



# HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

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## Visual Impact Analysis

### Site:

Name: Ute Pass Storage Facility

Address: 8775 W. Highway 24

Colorado Springs, CO 80915

Lot Size: 5.32 acres

Zoned – CC R-T

Parcel number: 83153-00-029

Due to attached pics that were taken on site, we feel that no additional screening is needed and we meet required screening to be adjacent to residential property. There is plenty of existing trees on the southerly and westerly property lines. See the attached photos for additional backup.

Storage will be enclosed in the buildings. There will not be any outside storage on this property as there is no place to put any RV or boat storage. Also, we have maxed the site out with mini-storage buildings that an RV could not maneuver or park anywhere to make the mini-storage business function. In addition, there is a big berm drop off as shown on the site plan and we cannot park here either as the slope is too steep. This bermed area is heavily treed also and we will not be removing any trees. Therefore, we feel we do not need to place any additional screening from the residential property for reasons stated above and because all storage is contained with the building making it 100% screened. We meet the required building setbacks for this scenario and feel this requirement has been met.





Fountain Creek

Mountain Bike Pikes Peak & Rockhounds

Google

5

1

2

3

4







2



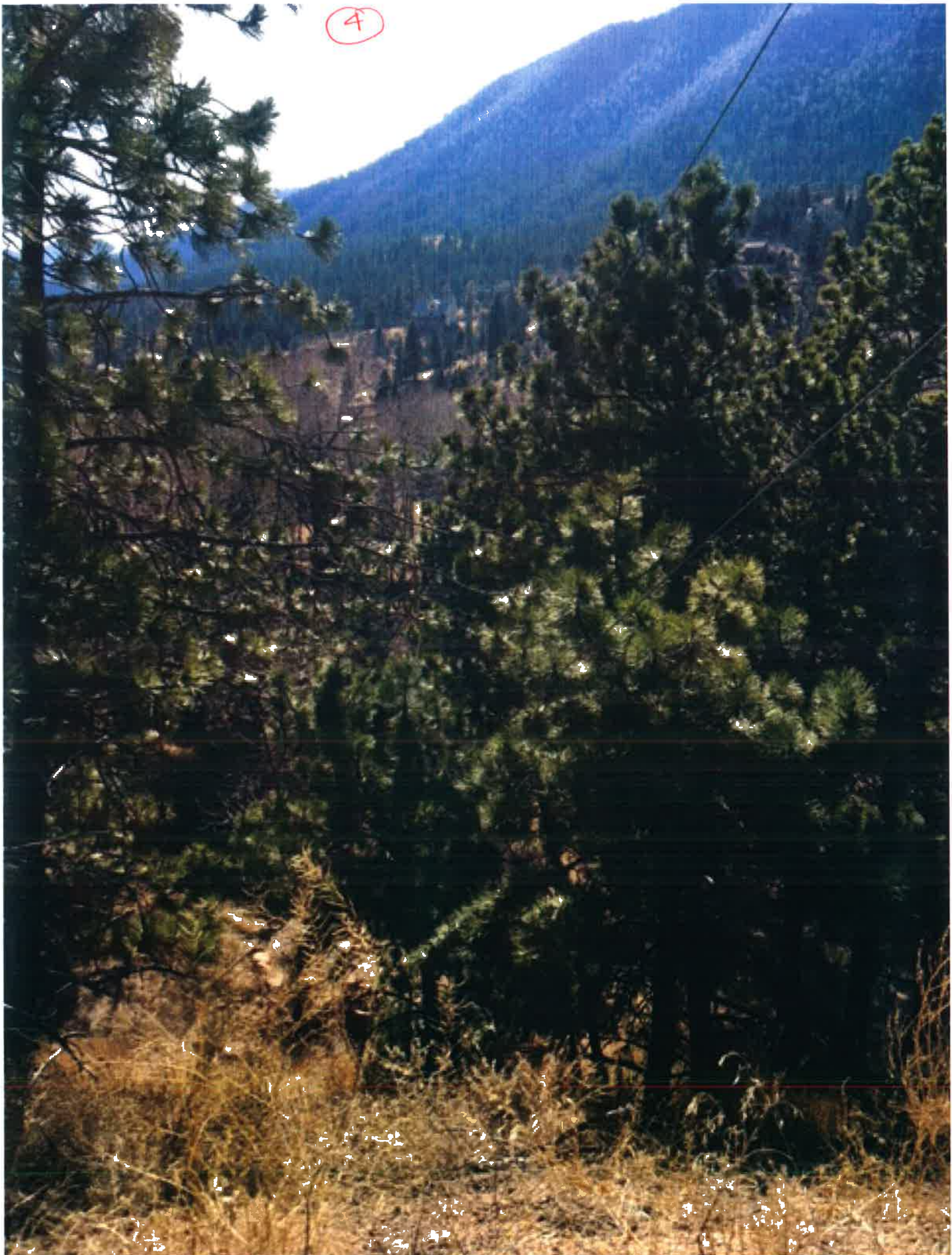


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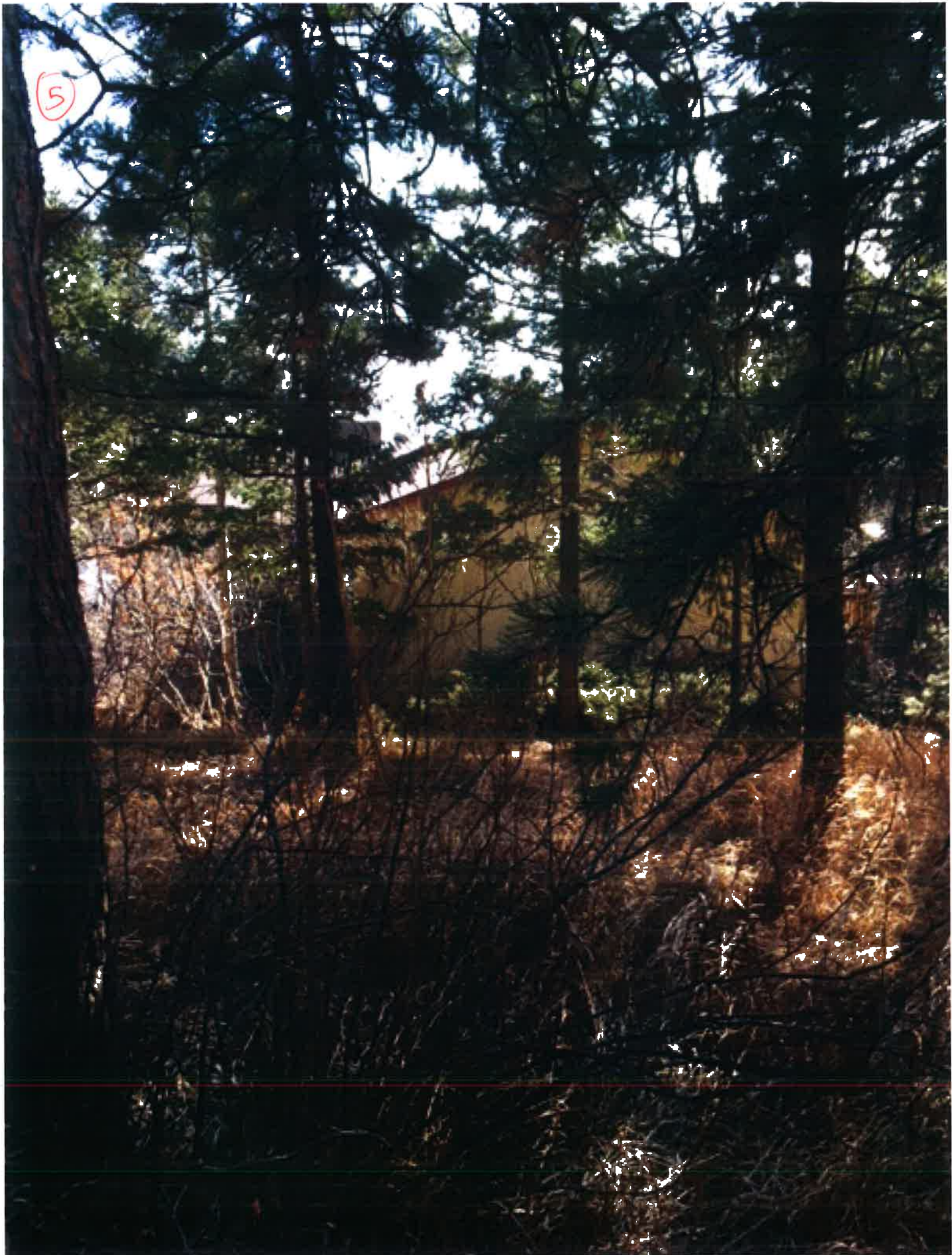




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6

