



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

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
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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 committed to supplying gas to the site, and Woodmen Hills Metro District has committed to supplying water and sanitation to the site.