



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400  
(719) 570-1599 | www.hammersconstruction.com

*Specializing in Design/Build*

## Letter of Intent Site Development Plan

Please depict how this proposed use complies with the codes standards

Please explain anticipated traffic flow from this project or provide a traffic study (if available)

### Owner Information

Randall Deyoung  
2790 N Academy Blvd # 150  
Colorado Springs, CO 80917  
Project name: Man Cave Storage

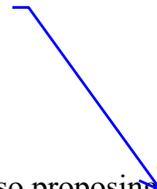
### Site

Lot Size: 755,766 SF (71.35 acres)  
Zoning: I-2  
Parcel number: 53010-00-016  
Legal Description: Lot 1 of Deyoung Subdivision

### Owner Representatives

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

264 parking spaces?



### Request and Justification

Request approval to build 136,060 SF of mini storage facility on site. Also proposing RV/Boat parking (uncovered) on the east side of the property as shown in plans indicated above. These are an approved use for I-2 zone. This project is consistent with other existing businesses in the area. We will be providing landscape buffering and fencing for noise dampening and visual screening within the north building setback to the adjacent residential properties. We will meet all zoning requirements for landscaping, parking, etc. No signs are being proposed at this time.

### Existing and proposed facilities, structures and roads

The property is currently vacant and we are proposing a mini storage, RV storage as described above. The property is accessed off of Bentgrass Dr. Mountain View Electric has committed to supplying electricity to the site, Colorado Springs Utilities has to committed to supplying gas to the site, and Woodmen Hills Metro District has committed to supplying water and sanitation to the site.

# Letter of Intent\_v1.pdf Markup Summary

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ashmathy (2)

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Spring, Colorado, 80915-6400  
ashmathyconstruction.com  
Design/Build

**Author:** ashmathy

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Design/Build

**Author:** ashmathy

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dsdrice (1)

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**Author:** dsdrice

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