



# HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights I Colorado Springs, Colorado 80915-5400  
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I SPECIALIZING IN DESIGN / BUILD I

Steve Hammers, President  
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## Project Statement

### Owner Information

David Barnes  
1225 N. Circle Dr.  
Colorado Springs, CO 80909  
Project Name: Watch Dog Mini-Storage

### Owner Representatives:

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

### Site:

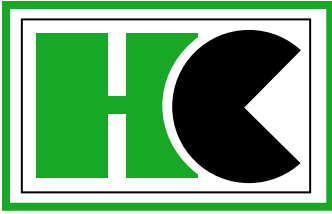
Lot 2, Safeway Market Place Fil No 2 Replat  
1225 N. Circle Dr.  
Colorado Springs, CO 80909  
Lot Size: 6.12 acres  
Zoned – C5/CU  
Parcel number: 64102-13-035

### Description

Request approval for the new construction of a 70,400 sf building built on the property indicated above used for Mini-Warehouse. We will add necessary parking, drive aisles and landscaping per City of Colorado Springs requirements. No free-standing signs are being proposed at this time. Also request to allow the use of Mini-Warehouse in the C5/CU zone.

### Justification

- A. This request would not be a detriment to the surrounding neighborhood. This is already a commercial zoned property. This use coincides with existing neighbors as this is a storage facility for them to have extra space for storage as well as RV/boat parking. This has been a vacant piece of land for a while and having this as a completed parcel will further enhance the neighborhood as it will be complete with landscaping.
- B. This use will promote public health, safety and general welfare. This is a secured site and due to the security measures the owners will promote safety. The site is planned for safe access into the facility and has a cohesive flow around the



- facility. We will be meeting all the zoning requirements and feel this is consistent with the zoning code. Furthermore, this site is not a main road which helps the traffic flow and safety of the public.
- C. This use is consistent with the comprehensive plan of the city. As mentioned already, the ministorage use is necessary for people with RV's and boats to store them as most neighborhoods do not have room for this type of storage (or isn't even allowed) in their neighborhoods. This actually keeps site contained in one area instead of having these items parked in streets and creating hazards for visibility as well as creating narrow streets. In addition, there are other commercial buildings adjacent to this property and therefore, this meets the comprehensive plan of the city.