



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

AuroraGov.org

February 27, 2025

Biruk Hailu
5201 E Colfax Avenue
Denver, CO 80220

Re: Development Application DA-2401-00

Friends Auto Sales - Conditional Use

Location: QS:13B – Approximately 416 feet West of the Southwest Corner of S Havana St and E Evans Ave

Case Number(s): 1964-6007-02

Dear Biruk Hailu:

The Planning Department has received your Development Application and assigned it to Morgan Jennings who will be your Case Manager. They will be responsible for processing the application and guiding it through the Planning Department's review process.

The processing start date for this review cycle was Monday, February 24, 2025

The City's initial review comments on your application are due to you on Thursday, March 20, 2025.

Your Planning Commission hearing has been tentatively scheduled for Wednesday, April 9, 2025.

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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

For additional information about your application contact Morgan Jennings at 303-326-8834. If at any time you have concerns about the timing or content of our reviews or any other questions, you may also call me directly at 303-739-7251.

We look forward to working with you!

Sincerely,

Brandon Cammarata
Planning Manager
City of Aurora, Planning Department

cc: Teddy Folla, United Property Developers, 10808 N Troy St, Denver, CO 80220
Morgan Jennings, Case Manager
Jazmine Marte, ODA
Filed: K:\SDA\DA-2201-00app.rtf