



11059 E BETHANY DR STE 284
AURORA, CO 80014

04/11/2024

City of Aurora Planning and development services,
C/O Morgan Jennings
15151 E Alameda Parkway, suite 2300
mllee@auroragov.org

RE: Letter of Introduction

Minor Amendment Application
Green State Motors LLC 11059 E Bethany Dr. STE. 284 Aurora CO, 80014
Used car sales

Dear Morgan Jennings,

I Ustina Barsikyan represent Green State Motors LLC. This letter is an introduction to file for a Minor Amendment Application, for the use of used car sales on behalf of Green State Motors located at 11059 E Bethany Dr. STE. 284 Aurora, CO 80014

Green State Motors is in possession of a dealer license from the state of Colorado, also in possession of a State tax id. We are in the process of applying for an Aurora Tax license with the City of Aurora Licensing Division; confirmation/account number of 20115444-002-Llc, when we were notified that Green State Motors requires a Conditional Use license or now a minor amendment application form. The location of Green State Motors is 1. Located within the MU-C (Mixed-Use Corridor District) zone district.

Attached documents include:

1. Minor Amendment Application Form
 2. Property owner authorization
 3. Site plan
 4. Operations plan
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1. Any display vehicles are to be parked no closer than 50 feet to any property zoned residential or that has a residential use.
 - a. No residential use around premises
 2. The parking area for the display of vehicles is to be lighted but must be shielded and directed away from adjacent properties.
 - a. The parking is lighted by outside pole lights, it is along the grass line closer to the building.

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3. No elevated display of vehicles is allowed.
 - a. All vehicles on in the parking lot on the same ground level.
 4. A maximum of 12 vehicles for sale is allowed on site.
 - a. We have a maximum of 10 parking spots reserved for our vehicles.
 5. No type of amplified speakers are allowed.
 - a. No speakers inside or outside are used.
 6. No indoor showroom is required.
 - a. No indoor showroom
 7. No on-site vehicle repair, detailing, service, or bodywork is being performed.
 - a. Vehicles are only displayed when "sale ready", no work is performed on premises, all work is outsourced to shops.

Thank you for your time,

Sincerely,

A handwritten signature in black ink, appearing to read 'Ustina A. Barsikyan', with a stylized, flowing script.

Ustina A. Barsikyan

ubarsikyan@gmail.com

cell: 720.492.9315