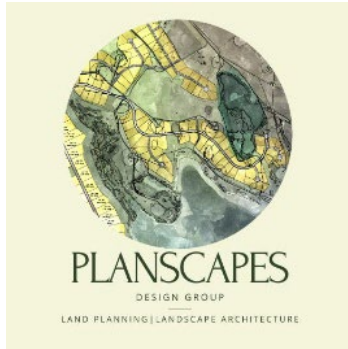




NARRATIVE

Berkenkotter Motors has been a successful used car and RV dealership in Castle Rock for 30 years. Berkenkotter Motors is also located on Parker Road in Parker and on Highway 85 in Brighton. All 4 locations have always been successfully owned and operated by Dan Berkenkotter

Berkenkotter Holdings LLC owns and manages many properties in and around Castle Rock, which is owned and managed by Dan Berkenkotter. This company is proposing to lease this property with the intent to move all their trailers and RV to this site for sales. This matches the previous use of this property which recently was trailer sales. The previous users of this site were not in compliance with the city standards and Berkenkotter motors intends to bring this site into compliance by adding a paved looped drive interior of the property and maintaining the existing parking spaces for customers and 2 employees as shown in the concept plan. The exterior of the looped drive will be improved existing compacted material such as recycled asphalt or road base and with the intent of a parking area for the RVs and Trailers. The property is 1.75 acres in size and includes an approximate 2,989 square foot building. The building will be used for sales offices. Currently Berkenkotter Motors is located both on the north end and south end of Wilcox St in Castle Rock.

Because of its original use as a trailer dealership this facility fits right in with the proposed use for Berkenkotter Motors. Bordering properties are currently undeveloped vacant land. If this application is successful, Berkenkotter Motors plans to completely move trailer sales out of the facility located on the south end of Wilcox St with the hope of using that land in the near future for redevelopment that fits right in with the most recent development in the area. Many businesses that are within the area of 1070 Brookside Cir. are vehicle oriented, mostly made up of an auto sales, and a convenient store/gas station also making this location a good fit for Berkenkotter Motors.

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