

Park DIA Land Co

25200 68<sup>th</sup> Ave

Aurora, CO 80019

#### Narrative for Minor Amendment

To the City of Aurora,

The proposed use to of the site is the operation of a commercial shuttle bus dealership for the purposes of selling, leasing and renting commercial bus products. The Applicant's, Master Transportation, proposed use does not include any transportation of passengers. The current occupant (Park DIA) operates a covered parking facility that shuttles passengers to the airport. The applicant is intending to rent office space from the current occupant and park shuttle buses in the already designated parking spaces on the southwest corner of the property. Applicant does not seek to make any physical alterations to the building or the surrounding parking areas with the sole exception of the installation of an exterior sign on the building. The maximum number of shuttle buses on the property will be 50, however, it is anticipated that there will rarely be more than about 20 due to constant turn over and use. Applicant does not seek to alter the current layout of the property in any manner. Applicant will also operate the wash bay that is already operating on the site by the current occupant. The applicant's operation of the wash bay will not alter the current use of the property in any manner.

Applicant operates commercial shuttle bus dealerships in Missouri, Maryland, Texas and formerly in downtown Denver. The operation of this type of dealership does not generate significant public traffic because it is most common for demonstrations of the bus products to be done at the customer's place of business, not on the lot. Applicant anticipates that the operation of the dealership would have minimal, if any, impact on traffic and roadways.

Applicant is not seeking to make any alterations to the water, wastewater, stormwater, utilities and streets and does not anticipate the proposed use will have any significant impact. Applicant's proposed use of the property will have no impact on the architecture or landscaping currently in place. Applicant's proposed use will not create any visual encumbrances, air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference or other nuisances beyond the what is currently occurring at the site.

The abutting properties include a logistics provider and rental car operation. The Applicant's proposed use will not impact the abutting property use.

Thank you for your time, let us know if you have any questions.

Toby Asbury