

A developer wants to turn this:



Into this:



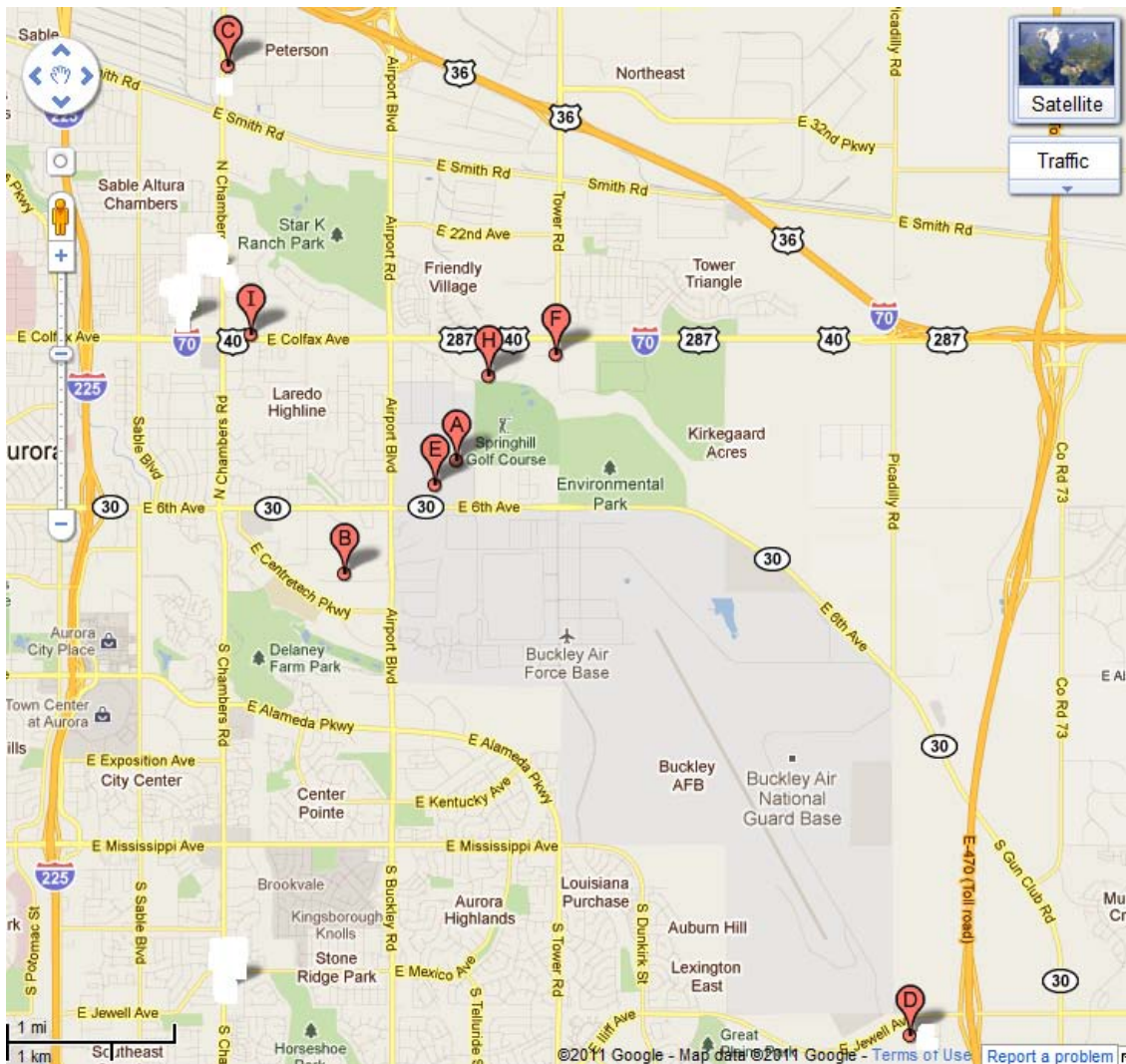
Don't we already have enough RV Storage in Aurora?

Are the businesses located adjacent to RV Storage really the type of development we want at Murphy Creek?

Fences won't be high enough to block the sea of recreational vehicles, boats, trailer & trucks.

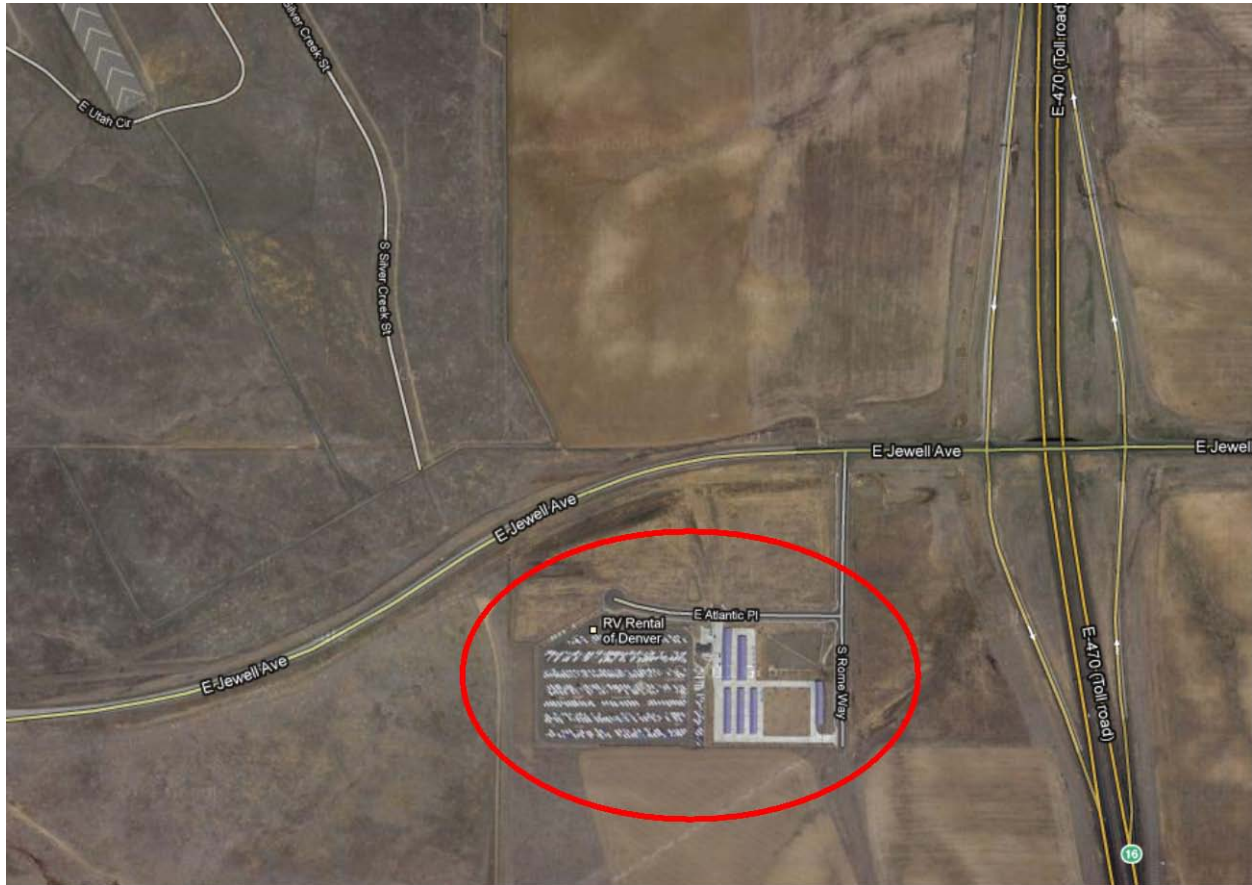
## Existing Nearby RV Storage

- (A) 1<sup>st</sup> Choice Boat & RV Storage, 805 Salida Way, Aurora, CO
- (B) Alpine RV & Boat Storage, 16451 E 2<sup>nd</sup> Ave, Aurora, CO
- (E) Aurora Boatel & RV Storage, 651 Salida Way, Aurora, CO
- (F) Aurora Outdoor Storage, 1450 Zeno St, Aurora, CO
- (H) Aurora Springhill RV Storage, 17701 E 14<sup>th</sup> Dr, Aurora, CO
- (I) Clary RV & Boat Storage, 15555 E Colfax Ave, Aurora, CO
- (D) Aurora Storage Center, 22020 E Atlantic Pl, Aurora, CO
- (C) Chambers Rd RV & Boat Storage, 3280 Chambers Rd, Aurora, CO



Less than a mile away

- a. (D) Aurora Storage Center – Less than one mile
  - i. Open for years. Has attracted no new businesses.
  - ii. Plans to expand current RV storage by 50%
  - iii. Plans to ADD indoor climate controlled storage



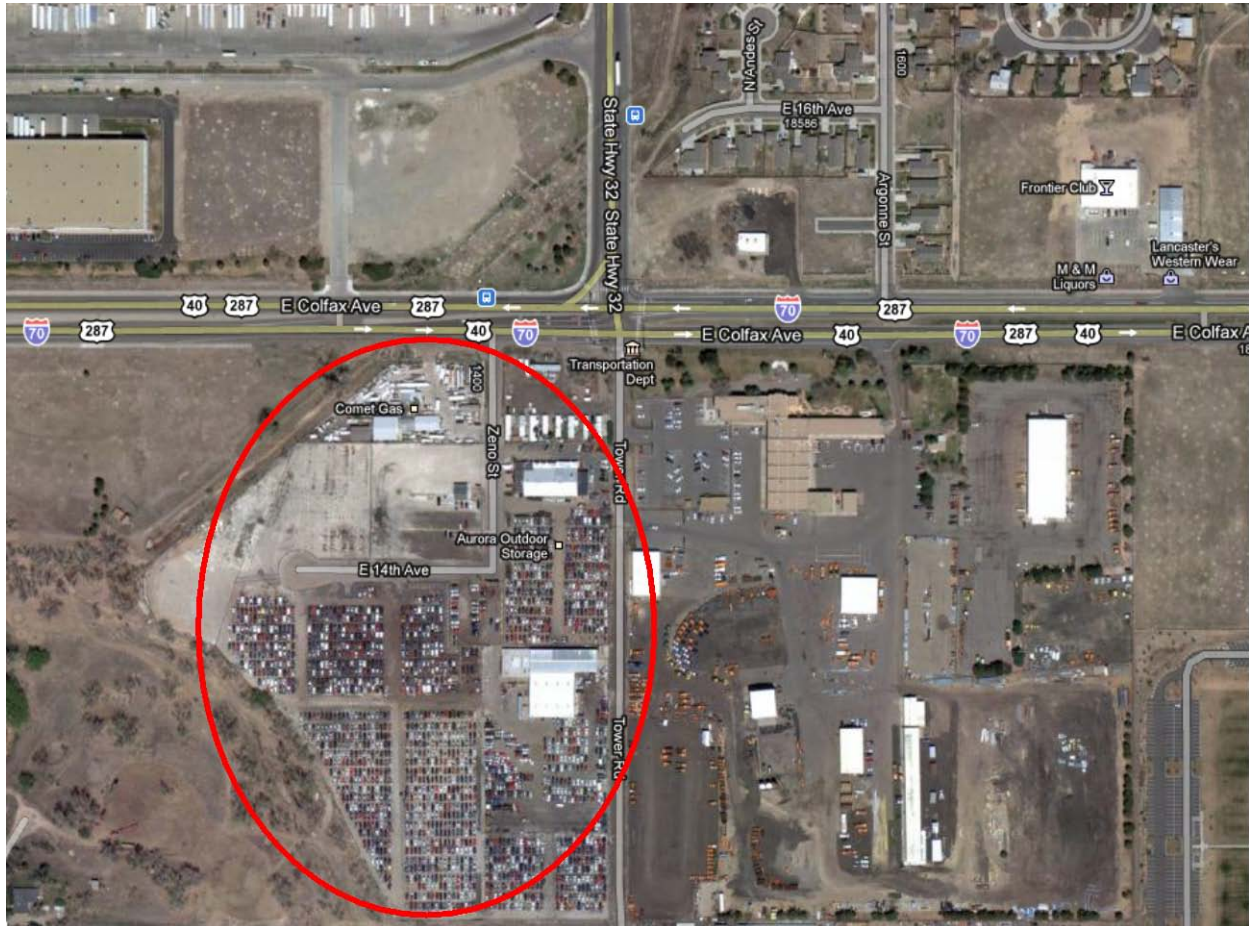
Just South of Murphy Creek on the west side of Gun Club Road this sign advertises 27 Acres of outdoor storage available for sale. This land is already zoned for outdoor storage. Why does the developer need to build on property that is **NOT** zoned for this use?



Less than 10 miles away

b. (F) Aurora Outdoor Storage

- i. Near some housing and a golf course – not a golf course community
- ii. Near mobile homes park
- iii. Right next to a Junk Yard
- iv. No beneficial business near by





(H) Aurora Springhill RV Storage

- v. No beneficial business near by
  - 1. Light industrial
  - 2. Warehouses
  - 3. Other RV Storage
  - 4. Department of Transportation Storage Lot
- vi. Nearby trailer park
- vii. Adjacent to Springhills Golf Course



- c. (A) 1<sup>st</sup> Choice Boat & RV Storage
  - i. Light industrial business surrounding
  - ii. Developed housing a distance away
  - iii. Near Springhill Golf Course





(E) Aurora Boat & RV Storage

iv. Light industrial business surrounding

v. No housing near by



(B) Alpine RV & Boat Storage

- vi. Junk yard next door
- vii. Light industrial
- viii. No housing near by
- ix. Near additional storage



(I) Clary RV & Boat Storage

- x. Light industrial
- xi. Some nearby restaurants
- xii. Mobile home park across street



(C) Chambers Road RV Storage

- xiii. Light industrial
- xiv. No development housing near by
- xv. Near recycling center

