

Steve Hammers, President
shammers@hammersconstruction.com

HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights I Colorado Springs, Colorado 80915-5400
(719) 570-1599 I FAX (719) 570-7008 I www.hammersconstruction.com
I **SPECIALIZING IN DESIGN / BUILD I**

Notice to Adjacent Property Owners

This letter is being sent to you because Hammers Construction, Inc. is proposing a land use project in El Paso County at the reference location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Yury Dyachenko (Project Manager)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

3. Property information

Site address: 8775 W. Highway 24
Parcel Number: 83153-00-029
Proposed Building: 9,825 sf
Zoned - CC R-T

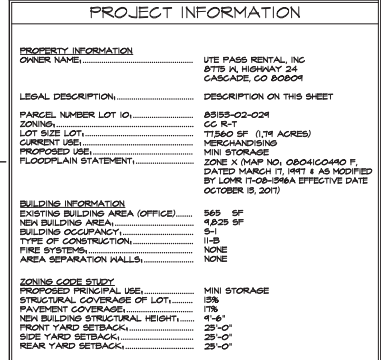
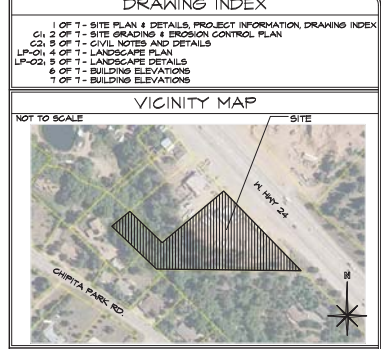
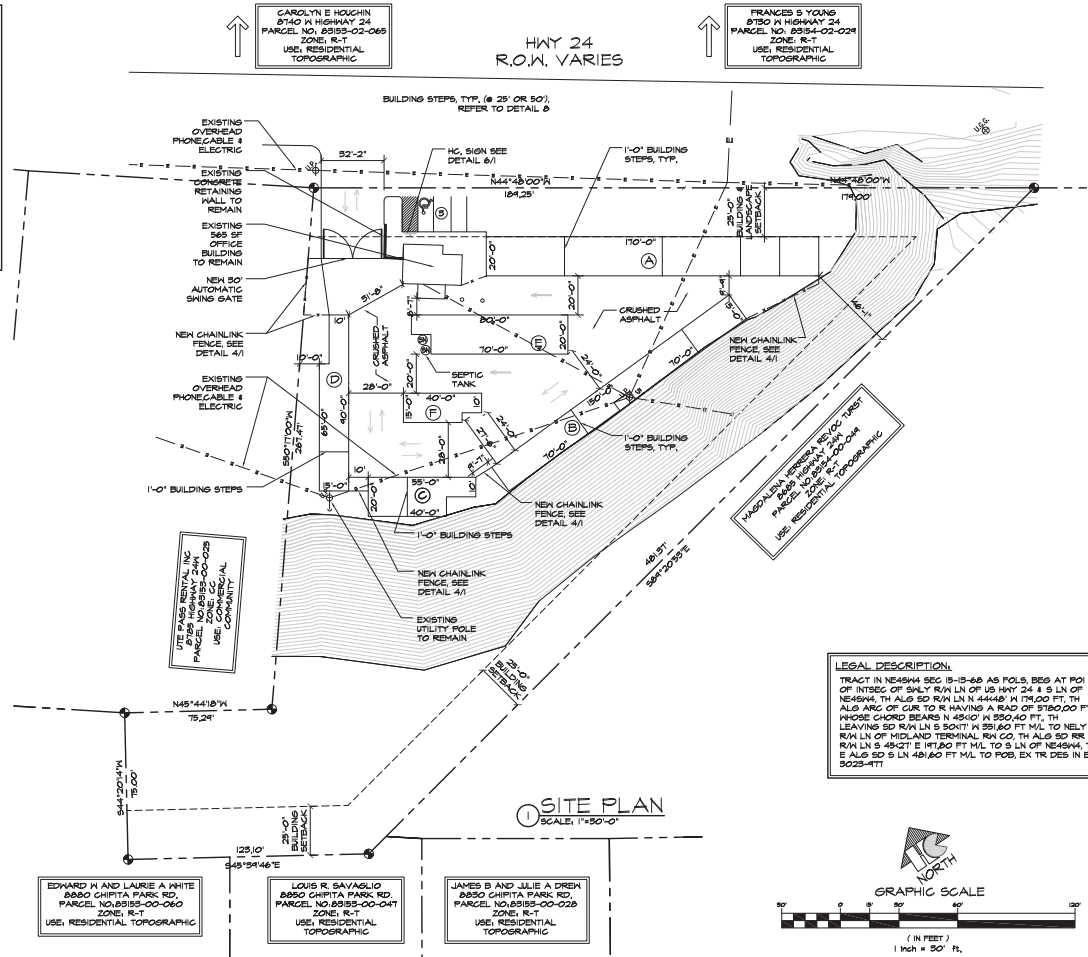
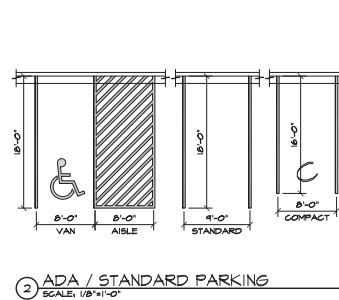
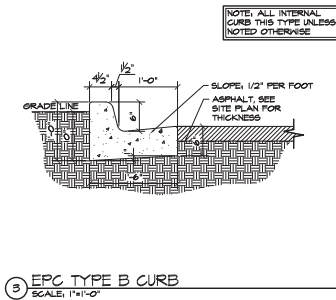
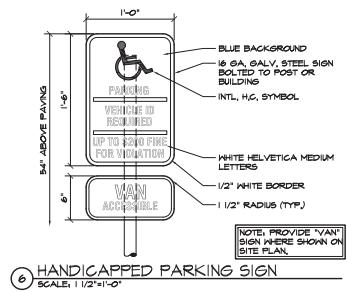
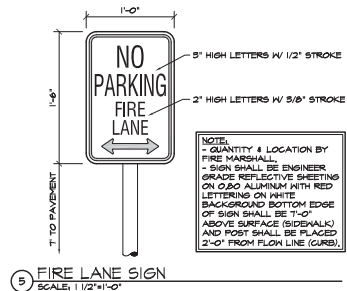
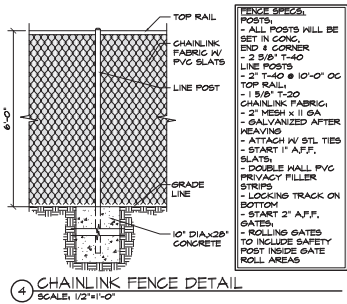
4. Request and justification

This letter is being sent to you because we are requesting a special use subject to special review for this property located south-east of major intersection Highway 24 and Chipita Park Rd. (see map). We are requesting to locate 6 buildings used for mini storage. The site has an existing 565 sf office building which is an allowed use in the CC zone. We are requesting approval for the mini storage use. All improvements will comply with El Paso County zoning requirements.

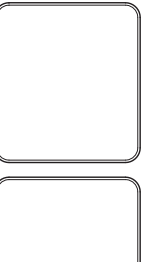
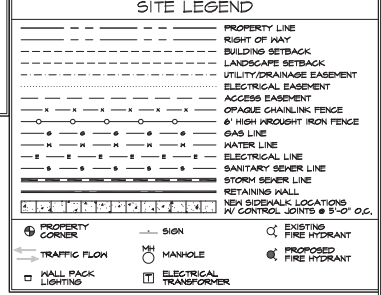
5. Existing and proposed facilities, structures, roads, etc.

The lot will be entered from West Highway 24. The lot currently has a 565 sf office building on site. 6 buildings, totaling 9,825 sf are being proposed on the property indicate above.

BUILDING TABULATION										TOTAL SF OF BUILDING
BLDG	BLDG OCCUP	5'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 15'-0"	10'-0" X 20'-0"	15'-0" X 15'-0"	15'-0" X 20'-0"	15'-0" X 25'-0"	15'-0" X 30'-0"	
A	S-I	-	-	-	-	-	-	-	-	3,400 SF
B	S-I	-	-	14	-	-	-	-	-	2,200 SF
C	S-I	-	-	-	-	4	-	-	-	450 SF
D	S-I	-	-	5	-	-	-	-	-	1,225 SF
E	S-I	-	15	-	-	-	-	-	-	1,500 SF
F	S-I	-	1	3	-	-	-	-	-	550 SF
TTL # OF UNITS										= 64 TOTAL UNITS
TOTAL SF										= 9,825 SF
TOTAL # OF 8'X7' DOORS = 61										TOTAL # OF 3'-6"X7' DOORS = 8



PROJECT INFORMATION	
PROPERTY INFORMATION	OWNER NAME: UTE PASS RENTAL, INC.
LEGAL DESCRIPTION	DESCRIPTION ON THIS SHEET
PARGEL NUMBER LOT 10	85193-02-024
ZONING	CC R-T
LOT SIZE LOT	71,560 SF (1.74 ACRES)
CURRENT USE	MERCHANDISING
PROPOSED USE	MINI STORAGE
FLOODPLAIN STATEMENT	ZONE X (MAP NO. 080410440 F, DATED MARCH 17, 1981 & AS MODIFIED BY LOMA FLOODPLAIN EFFECTIVE DATE OCTOBER 15, 2011)
BUILDING INFORMATION	EXISTING BUILDING AREA (OFFICE): 565 SF
NEW BUILDING AREA	4,825 SF
BUILDING OCCUPANCY	11-B
TYPE OF CONSTRUCTION	11-B
FIRE SYSTEMS	NONE
AREA SEPARATION WALLS	NONE
ZONING CODE STUDY	PROPOSED PRINCIPAL USE: MINI STORAGE
STRUCTURAL COVERAGE OF LOT	13%
PAYMENT COVERAGE	13%
NEW BUILDING STRUCTURAL HEIGHT	4'-6"
FRONT YARD SETBACK	25'-0"
SIDE YARD SETBACK	25'-0"
REAR YARD SETBACK	25'-0"
REQUIRED PARKING SPACES	MINI-STORAGE-1) SPACE/100 UNITS, (64 UNITS / 100 UNITS)
MINI-STORAGE-1) SPACE/EMPLOYEE	1
(1 EMPLOYEE)	1
HG-1) SPACE/25 RECD	1
TOTAL PARKING SPACES REQUIRED	3
TOTAL PARKING PROVIDED	1
STANDARD SPACES PROVIDED	1
HG SPACES PROVIDED	1
DEVELOPMENT SCHEDULE	CONSTRUCTION: SPRING 2018
LANDSCAPING	SPRING 2018
DEVELOPMENT APPLICANT	COMPANY: HAMMERS CONSTRUCTION, INC.
PHONE NUMBER	719-510-1041
FAX NUMBER	719-510-1008
APPLICANT NAME	LISA PETERSON
APPLICANT E-MAIL	lpeters@hammersconstruction.com



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