



HAMMERS CONSTRUCTION, INC.

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• SPECIALIZING IN DESIGN / BUILD •

Steve Hammers, President
shammers@hammersconstruction.com

Letter of Intent

Special Use

Owner Information

Ute Pass Rental, INC
8775 W. Highway 24
Cascade, CO 80906
Project Name: Ute Pass Storage Facility

Owner Representatives

Hammers Construction, Inc.
Yury Dyachenko – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Tract in ne4sw4 Sec 15-13-68 as fols, beg at poi of intsec of swly r/w ln of us hwy 24 and s ln of ne4sw4, th alg sd r/w ln n 44<48' w 179.00 ft, th alg arc of cur to r having a rad of 5780.00 ft whose chord bears n 43<10' w330.40 ft, th leaving sd r/w ln s 50<17' w 351.60 ft m/l to nely r/w ln of midland terminal rw co, th alg sd rr r/w ln s 45<27' e 197.80 ft m/l to s ln of ne4sw4, th e alg sd s ln 481.60 ft m/l to pob, ex tr des in bk 3023-977

Address: 8775 W. Highway 24
Cascade, CO 80906

Lot Size: 1.79 acres

Zoned – CC R-T

Parcel number: 83153-00-029

Request and Justification

Request approval for the new construction of 6 buildings (totaling 9,825 sf) used for mini-storage built on the property. Mini-storage is a special use in the CC zone. We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No free-standing signs are being proposed at this time.

Existing and proposed facilities, structures and roads.

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

Trash

No trash will be built up on site, when clients move in or out no trash will be left. When units go unpaid or abandoned, the remnants will be hauled off.

Additional Information:

Significance: This is a business that will help the community. This lot is currently being used for storage right now. This proposal will create a more cohesive design for this land as all the storage will be enclosed within the



buildings we are proposing and provide a secure facility for the neighboring communities that will use these units. In addition, the lot will include additional landscaping along the Highway and will enhance the appearance of this property. A developed lot is better in appearance than an unmaintained empty lot.

Storage: As mentioned all storage provided will be enclosed within the mini-storage buildings proposed. No outside storage of any kind will be on this site. We do not have the maneuverability for additional outside storage as the buildings take up the usable land. We are also proposing a secure site with chainlink fence for security measures. There is no need for additional screening as our buildings will act as a screen. No access will be allowed on the site except through the main gate entrance.

Traffic: A traffic study has been completed for this project and has been determined it will not create undue traffic congestion or traffic hazards in the surrounding areas. All parking is located on site and the drive aisles are wide enough to allow maneuvering around the site.

Pollution: The mini-storage use will not cause any significant air, water or noise pollution. These units are unheated and completely enclosed. No pollution will be created with this use. Noise will not be an issue as no one occupies these spaces. In addition, there is more noise from the traffic along Highway 24 than from the storage units.

Health/Safety: This request will not cause any health or safety issues. These storage units are not occupied and the intent of this use is for unloading storage into the customers unit. The storage unit is paid on a month to month basis. Most people store their items for 6 month periods and can only access the space during the working hours. We feel there will be no issues in regards to health and safety.

In conclusion, this will be a great addition to the community. This request should not be a detriment to the neighborhood as we feel this use coincides with the neighborhood. We are improving the site with landscaping and buildings. Therefore, this business is needed for this area and know that it will be a great asset.

If there are any additional questions or concerns that arise, please feel free to call me at any time to discuss the project in more detail. Thank you for your acceptance and review of this application.

Sincerely,

Lisa Peterson
Designer/Applicant