



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

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

December 4, 2024

JD Fredstrom  
QS Holdings, LLC  
18475 W Colfax Ave, Ste 132-208  
Golden, CO, 80401

**Re: Second Submission Review: Take 5 Oil Change on Havana - Conditional Use and Site Plan Amendment**  
**Application Number:** DA-1458-26  
**Case Numbers:** 1993-6001-06; 1993-6001-07

Dear JD Fredstrom:

Thank you for your second submission, which we started to process on November 13, 2024. 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 once you obtain a letter from CDOT regarding access permit approval.**

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.

The estimated Planning & Zoning Commission hearing will be based on your next resubmittal. 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.

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) / James Ohlson (R4 Architects Inc)  
Justin Andrews, ODA  
Filed: K:\SDA\1400-1499\1458-26rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Access on Havana and Traffic Letter (see item 10A)
- CDOT State Highway Access Permit (see item 12A)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

1A. No public comment at this time.

#### **2. Completeness and Clarity of the Application**

2A. \$14,238 fee has been paid. No additional comments.

#### **3. Zoning and Subdivision Use Comments**

3A. No Comment. Applicant has addressed previous comments.

#### **4. Streets and Pedestrian Comments**

4A. No Comment. Applicant has addressed previous comments.

#### **5. Parking Comments**

5A. No Comment. Applicant has addressed previous comments.

#### **6. Signage & Lighting Comments**

6A. No Comment. Applicant has addressed previous comments.

#### **7. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

7A. No Comment

#### **8. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

8A. No Comment

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **9. Civil Engineering (Sergio Um / 303-739-7563 / [sum@auroragov.org](mailto:sum@auroragov.org) / Comments in green)**

9A. Ready for technical referral. Address the ADA lighting in technical submission.

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

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.

10B. Havana access is only 145' CL to CL of Asbury Avenue. CDOT letter of approval/concurrence to maintain access must be provided.



**11. Land Development Services** (Rebecca Westerfield / 303-739-7325 / [rwesterf@auroragov.org](mailto:rwesterf@auroragov.org) / Comments in magenta)

11A. Advisory: Easement dedications to be submitted to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org), license agreements for encroachments contact [ggray@auroragov.org](mailto:ggray@auroragov.org).

Sheet 1

11B. Please correct the typo in note 24 to be “CITY’S”.

Sheet 2

11C. The note “Plat 16” does not make sense. Please re-label to Lot 16, Block 0, Monroe Subdivision.

Sheet 3

11D. The note “Plat 16” does not make sense. Please re-label to Lot 16, Block 0, Monroe Subdivision.

11E. If any City of Aurora departments require easements to be dedicated or released, please submit easement dedications to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), and submit easement releases to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**12. Colorado Department of Transportation-Denver** (Steve Loeffler / 303-757-9891/ [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) )

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, [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us).

**13. Regional Transportation District** (Clayton Woodruff / 303.299.2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))

13A. The following are the Regional Transportation District 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



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.