



January 06, 2025

**City of Aurora; Planning Department
15151 E. Alameda Pkwy, Suite 5200
Aurora, CO 80012**

**Re: Introduction Letter – Kings Auto
2180 S. Havana Street Aurora, CO 80011**

To whom it may concern,

This letter is in way of introduction for the proposed project named “Kings Auto” to be located at 2180 S. Havana Street in the City of Aurora.

The legal description for this lot as described in the Old Republic National Title Insurance Company File No. RND70850750, with an effective date of September 23, 2024 is:

LOT 1, BLOCK 1, WARANA SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO. COUNTY OF ARAPAHOE, STATE OF COLORADO

The lot contains $\pm 40,557$ Square Feet or ± 0.931 acres more or less.

Yohannes Niguss is the owner of the property. His business address is:

King Auto Inc
14314 E Princeton place
314 Aurora co 80014

Phone: (720) 629-9105
Email: natiye1@hotmail.com

Kings Auto is planned to be a Car Dealership. The site is existing with an existing building and an existing asphalt pavement parking lot. Both the existing building and parking lot will be kept in place as existing and will be used for this business. No new buildings will be installed.

There are also two existing accesses to this site that are also planned to be kept and used. One entrance is located on the northwest side of the property on S. Havana St. The other access is located on the southeast side of the property on E. Warren Ave.

Please contact me if you have any additional questions.

Thank you,

Yohannes Niguss
(720) 629-9105
natiye1@hotmail.com