



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Jonathan Woodward, Planning Department Case Manager
Date: February 15, 2018
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-2119-00 Dream Hookah - Conditional Uses
Case Numbers: 2018-6005-00; 2018-6005-01
Applicant's name: Dream Hookah
Site location: Southeast Corner of Havana Street and E 4th Way
350 Havana Street, Units 1&2
Processing start date: **February 12, 2018**

Application Summary:

The applicant is requesting approval for a Conditional Use for a hookah lounge (Dream Hookah) for operations after hours adjacent to residential until 4:00 a.m. Thursday, Friday, Saturday and Sunday nights. They are also requesting approval of a Conditional Use for the restaurant/bar (Cozy Café) to remain open until 2:00 a.m. 7 days a week.

Please review the materials that are provided on the following website:
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1252225**

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than Friday, March 2, 2018. This case will be heard at a Planning Commission public hearing.

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303-739-7220 or via e-mail at jwoodwar@auroragov.org.

I look forward to hearing from you!

Criteria for Approval of Conditional Uses Section 402(c)(1 thru 8)

The following criteria shall be applied in reviewing each application:

- 1. The compatibility of the proposed use with existing and planned uses on abutting properties;**
- 2. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area;**
- 3. The proposed use will not change the predominant character of the surrounding area;**
- 4. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference, and other nuisance effects;**
- 5. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;**
- 6. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;**
- 7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use;**
- 8. The city council, planning commission, or planning director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The planning commission, city council, or planning director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development.**

YVES GENTY DEL MAR NEIGHBORHOODS UNITED 10162 E7TH AVENUE AURORA CO 80010	5	NOT REGISTERED ASPEN CREEK HOA	106	NOT REGISTERED HIGHLINE/EXPO NBHD ASSOC	109
NOT REGISTERED CHESAPEAKE HOA	113	MAUREEN WADE COLO MGMT SPEC GENTRY HOA 13900 E HARVARD AVE #106 AURORA CO 80014	135	KATE TAUER HIGHLAND PARK EAST 481 OAKLAND ST AURORA CO 80010	140
JACKYE HOLMES LYN KNOLL 200 POTOMAC L-204 AURORA CO 80011	155	NOT REGISTERED APPLE VALLEY EAST CONDO ASSOCIATION	156	NOT REGISTERED LYN MEADOWS	166
NOT REGISTERED ROUNDTREE AURORA ASSOCIATION	193	NOT REGISTERED LYN ACRES	207	TRAVIS FUNK COBBLEWOOD HOA 492 S KINGSTON CIR AURORA CO 80012	230
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