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CAMI BREMER (VICE-CHAIR)

HOLLY WILLIAMS
CARRIE GEITNER
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

October 28, 2022

RE: 7920 Industry Rd Lot

File: ADR2214

Parcel ID Nos.: 5333301012

Chuck Broerman
11/18/2022 10:44:14 AM
Doc \$0.00 10
Rec \$58.00 Pages

El Paso County, CO



222142587

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a rear setback of 24 feet where 30 feet is the minimum setback requirement for an office/warehouse within the I-3 (Heavy Industrial) zoning district was **approved** by the Planning and Community Development Director on 10/28/2022. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (2022). Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested administrative relief application is subject to the following:

CONDITIONS AND NOTATION

Conditions

1. Any expansion or additions beyond the initial construction of the detached single-family dwelling (e.g. deck, garage, sunroom) may require separate application(s) and approval(s) if the development requirements of the I-3 zoning district cannot be met.
2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to construction of the office/warehouse.

Notation

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the approval.



All administrative decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of the decision. Should you have any questions, please contact Ashlyn Mathy at (719) 520-6447.

Sincerely,



Kevin Mastin, Interim Executive Director
El Paso County Planning and Community Development Department
File: ADR2214

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
 VICE PRES: DAVIC J. HAMMERS
 1411 WOODS BLVD #6-801
 COLORADO SPRINGS, CO 80915
 (719) 570-5500 FAX (719) 570-7008
 www.hammersconstruction.com

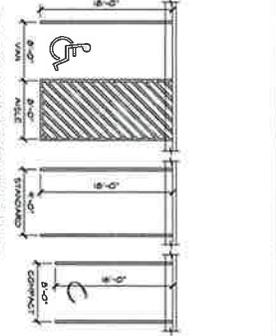
PERMANENT RECORD SETTING SHALL BE PROVIDED TO THE CITY OF COLORADO SPRINGS AND THE COLORADO DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE. THE RECORD SETTING SHALL BE PROVIDED TO THE CITY OF COLORADO SPRINGS AND THE COLORADO DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE. THE RECORD SETTING SHALL BE PROVIDED TO THE CITY OF COLORADO SPRINGS AND THE COLORADO DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE.

SMELKER-HCI
 NEW BUILDING
 1920 INDUSTRY ROAD
 COLORADO SPRINGS, CO 80939
 EL PASO COUNTY, COLORADO

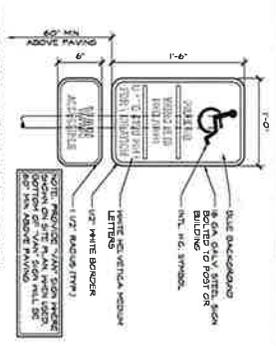
DATE: JUNE 24, 2022
 DRAWN BY: JAV
 CHECKED BY: E. SMITH
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1241

REVISIONS:
 1. 5/30/2020 (REVISED) 20-22

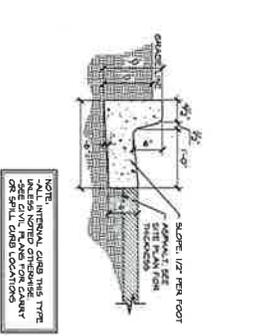
SITE DETAILS
 2 of 6



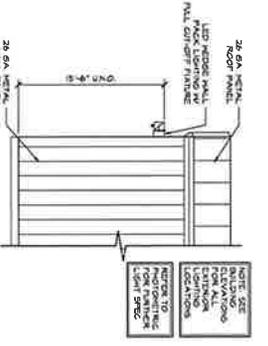
1 ADA / STANDARD PARKING
 SCALE: 1/2"=1'-0"



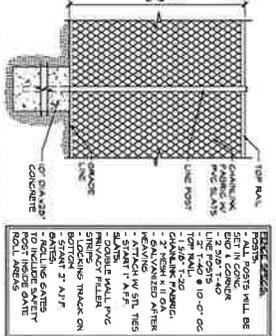
3 HANDICAPPED PARKING SIGN
 SCALE: 1/2"=1'-0"



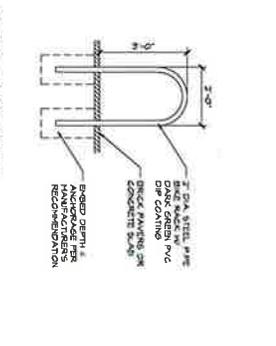
2 EPC TYPE B CURB
 SCALE: 1/2"=1'-0"



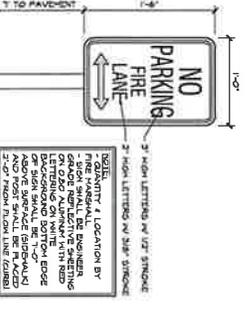
6 WALL PACK LIGHT DETAIL
 SCALE: 1/2"=1'-0"



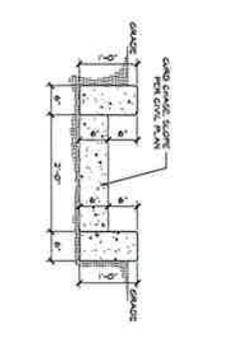
3 CHAINLINK FENCE DETAIL
 SCALE: 1/2"=1'-0"



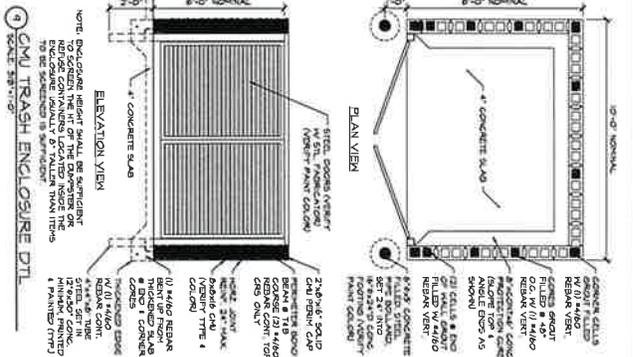
1 BIKE RACK DETAIL
 SCALE: 1/2"=1'-0"



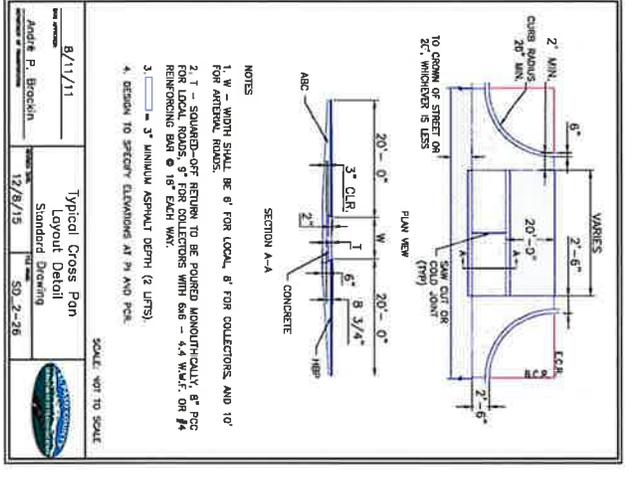
4 FIRE LANE SIGN
 SCALE: 1/2"=1'-0"



8 CURB CHASE DETAIL
 SCALE: 1/2"=1'-0"



9 CMU TRASH ENCLOSURE DTL
 SCALE: 3/8"=1'-0"



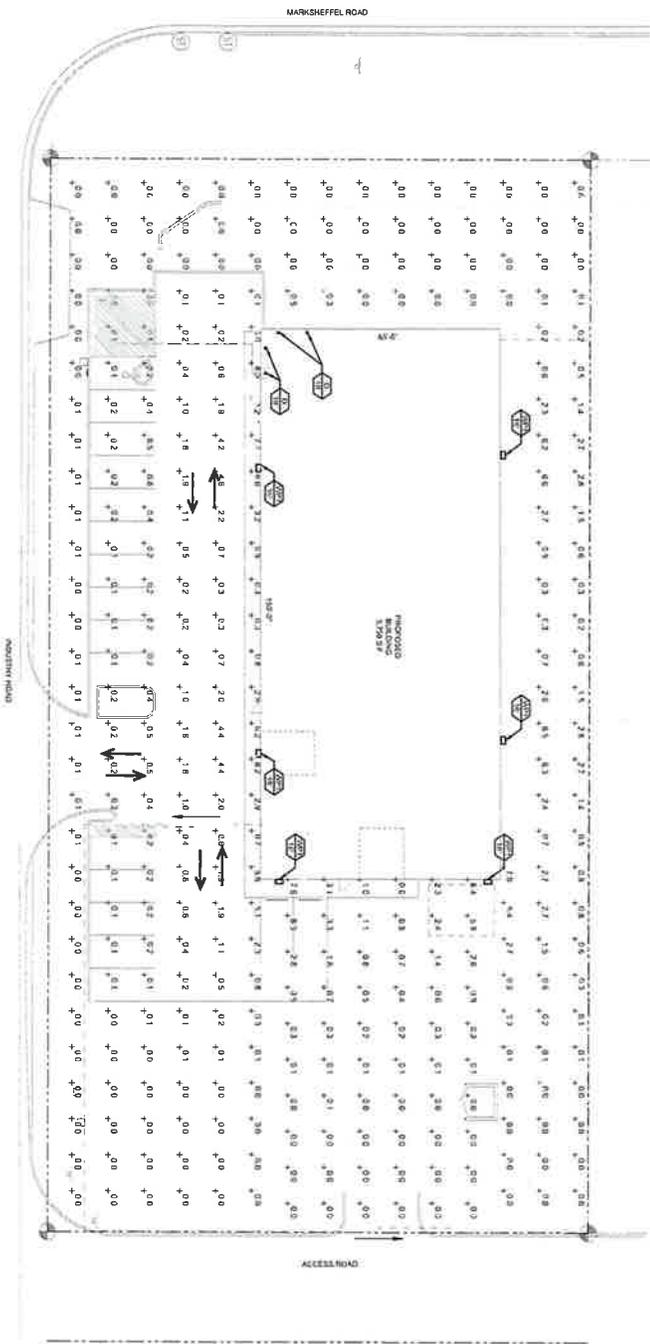
Typical Cross Pan
 Layout Detail
 SCALE: 1/2"=1'-0"

NOTES
 1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
 2. T - SPACED-OUT RETURN TO BE PAVED MANUALLY, 6" PCC FOR LOCAL ROADS, 4" PCC FOR COLLECTORS WITH 600 - 1/4" WASH, OR #1 REINFORCING BARS @ 18" EACH WAY.
 3. - 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 4. DECISION TO SPECIFY ELEVATIONS AT 2' AND PICK.

DATE: 8/11/11
 ANDRE P. BROCKMAN
 12/8/15
 Standard Drafting
 SD-2-26

Symbol	Color	Height	Quantity	Manufacturer	Contract Number	Project Name	Material	Location	Unit	Weight	Price
WP1			1	Watermark	1000012345	1000012345	1000012345	1000012345	1	1000	1000
D			1	Watermark	1000012345	1000012345	1000012345	1000012345	1	1000	1000

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.8 fc	8.6 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRICS PLAN
SCALE: 1/8" = 1'-0"



PHOTOMETRICS
7920 INDUSTRY ROAD
COLORADO SPRINGS, CO 80939

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REV	DESCRIPTION	DRAWN	CHECK	APP	DATE

ISSUED FOR REVIEW

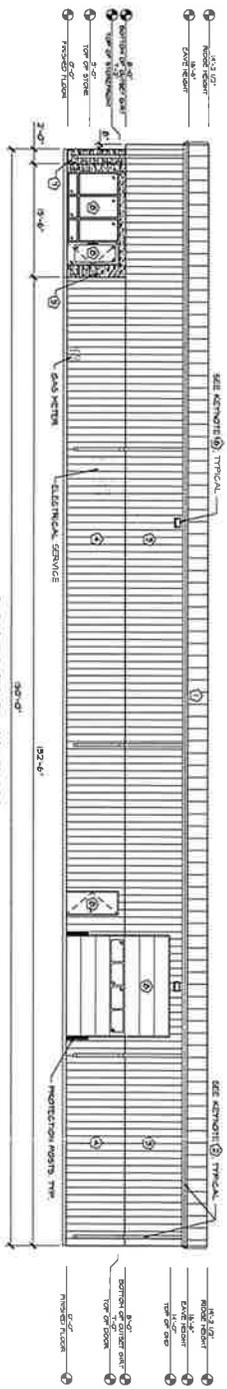
CLIENT: HAMMERS CONSTRUCTION
COLORADO SPRINGS, CO 80915

PROJECT: HAMMERS CONSTRUCTION
COLORADO SPRINGS, CO 80915

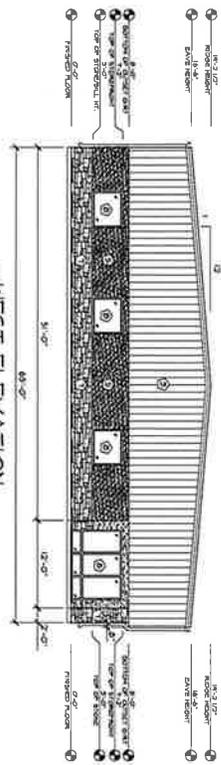
PROJECT NO: 5151-22-03

DATE: 10/11/18

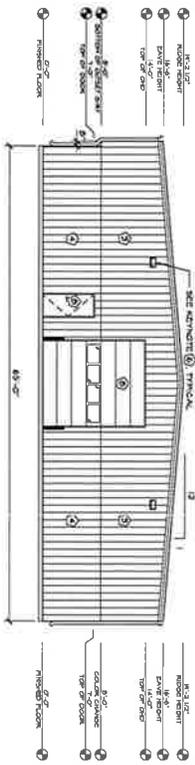
SHEET NO: E-100



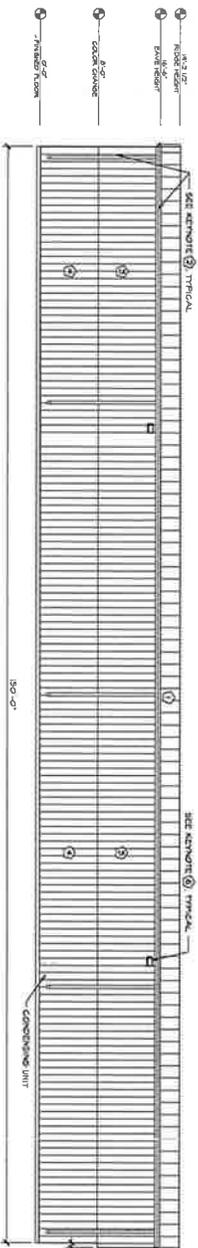
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- ELEVATION KEY NOTES**
- 1) PREFINISHED 24 GA. TYP. METAL ROOF PANELS BY METAL BUILDING PROVIDER - COLOR. ASH GRAY
 - 2) PREFINISHED GUTTER & DOWNSPOUTS BY METAL
 - 3) PREFINISHED 26 GA. TYP. METAL WALL PANELS BY METAL BUILDING PROVIDER - COLOR. ASH GRAY
 - 4) PREFINISHED 26 GA. TYP. METAL WALL PANELS BY METAL BUILDING PROVIDER - COLOR. ASH GRAY
 - 5) MET. BUILDING PROVIDER COLOR. SOLAR WHITE
 - 6) MET. BUILDING PROVIDER COLOR. SCHEDULE 40 B. GALV. ANNEAL
 - 7) WALL PACK LIGHT TOP OF LIGHT IS 5'-0" AFF. SEE SCHED. TRIM WITH 2" CAP INSTALLED IN
 - 8) SCHEDULE TRIM
 - 9) SEE SCHEDULES ON 'A' SHEETS FOR ALL DOOR AND WINDOW INFORMATION

HAMMERS CONSTRUCTION INC.
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 www.hammersconstruction.com

SMELKER-HCI
 NEW BUILDING
 7920 INDUSTRY ROAD
 COLORADO SPRINGS, CO 80934
 EL PASO COUNTY, COLORADO

DATE: JUNE 24, 2022
 DRAWN BY: J. LATHAM
 PROJ. NO.: E-SMEL
 SCALE: SEE PLAN
 APPROVED BY:
 (JOB NO. 1251)

REGISTRATION NO. 15-1-12
 A.C. 2020000115-12
 11/11/11
 11/11/11
 11/11/11



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado, 80915-6400

(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Letter of Intent Administrative Relief

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: Smelker-HCI
(shammers@hammersconstruction.com)

Owner Representatives

Hammers Construction, Inc.
Elliot Smith – Project Manager
(esmith@hammersconstruction.com)
Lisa Peterson – Design (Applicant)
(lpeterson@hammersconstruction.com)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lot 2, Pump it Baby Sub.
Address: 7920 Industry Road
Colorado Springs, CO 80939
Lot Size: 1.00 acres
Zoned – I-3, CAD-O
Parcel number: 53332-01-012

Request and Justification

Requesting for administrative relief for the building setback on the North side of the property. We are requesting a 24'-0" setback (20%) in lieu of the standard 30'-0" setback requirement. All other setbacks to remain per code. We are proposing the new construction of a 9,750-sf building built on the property above (see map) used for Warehouse and accessory office space.

Summary

Our site is (1) acre in size with lot dimensions of 293'-0" x 148'-0" we are only requesting a reduction of the setback to the North. With required building and landscape setbacks, it only allows us 92'-0" wide to fit all the requirements of the building, drive aisles, parking & landscaping. Since this property is so narrow, it can only be laid out one way to get good sized building onsite to make this property to appraise. With allowing this 6'-0" reduction we are able to keep drive aisles at 29'-6" which is needed to get a fire truck apparatus on the property if ever needed. In addition, as we are meeting the required parking and landscaping which we would not be able to if we were not granted this relief. We feel this is not a big request to develop this last lot (which has remained vacant for over 20+ years since the last development). Developing this lot will add a more aesthetically pleasing site since it will be developed and fully landscaped. Not to mention add more revenue to the County via taxes than a vacant property.



Criteria for Approval

- This property is one of the last undeveloped lots within this subdivision. It is only a one-acre piece and fairly narrow. We have two street frontages which limits our buildable area as well as 50'-0" wide of multiple utility easements along Marksheffel Road. All adjacent properties are zoned I-3 and we are proposing approved uses within this zone. The North property line is the owner we purchased this property from, and they have no objections to this proposal. Due to these issues, we feel we do have extraordinary physical conditions to overcome to make this proposal work, which makes us feel that this request is not unwarranted.
 - We do feel we are still meeting the intent of the code. The uses proposed are approved within this zone district and we are meeting all parking and landscaping requirements per El Paso County zoning code.
 - The granting of this administrative relief will not result in an adverse impact on surrounding properties. We are only requesting this relief on the North property and as mentioned above the Northern property owner is in favor of this proposal. Furthermore, the building moves further to the north which moves it further away from Industrial Drive. This allows for better safety and maneuverability for emergency vehicles as well as general traffic in and out of the site.
 - This is a commercial building and therefore will not increase number of dwelling units since no residential is proposed.
 - The granting of this administrative relief will reduce site disturbance along Marksheffel Road. A large portion of the native grass is to remain and undisturbed. Also, by leaving this undisturbed, site triangles at this intersection will remain as is which is important for traffic merging onto these roads.
-