



HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400
(719) 570-1599 • FAX (719) 570-7008 • www.hammersconstruction.com

• **SPECIALIZING IN DESIGN / BUILD** •

Steve Hammers, President
shammers@hammersconstruction.com

Letter of Intent

Plot Plan

Owner Information

Meadowbrook Storage, LLC
445 E. Cheyenne Mountain Blvd, Ste 219C
Colorado Springs, CO 80906
Project Name: Meadowbrook Storage

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: Lot 45A, Filing 2A, Claremont Business Park
Address: Woolsey Heights
Colorado Springs, CO 80915
Lot Size: 5.32 acres
Zoned – CS
Parcel number: 54081-01-049

Request and Justification

Request administrative relief for the 25' building and landscape setback located along Highway 24. We are proposing to change this to 20'-0" to allow for Building L to be scooted back to avoid the utility easement that is located in this corner of the property. This easement has created a hardship due to the location and the size of the easement. Our original design was to have Building K and L be one building. In order for this site to appraise for the owner, they need a certain unit mix to present to the bank and 30' long unit bays are needed. We feel this is not an unreasonable request as we are working around the easement and the request is for 1 building (if needed we can jog the setbacks back to 25' for Building K as that is how we are proposing the design anyways). All other EPC requirements have been met per the Land Use and Engineering codes. This will not impact surrounding properties. In all honesty, you won't be able to tell the difference driving or walking through the park on any of the roads. There is a steep slope from Hwy 24 to this building and you will not be able to see the building as you are driving on Highway 24, plus with the proposed trees, the building will blend in as proposed.

Existing and proposed facilities, structures and roads.

The lot will be entered from Woolsey Heights. The lot is currently vacant. 10 Buildings, totaling 112,824 sf) is being proposed on the property indicated above.