



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

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

*Specializing in Design/Build*

## Letter of Intent Special Use

Both owner and applicant information should include phone number and email contacts

### Owner Information

Colorado Springs Mayberry LLC  
32823 Temecula Parkway  
Temecula, CA 92592  
Project Name: Intelifab

### 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: Mayberry, Colorado Springs Filing No 2, Lot 1

Address: Cattlemen Run  
Ellicott, CO 80808

Assessor shows  
address as 22312  
Cattlemen Run

Lot Size: 1.5 acres

Zoned – CS

Parcel number: 34000-00-259 (TBD once final plat is recorded)

You should include a note in this letter referencing other approvals (rezone, site development plan, etc.)

Update parcel no. to  
34141-01-001

### Request and Justification

Intelifab is a manufacturing company specializing in panelization of home products. By using the panelization method, homes can be built faster and more cost efficient as it reduces labor costs on the job site. In addition, all the products are assembled in a controlled environment which decreases settling due to weather exposure. This process overall is more accurate and way quicker, which is beneficial to the future home buyer. Request approval for the new construction of a 20,329 sf manufacturing built on the property indicated above. Light Manufacturing is a special use in the CS zone, which is the reason for this request. The property is currently vacant.

### Existing and proposed facilities, structures and roads.

The lot will be entered from Cattlemen Run. The lot currently has warehouse buildings on the property which will be removed. A 20,329 sf gross building is being proposed on the property indicated above.

### Criteria:

**Significance:** This building is being used to manufacture the products to build the homes proposed for this subdivision. Using a panelized building system, the lot will be fully covered with asphalt, paving and the rest along the road will be landscaped.

**Master plan:** We feel this proposal is consistent with the Master Plan.

Policy 5.1.3 encourages economic development strategies to be tailored to the unique conditions of particular subareas of the County. Our proposal is a unique condition as this light manufacturing use is needed to meet the needs and demands of the construction of residential housing. As mentioned above,

What component of the master plan is being addressed in this section. Master plan has three components: small area plan, policy plan, and water master plan.

Please provide justification for all three components - alternatively, you may provide justification for the newly adopted master plan in lieu of the policy plan and small area plan. Please include justification for consistency with water master plan.



the panelization process will keep costs down and promote growth in this sub area of the County, especially as products are harder to come by and more costly to ship.

- Policy 5.1.9 encourages appropriate economic development in rural areas of the County as a means of providing local employment opportunities, increasing community tax base, and reducing long commutes. This new light manufacturing building will create new jobs as they will new employees to run the different areas of the plant. With having this as a developed lot will create additional revenue for the County as they will be buying products in the County and assembling them on site. It will also help with property taxes for this commercial property as well as the residential housing. Once these houses are built, this Community will be in El Paso County and buy groceries, clothing, products, etc locally within their community, thus creating a substantial revenue to El Paso County. Finally, Ellicott is starting to be a growing community as Falcon/Peyton areas are exploding with new building. People are still wanting to have that Country feel without being in the hustle and bustle of a busier town. Ellicott provides this solution, as it is provides an in between development between the outlying rural areas, such as Yoder or Calhan. Based on this, we feel this promotes a reduction in a long commute.

It may be beneficial to include how it will be landscaped. Will it meet or exceed the minimum landscaping 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. The existing use of this property was used as a batch plant. We are removing this use and rezoned this property as a CS zone. The proposal is to develop to the east and south as commercial property which is in character with the new land uses. It is also in character with the residential neighborhood as this facility is needed in order to develop the homes. We will be developing this property fully and it will be completely landscaped on all the sides that are adjacent to residential. We will be installing sidewalks on the property that will promote harmony within the development.

**Public Facilities:** this proposal will not overburden the capacity of the public facilities and services. There is no current public transportation in this area, but with this community, it promote a stopping point for a future transportation. With the new residential subdivision being developed, all utilities have been accounted for and new infrastructure will be installed. Since separate water rights had to be obtained for this development, the public facilities will not be overburdened.

**Storage:** No storage is proposed for this site. Once the product is complete, it is loaded on a truck for delivery to site.

**Traffic:** This use will not create undue traffic congestion or traffic hazards in the surrounding areas. A traffic study was conducted for the platting of this parcel and the use was already accounted for in the traffic volumes. All pickups will be conducted within the interior of the site and will not block traffic in the street. Furthermore, we will be doing the necessary paperwork to get the access permit required per EPC guidelines.

Please include the project and file number that provided this traffic study: Ellicott Town Center Filing 2, PCD File No. CS192

How will water and sewer service be provided to the site? Service provider or well/septic?



Include reference to site development plan application here.

**Pollution:** Pollution to the surrounding neighbors will be very minimal if any. All materials will be stored and constructed inside the building. The client will have a vacuum system to mitigate sawdust and will meet all the requirements for air ventilation per PPRBD amended codes as well as the current Building Codes. We are installing R-30 insulation in the walls and R-38 in the roof to help mitigate transfer of noise. To understand this increase, we typically install R-19. We are not proposing any pole lights for this site only building lighting. We have provided a photometric and the light does not shine off-site. Furthermore, this will be a sprinkled building and protect adjacent owners if this ever needed. This proposal will not be a detriment to air, water, light or noise pollution.

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

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

In conclusion, the light manufacturing use will be an important part of this submission development. Without this panelization system, the cost of homes will be at a greater cost and may hiked sales of the residential subdivision. We have provided screening with fencing and landscaping to make the aesthetics more pleasing. In addition, the neighboring property to the west, is a commercially zoned lot. Since this area was originally used as a batch plant, we feel this light manufacturing use is a better suited use for this area and it is needed to develop the residential community as well as potential other subdivisions since it is so expensive to ship this far out of town. We feel this project is a benefit to the community and will help economically for future home buyers.

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