



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado, 80915-5400

(719) 570-1599 | [www.hammersconstruction.com](http://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](mailto:shammers@hammersconstruction.com))

#### Owner Representatives

Hammers Construction, Inc.

Elliot Smith – Project Manager

([esmith@hammersconstruction.com](mailto:esmith@hammersconstruction.com))

Lisa Peterson – Design (Applicant)

([lpeterson@hammersconstruction.com](mailto:lpeterson@hammersconstruction.com))

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#### 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.