



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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

Specializing in Design/Build

Notice to Adjacent Property Owners

This letter is being sent to you because Hammers Construction, Inc. is proposing a land use project in El Paso County at the reference location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Elliot Smith (Project Manager)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

3. Property information

Site address: 7920 Industry Road, Colorado Springs, CO 80939
Parcel Number: 53332-01-012
Proposed Building: 9,750 sf
Zoned – I-3, CAD-O

4. Request and justification

This letter is being sent to you because we are requesting administrative relief for the building setback on the North side of the property. We are requesting a 24'-0" setback 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.

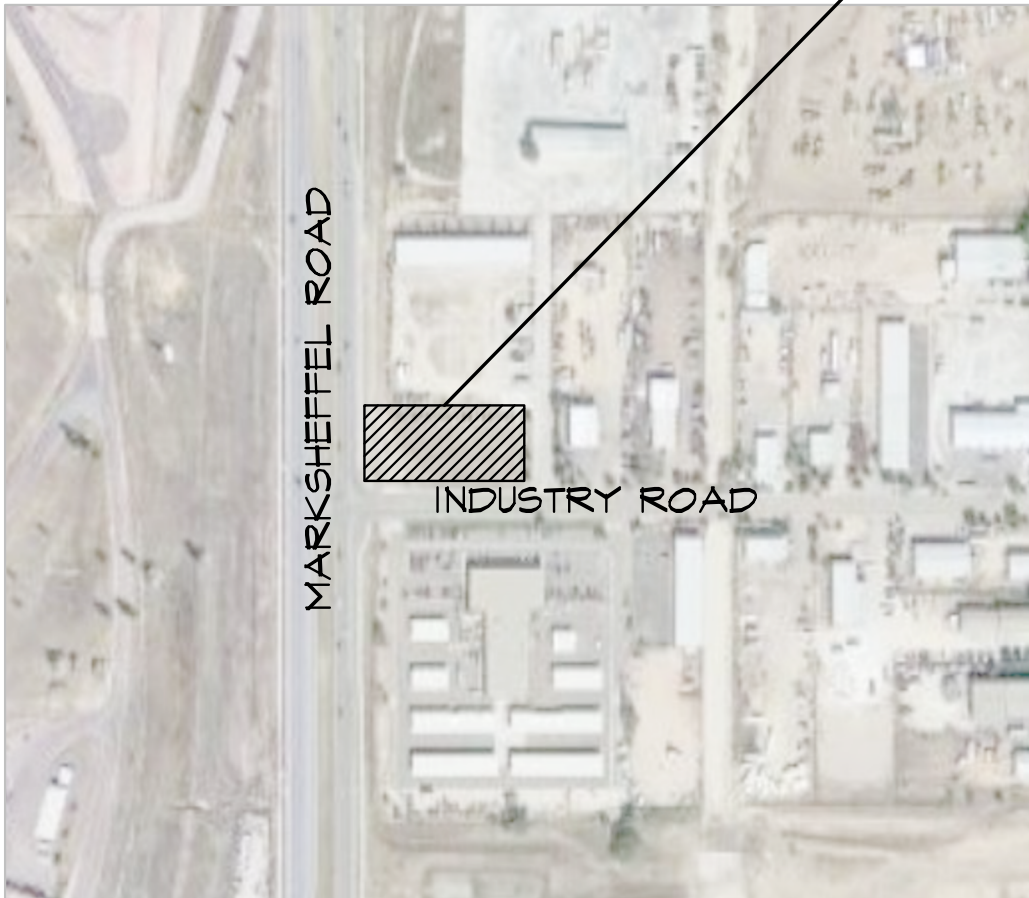
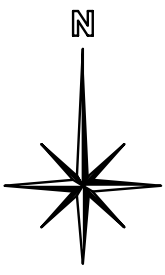
5. Existing and proposed facilities, structures, roads, etc.

The lot will be entered from Industry Road. The lot is currently vacant. A 9,750 sf building is being proposed on the property indicated above.

VICINITY MAP

NOT TO SCALE

SITE



MARKSHEFFEL ROAD

INDUSTRY ROAD

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SMELEK SCHLEDER LLP
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