



Steve Hammers, President

HAMMERS CONSTI

1411 Woolsey Heights. Colorado Springs
(719) 570-1599 | www.hammersc
Specializing in Design

Include a note in this letter indicating that there is no proposal at this time for any signs to be placed on the property and that all signs shall be permitted separately.

Letter of Intent Plot Plan

Include a note in this letter that a special use is required. After you have completed the special use review process, you may need to amend this letter to reflect the special use approval.

Owner Information

Colorado Springs Mayberry LLC
32823 Temecula Parkway
Temecula, CA 92592
Project Name: Intelifab

Owner Represe

Hammers Cons
Robert Green – ~~project manager~~
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Mayberry, Colorado Springs Filing No 2, Lot 1
Address: 22325 Highway 94
Calhan, CO 80808

Lot Size: 1.5 acres

Zoned: CS

Parcel number: 34000-00-259

Parcel number will change after plat is filed.

You will need to demonstrate how your proposed alternative landscaping plan meets the intent of Section 6.2.2(A)(1) of the Land Development Code. Cite the specific criteria and explain how you are meeting the criteria.

Request and Justification

Request approval for the new construction of a 23,284 sf gross building built on the property indicated above used for manufacturing, office & warehouse uses. This building is being used to manufacture the products to build the homes proposed for this subdivision. Office and warehouse uses are approved within the CS zone and we will be applying for special use application for light manufacturing use. We will add necessary parking and drive aisles 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 Springs Road and Cattlement Run. The lot is currently vacant. One 23,284 sf gross building are being proposed on the property indicated above.

Not designated as a loading area on the site development plan.

Alternate landscaping request

Requesting to reduce a portion of the landscape setback along Highway 94. The requirement is to have a 25'-0" landscape setback along a major arterial road. We are proposing a 15'-0" landscape setback as shown. Due to fire safety and loading areas for the owner, we needed to provide a drive aisle at the rear of the building to meet code requirements. We are still installing all required landscaping materials within the 15'-0" setback. In addition, the building is still set back from the road. We feel we are meeting the buffering requirements and feel this request is not deviating too far from the intent of the zoning code.

Required buffer width is 30 ft. along the CS zoning district boundary.

What are the specific code requirements?