



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

*AuroraGov.org*

September 30, 2024

JD Fredstrom  
Qs Holdings, LLC  
18475 W Colfax Ave, Ste132-208  
Golden, CO 80401

**Re: Development Application DA-1024-28**  
TAKE 5 OIL CHANGE ON HAVANA - CONDITIONAL USE AND SITE PLAN AMENDMENT  
Location: QS:13C – Northeast Corner of Havana Street and East Asbury Avenue  
Case Number(s): 1993-6001-06; 1993-6001-07

Dear Mr Fredstrom:

The Planning Department has received your Development Application and assigned it to Ani Karabashian who will be your Case Manager. Ani will be responsible for processing the application and guiding it through the Planning Department's review process.

The processing start date for this review cycle was Monday, September 30, 2024  
The City's initial review comments on your application are due to you on Thursday, October 24, 2024.  
Your second submission is due to us on or before Friday, November 15, 2024.  
Our review of your second submission is due to you on Tuesday, December 10, 2024.  
Your Planning Commission hearing has been tentatively scheduled for Wednesday, January 8, 2025.

The Planning Department will make every effort to help you meet this schedule, but please note that the dates listed above are dependent on the timelines and completeness of all your submissions. If at any time you think you won't be able to meet a specific deadline, please contact your Case Manager as soon as possible so that we can adjust your schedule. Our schedule is based on actual working days and has already taken into account city holidays.

Under our system of enhanced review, it is possible to achieve a faster processing time than shown above if you respond early to our comments or if fewer submissions are required than originally anticipated.

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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

For additional information about your application contact Ani Karabashian at 303-739-7133. If at any time you have concerns about the timing or content of our reviews or any other questions, you may also call me directly at 303-739-7251.

We look forward to working with you!

Sincerely,

Brandon Cammarata  
Planning Manager  
City of Aurora, Planning Department