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HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

Letter of Intent

Plot Plan

Owner Information

Ute Pass Rental, INC
8775 W. Highway 24
Cascade, CO 80906
Project Name: Ute Pass Storage Facility

Owner Representatives

Hammers Construction, Inc.
Yury Dyachenko – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Tract in ne4sw4 Sec 15-13-68 as fols, beg at poi of intsec of swly r/w ln of us hwy 24 and s ln of ne4sw4, th alg sd r/w ln n 44<48' w 179.00 ft, th alg arc of cur to r having a rad of 5780.00 ft whose chord bears n 43<10' w 330.40 ft, th leaving sd r/w ln s 50<17' w 351.60 ft m/l to nely r/w ln of midland terminal rw co, th alg sd rr r/w ln s 45<27' e 197.80 ft m/l to s ln of ne4sw4, th e alg sd s ln 481.60 ft m/l to pob, ex tr des in bk 3023-977

Address: 8775 W. Highway 24
Cascade, CO 80906

Lot Size: 1.79 acres

Zoned – CC R-T

Parcel number: 83153-00-029

Request and Justification

Request approval for the new construction of 6 buildings (totaling 9,825 sf) used for mini-storage built on the property. We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No free-standing signs are being proposed at this time.

Existing and proposed facilities, structures and roads.

The lot will be entered from West Highway 24. The lot currently has a 565sf office building on site. 6 buildings, totaling 9,825 sf are being proposed on the property indicated above.

Storage

As mentioned all storage provided will be enclosed within the mini-storage buildings proposed. No outside storage of any kind will be on this site. We do not have the maneuverability for additional outside storage as the buildings take up the usable land. We are also proposing a secure site with chainlink fence for security measures. There is no need for additional screening as our buildings will act as a screen. No access will be allowed on the site except through the main gate entrance.