



HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com
Specializing in Design/Build

30
Years
Est. 1991

Letter of Intent Variance of Use

Owner Information

Great Dane Ventures, LLC
5903 High Noon Avenue
Colorado Springs, CO 80923
Project Name: Smith Plumbing

Owner Representatives

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

Site:

Legal: Lot 2, Elm Grove Villa Subdivision
Address: 1875 Main Street
Colorado Springs, CO 80911
Lot Size: 1.62 acres
Zoned – CC, CAD-O
Parcel number: 65013-12-002

Add PCD File #
VA-22-002

Request and Justification

Request approval for the new construction of a 14,500 sf gross building built on the property indicated above, 3,500 sf will be used for office space, 2,500 sf used for storage & 8,500 sf will be used for warehouse space. 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 Main Street. The lot is currently vacant. A 14,500 sf (12,000 sf footprint) building is being proposed on the property indicated above.

Criteria:

Significance: This building is being used for Office, Warehouse, Vehicle Repair and Outside Storage for a Mechanical & Plumbing contractor that operates out of an existing building next door and is looking to expand their local business.

Traffic: This use will not create undue traffic congestion or traffic hazards in the surrounding areas. The owner of this business already collects and delivers materials from the neighboring lot so traffic will remain the same. All pickup and delivery will occur on the interior of the site and will not block traffic in the street.

See notes below on Traffic statement content requirements

Character/Harmony: This use request will be meet the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area. We will be developing this property fully and it will be completely landscaped on all the sides that are adjacent to residential.



Pollution: Pollution to the surrounding neighbors will be very minimal if any. Most materials will be stored and loaded inside the building. The outside storage will consist of work trucks and small trailers that will be screened with a fence/landscaping. We are also installing R-30 insulation in the walls and R-30 Opti liner in the roof to help mitigate transfer of noise. To understand this increase, we typically install R-19.

Health/Safety: This request will not cause any health or safety issues. The Warehouse will follow all necessary guidelines for health/safety. This category should not be an issue.

Wildlife/wetlands: This request will not cause any adverse effects to the wildlife or wetlands. This category should not be an issue.

Conformity: We are following the county rules, regulations, and standards already submitted the development plan for review and approval and set forth for development in the EPC codes. We feel we are in compliance with these regulations therefore this request is in compliance with these regulations.

Significant revision needed. LOI does not address specific criteria of approval for a Variance of Use and does not include any specific information regarding consistency with any El Paso County Master Plan documents.

In conclusion, the warehouse use will be an important part of this project. We feel this project is a benefit to the community and the county.

If there are any additional questions or concerns that arise, please feel free to call me at any time to discuss the project in more detail. Thank you for your acceptance and review of this application.

Sincerely,

Lisa Peterson
Designer/Applicant

Add statement contained within the Traffic section above that states that no Traffic Impact Study is necessary and attests to meeting all the criteria thresholds listed below. State the expected maximum hourly and daily trips from the property in the traffic statement.

State that fees associated with El Paso Road Impact Fee Program will be paid at time of building permit

No TIS Required. No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.