

AMERCO[®]

REAL ESTATE COMPANY

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PROJECT STATEMENT

U-HAUL DACONO EAST

**LOT 1, BLOCK 2 OF SILVER PEAKS AT DACONO FILING No. 2 AND
LOT 1 & LOT 2 OF SILVER PEAKS AT DACONO FILING No. 3
SW 1/4 OF SEC 2, TS 1 N, RANGE 68W OF THE 6TH PM
CITY OF DACONO, WELD COUNTY, COLORADO**

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive participation and counseling from the City of Dacono in regards to site plan and development review for a U-Haul warehouse, drive-up storage and covered RV parking at the property located at the northeast corner of Silver Peak Avenue and County Road 12.

The property consists of three parcels which will be merged to create a total of approximately 5.12 acres of bare land with existing established landscape and stormwater drainage channel along the County Road 12 frontage. The project proposed will consist of erecting a single-story warehouse building and an enclosed screened area for a variety of drive-up storage and a single canopy for RV parking. U-Haul will then have the ability to serve the needs of the community by providing a clean, dry, secure location for the storage of household items and parking of RV's thus allowing home owners to free up space and complying with any possible HOA requirements concerning restrictions of RV's being parked in their community.

To operate this facility, we anticipate employing team members staffing 3 shifts with 2 employees for each shift. The rental portion of the business will be operated remotely and via internet and/or mobile device.

The property is currently zoned I-1 Light Industrial. The uses proposed are subject to City Planning & Zoning Commission and City Council approval. We feel that U-Haul's proposed uses would be appropriate for the property and the services would be an asset to the community. Benefits for allowing this type of facility in the community:

- These types of facilities are quiet
- It will provide an excellent buffer between zones
- It creates very little traffic
- It will have little impact on utilities
- It will have no impact on schools
- It provides a community service

U-Haul Moving & Storage is a convenience business. Our philosophy is to place U-Haul facilities in high growth residential areas, where we can serve the community's needs with our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

Custom site design for every U-Haul store assures that the facility compliments the community it serves by architectural compatibility and attractive landscaping. Adherence to community objectives is key, so that the facility is a neighborhood asset, and is assured of economic success. The interior of the site is screened in its entirety by the backside of the units landscape, stone columns and decorative wrought iron style fencing.

The enclosed RV parking and drive-up units are staffed in order to provide a clean and well maintained facility while providing assistance to our customers. The facility is monitored 24/7 with access control sensors, cameras and perimeter motion beams. Typically a family will arrive in with their RV and another automobile, enter the lot, park the RV and leave in the daily family automobile.

The warehouse facility is to store moving container boxes. The container boxes are conveniently dropped off at a customer's home or business by U-Haul. The customer will fill the container at their leisure then call for it to be picked up. U-Haul will pick up the container and store it in a U-Haul warehouse. This is an exceptional service for those who are relocation cross county, short term storage or don't want to transfer their goods to a storage facility themselves. Our warehouse is not accessible to the public in order to maintain a secure facility of our customer's items.

SIGNIFICANT POLICIES:

- The enclosed RV parking and drive-up units are available 24/7. Each customer receives an access key fob and a swipe card to gain access to the secured facility. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- Each door to every drive-up unit is individually alarmed and monitored.
- Customers and community residents who wish to use the on-site dumpster for disposing of refuse may do so with permission and a small fee.
- The facility is secured and protected by an access controlled gate, video surveillance and perimeter motion beams.
- U-Haul warehouses are restricted to employees only, public is not allowed entry.
- It is against our policy for a business to be operated from a storage unit.
- Items restricted from our facility include, but not limited to: chemicals, flammables and paints / thinners.
- U-Haul facilities are a non-smoking environment.
- U-Haul will provide added service and assistance to our customers with disabilities.

U-Haul looks forward to working with the City of Dacono and we look forward to your consideration of our application that we are submitting for Site Plan and Development. Please provide us with your feedback and any comments you may have.