

HAMMERS CONSTRUCTION, INC.

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I **SPECIALIZING IN DESIGN / BUILD** I

Steve Hammers, President
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Letter of Intent

Plot Plan

Owner Information

Cmont, LLC
1285 Mesa Ave
Colorado Springs, CO 80906
Project Name: CBP 9-2

Owner Representatives

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

Site:

Legal: Lot 9, Filing 2, Claremont Business Park
Address: 1405 Selix Grove
Colorado Springs, CO 80915
Lot Size: 0.98 acres
Zoned – CS
Parcel number: 54081-02-013

Request and Justification

Request approval for the new construction of a 5,000 sf building built on the property indicated above used for warehouse. 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.

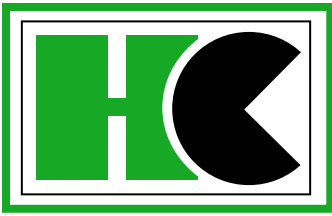
The lot will be entered from Selix Grove. The lot is currently vacant. A 5,000 sf building is being proposed on the property indicated above.

Traffic

The owner will use this for an unattended warehouse storage building for the use of whiskey or wine storage in wooden barrels inside the building. 1-2 employees will check in approximately 3-4 times a week and be there whenever deliveries arrive. Since the businesses is consistent with other businesses in the park, we believe a traffic study is not required since we will be well below the 100 trip.

Phasing

The owner plans to build a 5,000 sf building as shown and will add onto the building in 2-4 years if the business grows as anticipated. The future building will be used for warehouse as well. All landscaping, water quality and site improvements will be completed with the 1st building.



Outside Storage (accessory use)

The owner plans to use the extra site storage to store empty connex containers on site. We believe the landscaping and fencing should provide adequate screening of these containers. The connex containers will be 8'x40' or 8'x20' long. The height of both units is 96". We will install an 8'-0" fence to screen these units (7'-0" along Meadowbrook Pkwy).

Fencing/Screening:

We are requesting relief on the 100% screening requirement for the storage yard proposed. We are currently proposing an 8'-0" chain-link fence with slat inserts along Selix Grove and Cole View. We are proposing the same fence 7'-0" high along Meadowbrook Pkwy as an 8' high fence will not meet the required setbacks. We feel this type of fence is adequate and should be allowed for the following reasons:

- There are several storage yards currently in Claremont Business Park that has been approved with the same storage use. We feel keeping the same look keeps the Park looking uniform and consistent which is what is stated in the HOA covenants for this Park. Adding a concrete wall to get this 100% screening requirement, would make this property stick out which is not the intent we want to achieve.
- The building and landscaping will also provide further screening from Meadowbrook Parkway roadway. Due to the location of the building, there won't be much ability to store close to Meadowbrook.
- We are surrounded by other users that have bigger yards than what we are proposing and there have been no complaints or issues thus far.
- In conclusion on this issue, this is an approved accessory warehouse use per the zoning code. Once the owner builds the addition, majority of the storage will go away as we will not have room for additional storage so it is temporary in nature. This storage yard size is smaller in comparison to others in the park. We feel in this case no additional screening measures are needed with our fencing since we have already added additional screening measures and it won't be seen from the public roadways.