



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

Steve Hammers, President
shammers@hammersconstruction.com

Letter of Intent

this LOI is for the special use.

Plot Plan

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

This request needs to be for a Special Use for a mini-storage in the CC district where it is not an allowed use. This application is not an approval for 6 buildings, that is with the Site Development Plan. Justification is by going through all the bullet points for the Criteria of Approval for a Special Use in Section 5.3.2 of the LDC

Request and Justification

Request approval for the new construction of 6 buildings (totaling 9,825 sf) used for mini-storage built on the property. 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.

access permit from CDOT needs to be provided

Please add the anticipated average daily traffic anticipated for this site. EPC will not require a traffic memo, however, in the event that CDOT requires one, the county will require it.

