



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

AuroraGov.org

March 27, 2025

Ruben Bachayev  
 Ohr Avner Synagogue  
 11100 E Mississippi  
 Aurora, CO 80012

**Re: PLANNING COMMISSION HEARING RESULTS: Express Car Wash – Conditional Use and Site Plan Development Application Number: DA-2379-00**

Dear Ruben Bachayev:

Congratulations! Your application for Conditional Use and Site Plan were approved by the Aurora Planning and Zoning Commission at a public hearing on March 26<sup>th</sup>, 2025. The table below shows the results of the Planning Commission's actions.

Planning Case Number	Planning Commission Action	City Council Review Required?	Planning Commission Conditions
2024-6037-00	Approve with two conditions	No	1. Resolution of all outstanding technical items prior to recordation or the issuance of any building permits.  2. Issuance of CDOT access permit during the technical review phase.
2024-6037-01	Approve	No	None

To continue the review process for the site plan, please address the technical issues and corrections identified in your fourth review letter dated March 12<sup>th</sup>, 2025.

Please be aware that your Planning Commission approval may be appealed by an abutting property owner or called up for a second review by a majority vote of the City Council. Abutting property owners have ten days to file an appeal, and the Council has two meetings following your Planning Commission's decision to vote for a call-up. If you have any questions, please feel free to give me a call. I can be reached at 303-739-7541.

Sincerely,

Rachid Rabbaa, Planner III  
 City of Aurora Planning Department

cc: Alan Jacob - Car Wash Pro Designers LLC 6400 N Northwest Highway Ste 4 Chicago, IL 60631  
 Rachid Rabbaa, Case Manager  
 Justin Andrews, ODA  
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