

# Letter of Introduction

To: City of Aurora, Planning Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

Re: Iron Hammer Warehouse – Site Plan Development Application

Date: January 11, 2024

To Whom it May Concern:

The project intent is to develop the land located 255 North Laredo Street located at the Southwest corner of the intersection of Laredo Street and North Laredo Street in Aurora Colorado. The project consists of a 6-unit industrial warehouse building (approximately 18,500 sf) on 1.61-acre lot. The building will mainly be occupied by Iron Hammer, Inc., a steel fabrication business currently located at 12001 E 33<sup>rd</sup> Ave, Unit G and H, Aurora, Colorado 80010. The remaining unit will be leased to tenants with long term leases. The project also provides the required amount of off-street parking for this building. Business hours for the building will be from 6:00am to 6:00pm. There will be approximately 15-20 employees during business hours. The property is designed to have a security fence around the property and gates will be closed during non-business hours. There are two points of access to the property with the main entrance off the East side of the property from North Laredo Street and the secondary access off or Laredo Street. The outdoor storage on the southwest side of the property will be strictly used by Iron Hammer to store materials such as steel beams and profiles.

This building will be more than 50% owner-occupied for Iron Hammer, Inc.

Cagri Gunaydin, Manager

Contact information:

- Cagri Gunaydin, Manager, Good Morning, LLC; 720-323-9477
- Mark Harris, S-Arch Design Team – 12 Morningside Drive, Wheat Ridge, CO 80215; 720-364-0056
- Jesse Donovan, civil engineer – 1 Broadway, A225, Denver, CO 80203; 720.504.9295