



Property Consultants, llc

June 5, 2018

City of Aurora Office of Development Assistance
15151 E. Alameda Ave, 5th Floor
Aurora, CO 80012

Re: Apollo RV Pre-Application Letter of Introduction

The proposed Apollo RV project (the "Project") is located on a 3.77-acre vacant parcel at the northeast corner of Chambers Rd. at 35th Ave., directly south of and adjacent to the RV America site. The property was previously platted as Lot 1, Chambers Road Exchange Subdivision Filing No. 1.

Apollo RV is a vacation-based RV rental enterprise known as Apollo Motorhome Holidays, which primarily serves out-of-town customers who fly in to DIA, pick up their RV and head out for a road-trip based vacation. At the end of their vacation, the RV is returned and the customer transported to DIA to head home. Various sizes and models are available for rental to suit a variety of customer's family size and needs.

The Project includes the construction of approximately 1,800-sf gross floor area of office, a covered patio area for customer waiting, an outdoor light servicing pad (washing/air/propane fill), and the RV parking lot. Associated customer/employee parking and drive aisles, landscape areas, and detention/water quality improvements will also be constructed as part of the development proposal.

The proposed development is a conditional use in the existing B-3 zone district, and is directly compatible with the existing neighboring use at RV America to the north.

Included with the application materials is the approved subdivision plat for Chambers Road Exchange Filing No. 1, as well as the approved plat for RV America, Rollins Subdivision Filing No. 5. Please note that as part of the development application, the applicant will be requesting the vacation of the right-of-way for E. 35th Pl., as this street will obviously not be constructed as no right-of-way dedication was made with the RV America project to allow for the additional ROW required to construct E. 35th Ave. from Helena St. to Chambers Rd.

A separate lot (Lot 2) is proposed to be created on the west portion of the property, to be sold for future development. This lot contains the detention/water quality pond for both lots, but will not be otherwise included in the proposed development improvements for the Apollo RV project.

General topography of the site is from the east to the west portion of the site. All necessary utilities appear to be within the vicinity of the project including existing storm sewer, water mains/fire hydrants and sanitary sewer mains.

The owner/operator of Apollo RV is a family-based, woman-owned business enterprise (WBE) that has been a part of the Aurora business community for many years, which also owns and operates John's Towing, JM Auto and Chambers Road Boat and RV storage.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com.

Sincerely,

A handwritten signature in blue ink, appearing to be 'A. Thompson', with a long horizontal flourish extending to the right.

Aaron Thompson