



10170 Church Ranch Way
Suite 350
Westminster, Colorado 80021
303-451-8001
FAX 303-451-5232

01/30/2023

Application Narrative

We are looking to replace the existing lumber shed that runs parallel to Eby Creek Road. This new shed will create a clean and inviting look to the corner of Chambers and Eby Creek Road. Along with the art mural the town is placing on this stretch of Eby creek, the corner will be dramatically upgraded.

Our intention is to build the new shed to have continuity with the existing retail building and warehouse. That being said the guideline states buildings less than 5000sq.ft. should have a 5/12 pitch. Our feeling is this steep of a roof line will look out of place next to the existing building. We are proposing a 3/12 pitch on the new shed to align visually. We are also proposing the use of vertical metal siding in areas to keep the visual theme of the existing building along with using Hardi or similar siding boards applied horizontally in other areas. Pictures of the existing building will be provided.

The existing shed currently sits seven feet inside the utility easement. We will build the new shed to adhere to the easement guideline creating better access for utilities and the art murals to be maintained. There will be no additional utilities needed for our shed. Landscaping will be added to the vacated easement area per Holy Cross and town guidelines. Relocation of the new shed will not impact water consumption, traffic or the number of parking spots for the business. We will not be running electricity to the shed.

Sincerely,

Robert Scott, General Manager



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