



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

AuroraGov.org

January 24, 2025

Tyler Jones
Mahal Holdings, LLC
5807 S Danube Street
Aurora, CO 80015

Re: PLANNING COMMISSION HEARING RESULTS: 3411 S Fairplay Townhomes - Site Plan with
Adjustments
Application Number: DA-2302-00

Dear Tyler Jones:

Congratulations! Your application for conditional use was approved by the Aurora Planning and Zoning Commission at a public hearing on January 22, 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
2022-4028-00	Approved with one condition.	Not unless called up.	Resolution of outstanding technical issues prior to the recordation of the Site Plan and issuance of any building permits.

Please be aware that your Planning and Zoning 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. Abutters have ten days to file an appeal, and the City Council has two meetings following your Planning and Zoning Commission's decision to vote for a call-up. In either event, I'll let you know if a City Council hearing is required.

If you have any questions, please feel free to give me a call. I can be reached at bbravenec@auroragov.org or 303.739.7220.

Sincerely,

Ben Bravenec, Planner I
City of Aurora Planning Department

cc: Eric Pearson Cage Civil Engineering 999 18th St. Denver CO 80202
Brit Vigil, ODA
Filed: K:\\$DA\2302-00pres