



320 North Lincoln Avenue, Loveland, CO 80537  
970.613.1447 [TAIT.COM](http://TAIT.COM)

January 22, 2025

Ani Karabashian  
Planner I  
Planning & Developmental Services Department | City of Aurora

**RE: Take 5 – 1990 S Havana Street Auora, CO - Building Conversion – Site Plan Resubmittal #2**

Ani Karabashian,

Please find our comment response table attached regarding the City of Aurora DA-1458-26 resubmittal #2 for the proposed Take Five Oil Change at 1990 S Havana Street in Aurora, CO.

Thank you for reviewing the plans and documents. If you have any questions or need any more information, please contact me at 651-895-6513 or [sbunch@tait.com](mailto:sbunch@tait.com).

Sincerely,

A handwritten signature in black ink that reads "Steve Bunch".

Steve Bunch, PE  
Project Manager  
TAIT & Associates, Inc.

CC: Timothy Uhrik, PE, TAIT & Associates, Inc.

Attachments:

Comment Response  
CDOT Access Permit  
Traffic Memo  
Site Plans – Re-Submittal #2

Item	Comment	Sheet	Complete	Response
<b>1. Community Questions, Comments, and Concerns</b>				
1A	No public comment at this time.	n/a	<input checked="" type="checkbox"/>	Noted
<b>2. Completeness and Clarity of the Application</b>				
2A	\$14,238 fee has been paid. No additional comments	n/a	<input checked="" type="checkbox"/>	Noted
<b>3. Zoning and Subdivision Use Comments</b>				
3A	No comment. Applicant has addressed previous comments	n/a	<input checked="" type="checkbox"/>	Noted
<b>4. Streets and Pedestrian Comments</b>				
4A	No comment. Applicant has addressed previous comments	n/a	<input checked="" type="checkbox"/>	Noted
<b>5. Parking Comments</b>				
5A	No comment. Applicant has addressed previous comments	n/a	<input checked="" type="checkbox"/>	Noted
<b>6. Signage &amp; Lighting Comments</b>				
6A	No comment. Applicant has addressed previous comments	n/a	<input checked="" type="checkbox"/>	Noted
<b>7. Landscaping Issues</b>				
7A	No comment.	n/a	<input checked="" type="checkbox"/>	Noted
<b>8. Addressing</b>				
8A	No comment.	n/a	<input checked="" type="checkbox"/>	Noted.
<b>9. Civil Engineering</b>				
9A	Ready for technical referral. Address the ADA lighting in technical submission.	8	<input checked="" type="checkbox"/>	ADA analysis and statistics have been added to photometric plan.
<b>10. Traffic Engineering</b>				
10A	Traffic letter - Comments to access location along Havana: CDOT correspondence/acceptance to allow access required. Site Plan comment is Havana Street Access is NOT appropriate - Per COA Roadway Manual 2023 version: 4.07.7.02.5 Access drives shall be located as follows and is based on centerline to centerline measurement: 4.07.7.02.5.01 Access points shall be no closer than 300 feet to arterial intersections. Depending on site characteristics access control may be required.	n/a	<input checked="" type="checkbox"/>	See approved CDOT access permit.
10B	Havana access is only 145' CL to CL of Asbury Avenue. CDOT letter of approval/concurrence to maintain access must be provided.	n/a	<input checked="" type="checkbox"/>	See approved CDOT access permit.
<b>11. Land Development Services</b>				
11A	Advisory: Easement dedications to be submitted to dedicationproperty@auroragov.org, realeases to be submitted to releaseeasements@auroragov.org, license agreement for encroachments contact ggray@auroragov.org.	n/a	<input checked="" type="checkbox"/>	Noted
11B	Please correct typo in note 24 to be "CITY'S"	1	<input checked="" type="checkbox"/>	Corrected typo
11C	The note "Plat 16" does not make sense. Please re-label to Lot 16, Block 0, Monroe Subdivision.	2	<input checked="" type="checkbox"/>	Corrected label
11D	The note "Plat 16" does not make sense. Please re-label to Lot 16, Block 0, Monroe Subdivision.	3	<input checked="" type="checkbox"/>	Corrected label
11E	If any City of Aurora departments require easements to be dedicated or released, please submit easement dedications to dedicationproperty@auroragov.org, and submit easement realeases to releaseeasements@auroragov.org.	3	<input checked="" type="checkbox"/>	Noted
<b>12. Colorado Department of Transportation-Denver</b>				
12A	Due to the change in use of this property we will need a new State Highway Access Permit for the vehicle access on Havana (Hwy 30). Along with that we will need a traffic letter from a Traffic Engineer to provide the traffic numbers. Contact for this permit is Steve Loeffler, steve.loeffler@state.co.us	n/a	<input checked="" type="checkbox"/>	See approved CDOT access permit.
<b>18. Regional Transportation District (RTD)</b>				
13A	Please see the attachment. "no exceptions noted to all" 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.	n/a	<input checked="" type="checkbox"/>	Noted