

October 27, 2017

Gary Sandel  
City of Aurora  
Office of Development Assistance  
15151 E. Alameda Parkway, Suite 5200  
Aurora, CO 80012

**Re: 470 Storage; Letter of Introduction**

Dear Gary:

I am pleased to submit this Letter of Introduction for our Framework Development Plan and Contextual Site Plan Applications for 470 Storage. This application has been prepared by the following parties:

**Developer/Applicant:**

Stephanie L. Beguin  
DB Endeavors, LLC  
25072 East Davies Drive  
Aurora, CO 80016  
StephanieLBeguin@gmail.com  
720.244.5976

**Civil Engineer:**

Randall J. Phelps, P.E.  
Kimley-Horn  
4582 South Ulster Street, Suite 1500  
Denver, CO 80237  
303.228.2336

**Landscape Architect:**

Chris Hice, RLA  
Kimley-Horn  
4582 South Ulster Street, Suite 1500  
Denver, CO 80237  
720.636.8302

**Traffic Engineer:**

John Aldridge  
Aldridge Transportation  
1082 Chimney Rock Road  
Highlands Ranch, CO 80126  
303.703.9112

The “470 Storage” Project is to be a RV and Self-Storage development consisting of approximately +/- 38.5 acres of land. Initially, 14.4-acres in the center of the property will be developed for RV Storage with an additional 4.2-acres utilized for a proposed detention pond located on the northeast corner of the property, which will be sized to serve the entire 38.5-acre development. Future development will consist of 12.9-acres for additional RV Storage to the south and 7.0-acres for self-storage to the north adjacent to the detention pond. The entire development lies within the Accident Potential Zone (APZ I-S) and is zoned E-470 Buckley Research and Development Subarea.

The RV Storage parking will consist of 40’x13’ and 60’x13’ spaces around the perimeter of the site, and 50’x13’ thru spaces internal to the site. The entire site will be screened by a cedar wall, with masonry columns, located at the top of a berm that wraps around the perimeter of the property. One primary point of access will be provided at the northwest corner of the site via Rome Way. Improvements to Rome Way will be provided within the existing ROW consisting of the full street section along the property frontage where the road is adjacent to the Plains Conservation property, as well as a cul-de-sac on the terminus of Rome Way at the RV Storage north property line.

The above described use will adhere to the codes and requirements outlined within the City of Aurora’s design standards. The team of professionals responsible for this project are highly qualified, familiar with this type of development, and are sensitive to the needs of the surroundings. Kimley-Horn staff have worked as Engineers, Landscape Architect and Entitlement Consultants in the City of Aurora for over 20 years. We are excited to bring this project to the City.

Thank you for your time and consideration.

Sincerely,

Stephanie L. Beguin  
DB Endeavors, LLC