

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

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

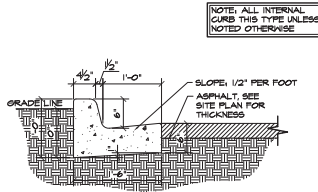
This letter is being sent to you because we are requesting a special use subject to special review for this property located south-east of major intersection Highway 24 and Chipita Park Rd. (see map). We are requesting to locate 6 buildings used for mini storage. The site has an existing 565 sf office 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.

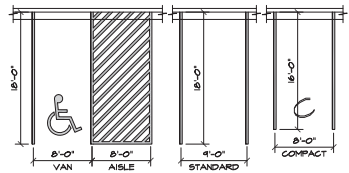
The lot will be entered from West Highway 24. The lot currently has a 565 sf office building on site. 6 buildings, totaling 9,825 sf are being proposed on the property indicate above.

Property adjacent at 8315300024 is not included on list for adjacent neighbor notification

BUILDING TABULATION										
BLDG	BLDG OCCUR	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"	TOTAL SF OF BUILDING			
A	S-1	-	-	-	-	-	3,400 SF			
B	S-1	-	1	14	-	-	2,200 SF			
C	S-1	3	-	-	4	-	450 SF			
D	S-1	5	-	5	-	-	1,225 SF			
E	S-1	-	15	-	-	-	1,500 SF			
F	S-1	-	1	3	-	-	550 SF			
TTL # OF UNITS		8	17	22	21	1	= 69 TOTAL UNITS			
TOTAL SF		400	1,100	3,300	4,200	225	-	4,825 SF		
TOTAL # OF 8'X7' DOORS		= 61		TOTAL # OF 3'-8"X7' DOORS		= 8				



1 EPC TYPE B CURB
SCALE: 1/4"=1'-0"

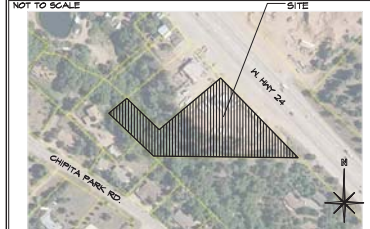


2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"

DRAWING INDEX

- 1 OF 7 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 7 - SITE GRADING & EROSION CONTROL PLAN
- 3 OF 7 - CIVIL NOTES AND DETAILS
- 4 OF 7 - LANDSCAPE PLAN
- 5 OF 7 - LANDSCAPE DETAILS
- 6 OF 7 - BUILDING ELEVATIONS
- 7 OF 7 - BUILDING ELEVATIONS

VICINITY MAP

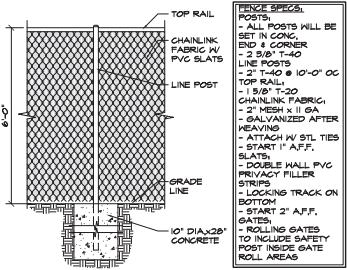


PROJECT INFORMATION

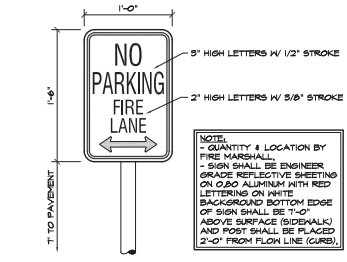
PROPERTY INFORMATION	DESCRIPTION ON THIS SHEET
OWNER NAME:	UTE PASS RENTAL, INC 8775 N HIGHWAY 24 CASCADE, CO 80804
LEGAL DESCRIPTION:	8935-02-024 CG R-T 17360 SF (1.74 ACRES)
PARCEL NUMBER LOT 10:	8935-02-024
LOT SIZE LOT:	17360 SF (1.74 ACRES)
CURRENT USE:	MERCHANDISING
PROPOSED USE:	MINI STORAGE
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 080410440 F, DATED MARCH 17, 1987 & AS MODIFIED BY LOCAL FLOODPLAIN EFFECTIVE DATE OCTOBER 15, 2017)
BUILDING INFORMATION	565 SF
EXISTING BUILDING AREA (OFFICE):	4825 SF
NEW BUILDING AREA:	173
BUILDING OCCUPANCY:	11-B
TYPE OF CONSTRUCTION:	NONE
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY:	MINI STORAGE
PROPOSED PRINCIPAL USE:	13%
PAVEMENT COVERAGE:	173
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)	1
MINI-STORAGE-(1) SPACE/EMPLOYEE	1
(1) EMPLOYEE	1
HG-(1) SPACES/REQD	3
TOTAL PARKING SPACES REQUIRED	5
TOTAL PARKING PROVIDED	5
STANDARD SPACES PROVIDED	1
H.G. SPACES PROVIDED	1
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2018
LANDSCAPE:	SPRING 2018
DEVELOPMENT APPLICANT	HAMMERS CONSTRUCTION, INC. 1411 KOOLESY HEIGHTS GOLD, SPRGS, CO 80405
PHONE NUMBER:	(719) 510-1941
FAX NUMBER:	(719) 510-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeter@hammersconstruction.com

SITE LEGEND

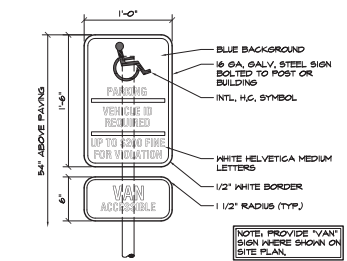
PROPERTY CORNER	SIGN	EXISTING FIRE HYDRANT
TRAFFIC FLOW	SH	EXISTING FIRE HYDRANT
WALL PACK LIGHTING	MANHOLE	PROPOSED FIRE HYDRANT
	ELECTRICAL TRANSFORMER	



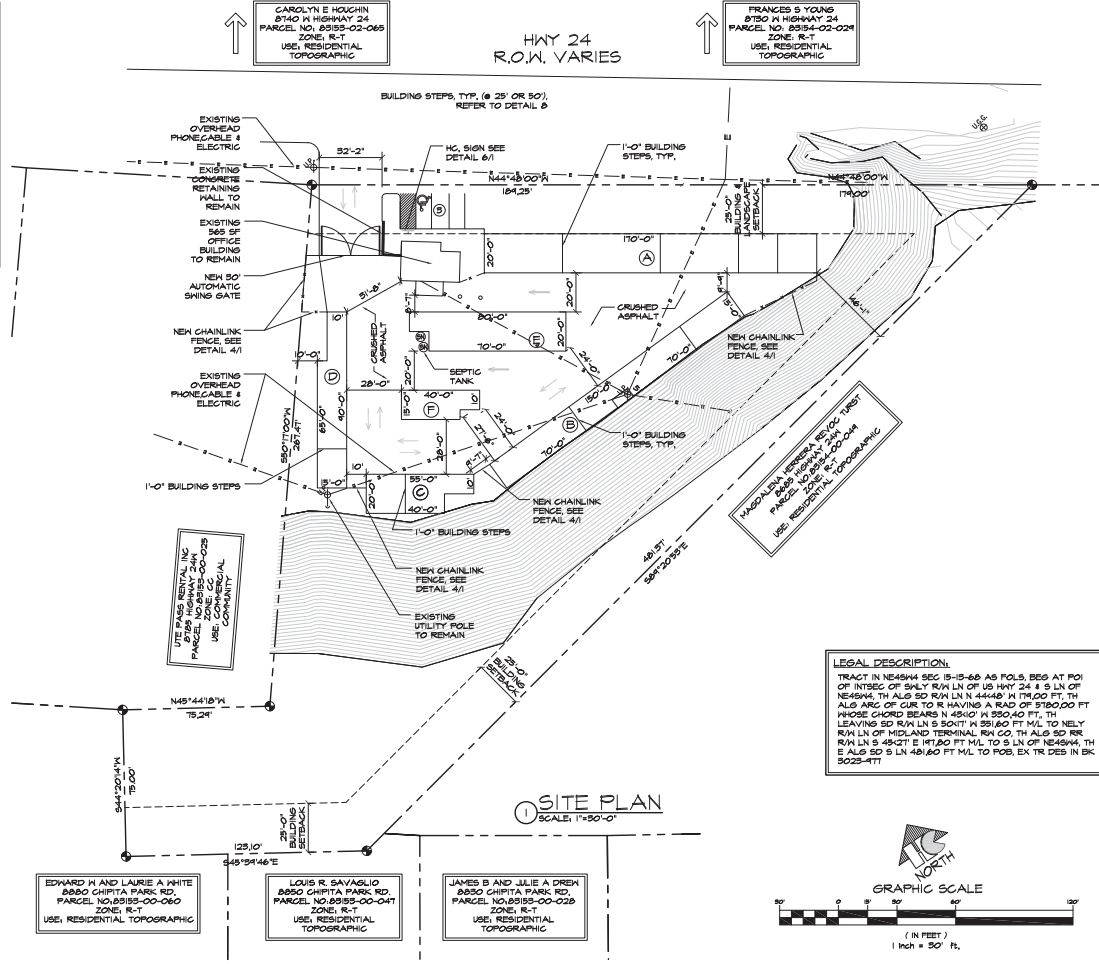
4 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



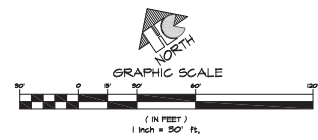
5 FIRE LANE SIGN
SCALE: 1/2"=1'-0"



6 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"



1 SITE PLAN
SCALE: 1"=50'-0"



HAMMERS CONSTRUCTION INC.
COMMERCIAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRESIDENT: JAMES W. HAMMERS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7090
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. PREPARED FOR ANY OTHER PURPOSE SHALL BE AT THE USER'S RISK. THE FEATURES AND PLACEMENT OF THE PROPOSED PROJECT, COMPART 1 2018 HAMMERS CONSTRUCTION

UTE PASS STORAGE FACILITY
8775 N HIGHWAY 24
CASCADE, CO 80804
EL PASO COUNTY, COLORADO

DATE: MAY 21, 2018
DRAWN BY: N. VENEROS
PROJ. MGR: V. DYAGIENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO. 1064

- REVISIONS:
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

CASCADE CO 80809

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
LOUIS R SAVAGLIO
Street and Apt. No., or PO Box No.
8850 CHIPITA PARK RD.
City, State, ZIP+4®
CASCADE CO. 80809-1315
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 3560 0000 9107 0799

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

CASCADE CO 80809

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
EDWARD W AND LAURIE A. WHITE
Street and Apt. No., or PO Box No.
8850 CHIPITA PARK RD.
City, State, ZIP+4®
CASCADE CO. 80809-1315
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 3560 0000 9107 0805

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

CASCADE CO 80809

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
UTE PASS RENTAL, INC.
Street and Apt. No., or PO Box No.
8715 W US HIGHWAY 24
City, State, ZIP+4®
CASCADE CO. 80809-1335
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 3560 0000 9107 0812

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

CASCADE CO 80809

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
FRANCES S. YOUNG
Street and Apt. No., or PO Box No.
P.O. BOX 577
City, State, ZIP+4®
CASCADE CO. 80809-0577
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 3560 0000 9107 0751

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

GREEN MOUNTAIN FALLS CO 80819

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
CAROLYN E. HOUGHIN
Street and Apt. No., or PO Box No.
P.O. BOX 95
City, State, ZIP+4®
GREEN MTN FLS. CO. 80819-0085
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 3560 0000 9107 0760

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

CASCADE CO 80809

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
MAGDALENA HERRERA REVOC TURST
Street and Apt. No., or PO Box No.
8645 W US HIGHWAY 24
City, State, ZIP+4®
CASCADE CO. 80809-1333
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 3560 0000 9107 0775

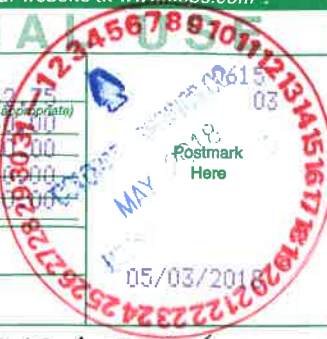
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

CASCADE CO 80809

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$2.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$3.00
<input type="checkbox"/> Adult Signature Required	\$3.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$3.00

Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To
JAMES B AND JULIE A. DREW
Street and Apt. No., or PO Box No.
PO BOX 442
City, State, ZIP+4®
CASCADE, CO. 80809-0442

7016 3560 0000 9107 0782

Markup Summary

Locked (1)

ing or in person at the

ject Manager)

Property adjacent at 8315300024 is not included on list for adjacent neighbor notification

Subject: Text Box

Page Label: 1

Lock: Locked

Author: dsdsevigny

Date: 7/10/2018 11:30:14 AM

Color: ■

Property adjacent at 8315300024 is not included on list for adjacent neighbor notification