



## THE WORLD - REAL ESTATE DEVELOPMENT COMPANY

Tom Davenport  
The Island Beach Volleyball Facility  
2233 S Geneva St  
Denver, Colorado 80247

Dear Mr. Davenport,

We hope this letter finds you well. We, The World - Real Estate Development Company, are reaching out to address your concerns regarding the proposed development at 10209 E Warren Avenue. We greatly value feedback from our community and appreciate the opportunity to clarify the scope and compliance of our project.

### **Zoning and Project Compliance**

The property in question is designated and zoned for residential use, specifically for the development of townhomes. This zoning classification is part of the City of Aurora's approved planning framework. The proposed project has been designed in full compliance with all applicable regulations, including:

- **Permitted Use:** Residential townhomes are an appropriate and lawful use of this parcel under current zoning regulations.
- **Urban Development Standards:** The project design adheres to height, setback, and landscaping requirements, ensuring it integrates seamlessly into the neighborhood.
- **Community Considerations:** Measures have been taken to minimize potential impacts on neighboring properties, such as ensuring privacy and reducing noise.

### **Addressing Specific Concerns**

We understand your concerns about potential noise complaints and the compatibility of residential development with your business operations. Please allow us to provide reassurances:

- **Compatibility with Neighboring Uses:** Coexistence of residential and commercial properties is a common practice, and with careful planning, they can thrive together. Our project includes measures to ensure minimal impact on neighboring properties.

- **Noise Mitigation and Communication:** We will ensure that future residents are informed about the dynamic nature of your facility. Additionally, we are incorporating design elements aimed at reducing noise transmission.
- **Community Benefit:** This project will provide much-needed housing and contribute to the neighborhood's economic and social development.

## **Commitment to Collaboration**

We respect your concerns and are committed to fostering positive relationships with our neighbors. Our goal is to create a development that benefits both new residents and existing neighbors like yourself.

We appreciate your understanding and look forward to the opportunity to work together to ensure the success of this project and the continued vibrancy of our shared community.

Sincerely,

Nekruz Khojaev  
Bekhzod Khatamov

  
*Bekhzod Khatamov*

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