

April 1st, 2024

Planning & Development Services Department  
15151 E Alameda Pkwy, 2<sup>nd</sup> Floor Suite 2300  
Aurora, Colorado 80012

RE: East 4<sup>th</sup> Way & Havanna Street  
Aurora, CO 80010  
**Minor Plan Amendment:** Havanna Shopette  
**Approved Site Plan Case Number:** 71-6002-1

[Letter of Introduction to a submitted minor amendment plan proposing the relocation of dumpsters and update to accessible parking spots to improve existing site conditions.](#)

### SCOPE OF WORK

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The Havanna Shopette is located on the southeast corner of the intersection of East 4th Way and Havanna Street. The intent of this application is to improve the condition of asphalt paving, restriping, and upgrading the accessible parking spaces, ramps, and accessible site access.

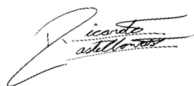
Due to the location of the roof eaves and other site constraints the existing trash enclosures located along the east and west sides of the building are difficult to access. The maneuvering of sanitation vehicles has caused severe damage to the asphalt requiring repair. Additionally, the accessible parking provided is no longer compliant with current accessibility standards.

This amendment proposes the following:

- Consolidation of trash collection to the east side of the building with repaving of the area around the commercial dumpster. This location will improve access for sanitation workers, minimize maneuvering of collection trucks and thereby will reduce future asphalt damage.
- The addition of two accessible ramps to the existing walkway and accessible parking spots.
- Restriping parking stalls to adhere to current accessible parking requirements.
- Added striping from the Shopette's walkway to the Right-of-Way.

Please see the attached application and Minor Amendment Plans.

Sincerely,



Ricardo Castellanos, AIT  
The Mulhern Group