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December 14, 2020

The City of Aurora  
Planning and Development Services  
15151 E. Alameda Parkway,  
Aurora, CO 80012

RE:     CONDITIONAL USE PERMIT APPLICATION  
          1852 S. HAVANA STREET  
          MAZAL MOTORS

Dear Sir/Madam:

Please accept this letter of introduction as part of my client's submittal for a conditional use permit for the above referenced property.

Mazal Motors has been in operation for almost 15 years and currently operating out of a location on West Colfax in Denver. This is a family run business owned and operated by David Shamayev and his two sons. They have been looking at properties for well over a year in order to find a suitable location to purchase and relocate the business. They are hopeful that this property will be that place.

Mazal Motors sells primarily high-end cars and the occasional truck/van, although the focus is on cars. If you were to visit their existing location you would find a mix of vehicles including BMC, Audi, Mercedes, Tesla, Porsche, Lexus, as well as higher-end models of Honda, Toyota, Nissan etc.

They operate from 9:00 am to 9:00 pm with a maximum of four to five employees at anyone given time, although three to four is a more typical employee count. The existing State Farm office would be utilized as a sales office. In addition, the existing garage located behind the office would be utilized for detailing vehicles. Their operation does not include vehicle repairs, body work, painting or any type of automotive part sales. As a result, this is a very clean operation from both an environmental standpoint as well as how the public will view the site as they drive past.

The only change to the property proposed by the applicant is to add a fence (and gates) to the site perimeter as shown on the included site map. This fence would comply with all set-back requirements. The attached site plan outlines the existing structures, parking (both employee and customer), landscaping and proposed fencing.

Mazal Motors appreciates your consideration of their application.

Sincerely,

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