



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 INTRODUCTION

Owner Information

CO. BB&P LLC
4750 Rabbit Mountain Rd.
Broomfield, CO 80020
Project Name: Dave Ellen – Brand Safway

Owner Representatives

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

Site:

18000 E. 22nd Ave.
Aurora, CO 80011
Lot Size: 17.40 acres
Scope of work: 9.25 acres
Zoned – M-2
Parcel number: 01821-33-1-05-001
Legal Description: Lot 1 EXC PARC (REC NO 2017000007527) BLK 1 TOWER CENTER FOR
INDUSTRY SUBD FILING NO 4

Request

Request approval for the new structure addition (lean-to) of a 4,000 sf building located on the south side of the existing main building used for storage/ warehouse. Fences surround the property indicated above. A portion of the yard will be used for storage of scaffolding. This area will be fenced in with a privacy fence and will not be visible from the street. We will update parking, drive aisles and landscaping per City of Aurora requirements. No free-standing signs are being proposed at this time.

Existing and proposed facilities, structures and roads.

The lot will be entered from 22nd Ave. The lot currently has a 28,622 sf building used for office/warehouse/equipment rental. There is also an existing 4,000 sf storage building and 5,000 sf office/warehouse on site. A 4,000 sf addition is being proposed on the property indicated above.

Justification

The business going into this facility will be for Brand Safway Equipment storage company. They supply light scaffolding equipment. This use conforms to other existing uses already in this subdivision. This structure addition will not be visible from the street since it is located at the rear at the existing building. In addition, we will be updating the site with asphalt for a lay down yard, which the existing detention pond will be updated as well. We feel that our new structure, surrounding fences, and landscaping will add a positive look to subdivision. These improvements will also help with dust control and provide better access throughout the site.



Alternate landscape Requested

Requesting to waive landscaping requirements of one tree per 40 linear feet per section # 4.7.8.B.2.c (Screen of Service Areas and Equipment). We feel this additional screening for the outdoor storage is not needed on the southern side of the property. The adjacent property is a warehouse distribution center and the loading docks face our property. In addition, their property has no landscaping to screen the loading docks or storage. Furthermore, there is no street, residential or trails along this southern property line and we feel this requirement is not needed since we are adjacent to similar industrial zoned property. We are proposing a 9 feet high wood fence for materials that will be stored above fence height. We will provide a 6 feet high wood fence for the remaining storage areas. The storage in this yard will not exceed the height of the fence, with these improvements we feel we are meeting the intent of the screening and don't feel additional vegetation is needed.