED
	CONCRETE
	ASPHALT
ADDITIONAL SITE FEATURES	
	SITE SCULPTURE WITH CONCRETE BASE

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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SOUTH HAVANA STREET

S IRONTON ST

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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY 4A AND THAT I AM A DULY LICENSED ARCHITECTURE FIRM UNDER THE LAWS OF THE STATE OF COLORADO.

SITE PLAN

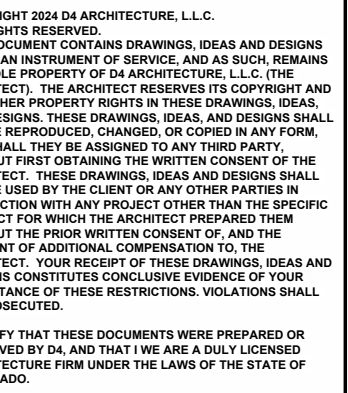
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PROJECT :
HAVANA SHOPS SITE MINOR AMENDMENT
APPLICATION
800 S HAVANA STREET, 810 S HAVANA STREET,
850 S HAVANA STREET AURORA, CO 80012

Drawn by: BLO
Checked by: DSP
Project Date: 4.26.2024
Project #: 2024.32

S-002
As indicated

LOTS 2 & 3, BLOCK 1, COLONY SUBDIVISION FILING NO. 1, AND
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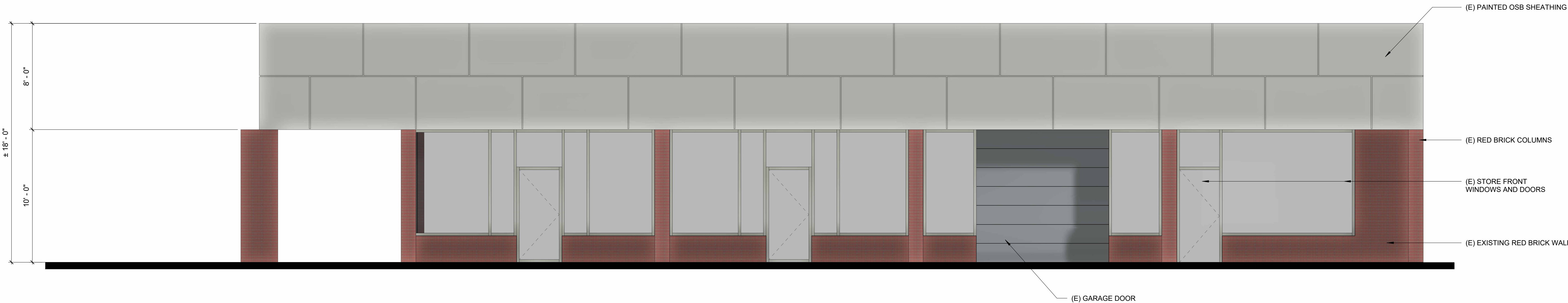
PROJECT: **HAVANA SHOPS SITE MINOR AMENDMENT APPLICATION**
800 S HAVANA STREET, 810 S HAVANA STREET,
850 S HAVANA STREET AURORA, CO 80012

Drawn by: BLO, MAF
 Checked by: DSP
 Project Date: 4.26.2024
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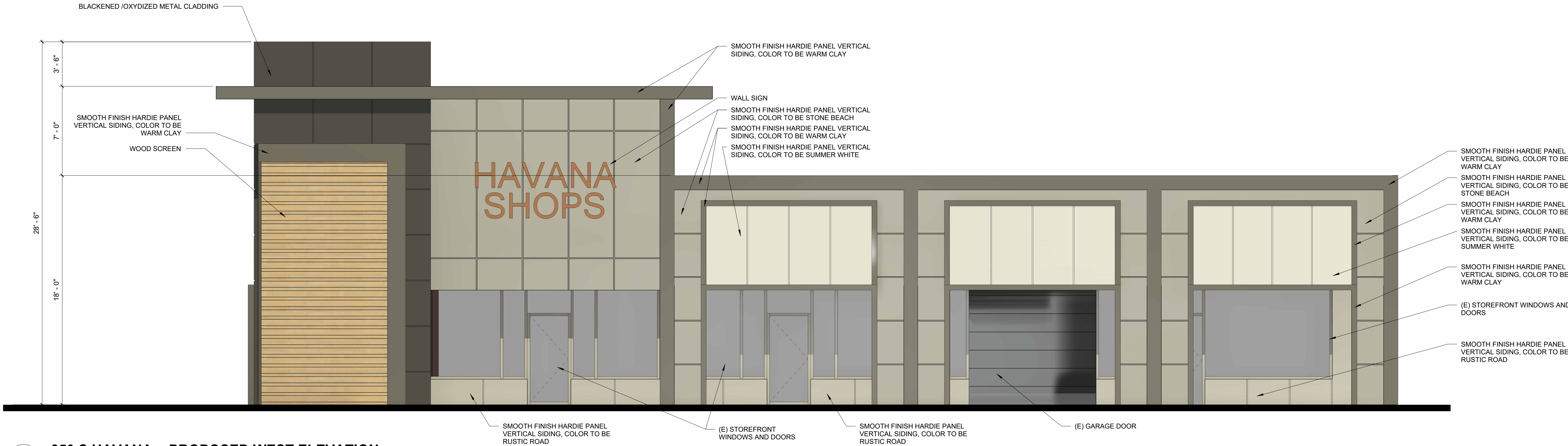
S-003
As indicated

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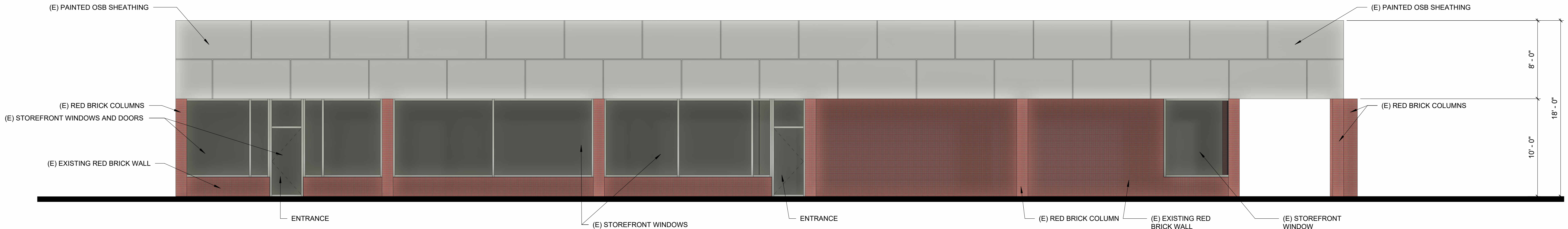
1 850 S HAVANA - EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 850 S HAVANA - PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

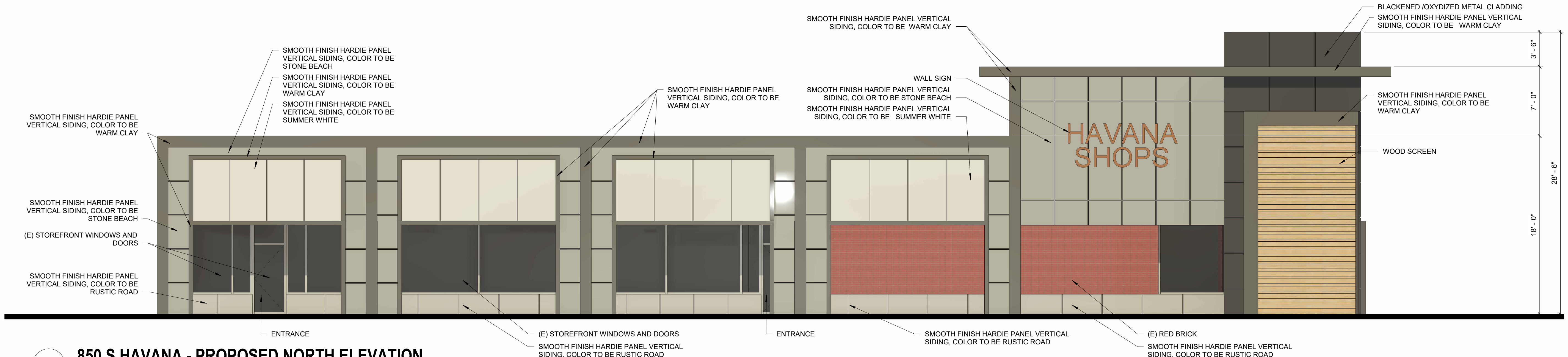
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1 850 S HAVANA - EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"

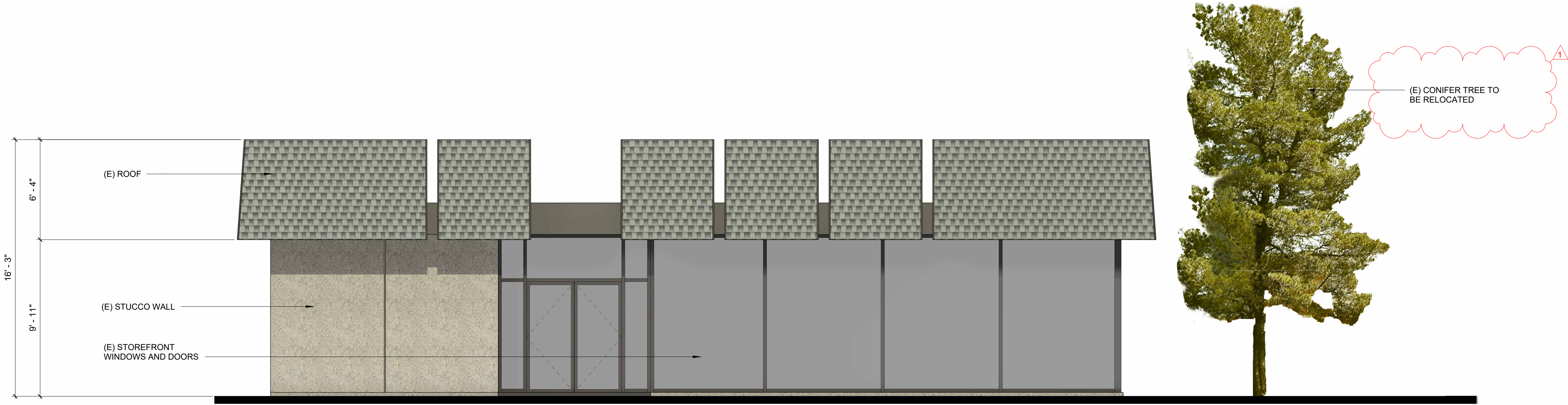


2 850 S HAVANA - PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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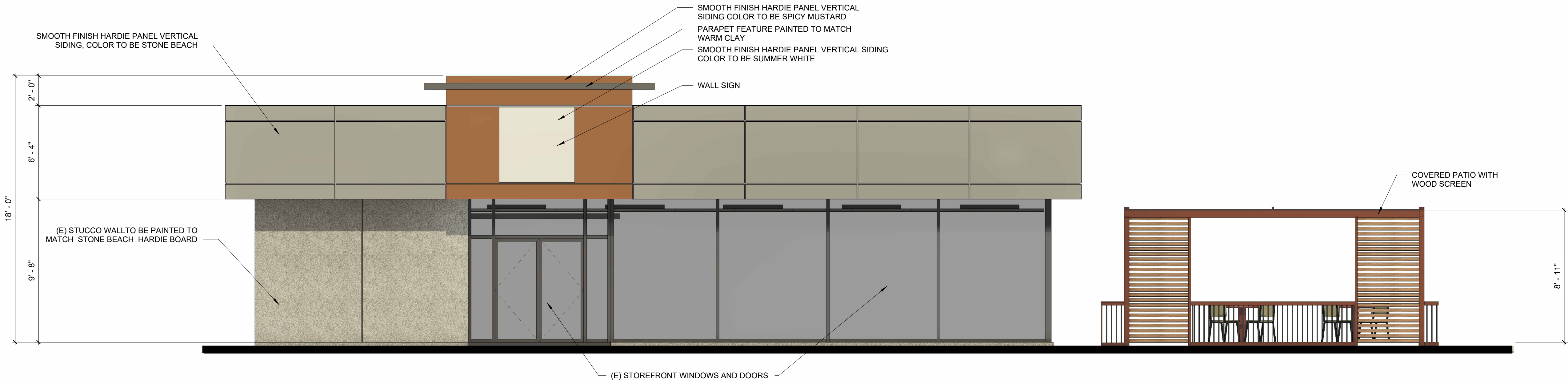


4.24.2024 MINOR AMENDMENT TO REFLECT AS-BUILT CONDITIONS AND RELOCATE 1 CONIFEROUS TREE GREATER THAN 4" CALIPER, TO ACCOMMODATE NEW COVERED PATIO AT 800 S HAVANA STREET

1

800 S HAVANA - EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



2

800 S HAVANA - PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"