



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

*AuroraGov.org*

March 17, 2025

Biruk Hailu  
5201 E Colfax Avenue  
Denver, CO 80220

**Re: Initial Submission Review:** Friends Auto Sales – Conditional Use  
**Application Number:** DA-2401-00  
**Case Numbers:** 1964-6007-02

Dear Biruk Hailu:

Thank you for your initial submission, which we started to process on February 24, 2025. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 21, 2025.

The estimated Planning & Zoning Commission hearing date is *tentatively* set for April 9, 2025. If the updated Operations Plan is not submitted to the portal by March 21, 2025, the hearing date will be delayed. 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-326-8834 or [mjennings@auroragov.org](mailto:mjennings@auroragov.org).

Sincerely,

Morgan Jennings, Planner I  
City of Aurora Planning Department

cc: Teddy Folla, United Property Developers, 10808 N Troy St, Denver, CO 80220  
Jazmine Marte, ODA  
Filed: K:\\$DA\2401-00rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Operations Plan Update (Planning)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

1A. No community questions, comments, or concerns were received.

#### **2. Completeness and Clarity of the Application** (Morgan Jennings, 303-326-8834, [mjennings@auroragov.org](mailto:mjennings@auroragov.org))

- 2A. Please include the following information in the Operations Plan and **upload the updated Operations Plan to the portal by March 21, 2025**.
- Number of cars on the lot to be sold
  - Number of parking spots for employees and customers
  - Exterior lighting if provided

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Fire / Life Safety** (Carl Horst / 303-739-7639 / [chorst@auroragov.org](mailto:chorst@auroragov.org))

3A. Approved