



December 9th, 2024

City of Aurora

Planning & Development Services

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Letter of Introduction for DA-1810-05 E-470 SELF-STORAGE AT PIONEER BUSINESS PARK

The Proposed PROJECT is for Lot 4, RV VAULT AT PIONEER BUSINESS PARK SUB FIL NO 2 with approximately 5.004 acres located within the AD zone in the PIONEER BUSINESS PARK off S. Sicily Circle and Rome Way.

It is the goal of E-470 Self Storage to provide secure enclosed storage units for individuals and business. The facility would consist of nine enclosed storage buildings, with an office and patio area. There is no exterior storage proposed for this project.

The facilities will have available water from Aurora Water per the lines designed for Pioneer Business Park. Separate water and irrigation taps will be required.

The facility will have power sourced by Xcel Energy. Exterior lighting will be provided in the parking and access isle areas for ease of visibility at night. No pole lights are proposed for the parking area or drive isles.

The facility as planned will have a concrete drive surface in the parking and circulation areas.

The perimeter of the property will be secured by use of the buildings with a 6' high wooden fence on the north, east & south perimeter between the buildings. The west perimeter facing S. Sicily Circle will be fenced with an ornamental fence 6' high and electronically controlled access gates.