

Letter of Introduction

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

Re: Iron Hammer – Site Plan Development Application

Date: August 25, 2023

To Whom it May Concern:

The project intent is to develop the land located at 255 North Laredo Street 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 a 1.61-acre lot. The building will mainly be occupied by Iron Hammer, Inc., a steel fabrication business currently located at 12001 E 33rd Ave, Unit G and H, Aurora, Colorado 80010. The remaining units will be leased to tenants with long term leases. The project also provides the required amount of off-street parking for this building. The property is designed to have a security fence around the property and 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 of E. Lockheed Drive.

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

Cagri Gunaydin, Manager

Contact information:

- Cagri Gunaydin, Manager, Good Morning, LLC; 720-323-9477
- Mark Harris, S-Arch Design (Architect) – 12 Morningside Drive, Wheat Ridge, CO 80215; 720-364-0056
- Jesse Donovan, Brightlighter Engineering (Civil) – 1 Broadway, A225, Denver, CO 80203; 720.504.8629

Add information about proposed hours of operation and number of employees

ADDED

Please include type of materials to be stored in outdoor storage area

ADDED