



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

November 7, 2024

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 #1**

Ani Karabashian,

Please find our comment response table attached regarding the City of Aurora DA-1458-26 resubmittal #1 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  
Letter of Authorization  
CDOT application  
Traffic Memo  
Site Plans – Re-Submittal #1  
GIS CAD file

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	Outstanding balance of \$14,238.00 remains unpaid. Fees are due prior to the second submission.	n/a	<input checked="" type="checkbox"/>	Fees have been Paid.
2B	Please submit a Letter of Authorization in the second submission. This is a brief letter from the property owner noting that the project is permitted to take place on the property.	n/a	<input checked="" type="checkbox"/>	LOA has been provided.
<b>3. Zoning and Subdivision Use Comments</b>				
3A	Trash Enclosure: Code Section 146-4.7.8.B.2.b requires that trash enclosures ‘shall be screened on three sides by a minimum six-foot high masonry wall or an opaque fence enclosed on the exterior by evergreen plantings.’ Please revise the plans to include exterior evergreen plantings around the exterior of the proposed trash enclosure. In addition, please clarify the proposed fence material for the trash enclosure. Is the proposed fence wood or metal?	3 & 5	<input checked="" type="checkbox"/>	The trash enclosure has been revised to a masonry wall structure.
<b>4. Streets and Pedestrian Comments</b>				
4A	<b>Recommendation:</b> Based on comment 11A, if there is plans to not have vehicle access from Havana Street, it is strongly recommended that a landscape planting area be added and extended through that vehicle access from the existing landscape area along Havana Street.	3	<input checked="" type="checkbox"/>	The existing driveway is requested to remain at this location. The traffic memo prepared supports this driveway to remain with the change in use and CDOT has requested use to submit an access permit.
<b>5. Parking Comments</b>				
5A	Parking Complies with the Unified Development Ordinance requirements.		<input checked="" type="checkbox"/>	Noted.
<b>6. Architectural and Urban Design Comments</b>				
6A	<b>Recommendation:</b> Please add one (1) additional tree along Havana Street in addition to the existing trees along Havana Street.	1	<input checked="" type="checkbox"/>	There are conflicts with private utilities and there is not adequate room in existing landscape strip to accommodate this request.
6B	Building materials with bright colors are not permitted to exceed 10% of the area of each elevation of the building. Please provide information that shows that the ‘Positive Red (Color #6871)’ does not exceed 10% of the area of each facade on sheet 7 of the proposed Site Plan.	7	<input checked="" type="checkbox"/>	Elevations have been updated to show 10% or less of the elevations are bright colors.
6C	The proposed building elevations show portions of the South and West building facades with lap siding. Thank you for including the architectural details. The form and architectural details meet code standards, but the staff has questions regarding the material. Both vinyl and cementitious panels are not permitted per Table 4.8-5 of the UDO. Board and Bat would not be permitted and will need a substitute material if it is vinyl. Board and Bat that is wood siding is permitted. Please verify the material of the lap siding.	7	<input checked="" type="checkbox"/>	Lap siding has been changed from Hardie siding to LP SmartSiding. It is a wood siding product.
6D	Please add the same windows on the garage doors to the West building elevation to match the garage doors on the East building elevation.	7	<input checked="" type="checkbox"/>	Overhead doors have been updated.
6E	<b>Recommendation:</b> At the main entrance on the West facade, please include a patio area with seating for customers. Please update the Site Plan to include the patio area and proposed seating for the patio area.	7	<input checked="" type="checkbox"/>	This Facility is a drive through service where customers will not exit their vehicle. It is not anticipated that customers will enter the facility or exit their vehicles.
<b>7. Signage &amp; Lighting Comments</b>				
7A	Remove wall sign detail from building elevations. Instead, indicate the general location and area of the proposed signs on the building elevation plans with a rectangle outlined with a dotted line.	7	<input checked="" type="checkbox"/>	Building signage has been removed and notes added for building signage by separate permit.
<b>8. Landscaping Issues</b>				
8A	No Comments	n/a	<input checked="" type="checkbox"/>	Noted.

9. Addressing				
9A	Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.	File	<input checked="" type="checkbox"/>	A file has been provided in a NAD 83.
10. Civil Engineering				
10A	Civil plan submittal is required.	1	<input checked="" type="checkbox"/>	Noted.
10B	Not ready for Technical Referral due to missing ADA path and photometric analysis of ADA path.	1	<input checked="" type="checkbox"/>	Noted. ADA path now shown.
10C	See redline: Fix note 2, note 2 reads: Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."	1	<input checked="" type="checkbox"/>	Note Revised.
10D	For proposed auto repair/service uses, add the following note: There will be no outside, overnight storage of vehicles on the site.	1	<input checked="" type="checkbox"/>	Note added to the plans.
10E	Match title block boldness with other sheets.	2	<input checked="" type="checkbox"/>	Title block plotting corrected.
10F	See redline: Provide a hatch for this area. Cannot tell if this is a paved or landscaped area	3	<input checked="" type="checkbox"/>	Area is existing landscaping, clarification added to the plans.
10G	Provide an ADA path from the ROW to the building. Infrastructure along ADA path such as curb ramps, landing areas, etc. shall conform to ADA	3	<input checked="" type="checkbox"/>	ADA compliant parking, routes, signage and striping added to the plans
10H	Provide pavement sections in civil plans, not site plan.	4	<input checked="" type="checkbox"/>	Pavement sections removed from Site Plan.
10I	See redline: Do not provide City details. Only refer to City details via note.	4	<input checked="" type="checkbox"/>	City standard details removed from Site Plan.
10J	Provide photometric analysis for the ADA path. See comment on site plan sheet regarding ADA path.	8	<input checked="" type="checkbox"/>	Updated photometric analysis has been provided.
11. Traffic Engineering				
11A	See redline: Show or add a note that there will be no vehicle access from Havana Street.	3	<input checked="" type="checkbox"/>	The existing driveway is requested to remain at this location. The traffic memo prepared supports this driveway to remain with the change in use and CDOT has requested use to submit an access permit.
12. Fire / Life Safety				
12A	Marked ADA Parking Space: • Must comply with the ADA graphic provided. • Show ADA Parking Sign on the building in front of the space. Or Provide a Bollard Type ADA Parking Sign at the front of the space (cannot be located in the sidewalk). • If this is a Van Accessible ADA Parking Space, provide the appropriate sign to designate the space. • Provide an ADA Loading Area for the ADA Parking Space per the graphic. (See following graphics)	3	<input checked="" type="checkbox"/>	ADA compliant parking, routes, signage and striping added to the plans.
12B	Show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to: Public transportation stops. • Accessible parking and accessible passenger loading zones. This includes required accessible garages. • 60% of the required building entrances. Indicate all entrances and required exits on the plan. • Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks. • Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.	3	<input checked="" type="checkbox"/>	ADA compliant parking, routes, signage and striping added to the plans.
12C	Marked ADA parking space: • Must comply with the ADA graphic provided. • Show ADA Parking Sign on the building in front of the space. • Or Provide a Bollard Type ADA Parking Sign at the front of the space (cannot be located in the sidewalk). • If this is a Van Accessible ADA Parking Space, provide the appropriate sign to designate the space. • Provide an ADA Loading Area for the ADA Parking Space per the graphic.	3	<input checked="" type="checkbox"/>	ADA compliant parking, routes, signage and striping added to the plans.
12D	Show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to: Public transportation stops. • Accessible parking and accessible passenger loading zones. This includes required accessible garages. • 60% of the required building entrances. Indicate all entrances and required exits on the plan. • Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks. • Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.	3	<input checked="" type="checkbox"/>	Updated photometric analysis has been provided.

<b>13. Aurora Water</b>				
13A	No Comment	n/a	<input checked="" type="checkbox"/>	Noted.
<b>14. Land Development Services</b>				
14A	Add Standard Site Plan Note: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.	3	<input checked="" type="checkbox"/>	Note added to the plans.
14B	Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.	3	<input checked="" type="checkbox"/>	Noted. There are no anticipated easements required.
<b>15. Xcel Energy PSCO</b>				
15A	Facilities in proximity, call before you dig	n/a	<input checked="" type="checkbox"/>	Noted.
<b>16. Colorado Department of Transportation-Denver</b>				
16A	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 <b>Steve Loeffler</b> , <a href="mailto:steven.loeffler@state.co.us">steven.loeffler@state.co.us</a> .	n/a	<input checked="" type="checkbox"/>	An access permit to retain the existing driveway has been submitted to CDOT. The traffic memo submitted supports the driveway to remain under the new use and predicted traffic volumes.
<b>17. Arapahoe County Planning Division</b>				
17A	Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.	n/a	<input checked="" type="checkbox"/>	Noted.
<b>18. Regional Transportation District (RTD)</b>				
18A	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.