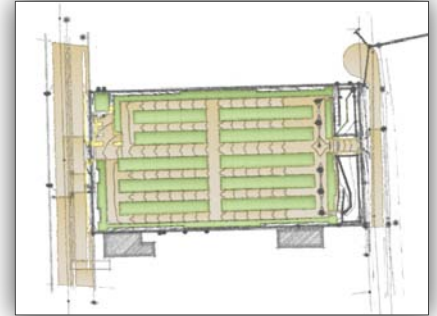


NATIONAL STORAGE USA

PUEBLO, COLORADO

Maximizing Opportunities

Requested to lead a full design team through the planning, design, and entitlement process, Crestone Consultants seized this opportunity, compiling a team of talented design and construction professionals to successfully re-zone, re-plat, and design this 90,000 sf commercial redevelopment in Pueblo, Colorado. The ingenuity, dedication, and collaborative spirit of Crestone, and the team, helped create a redevelopment plan which kept project development and construction costs in line with the projected business models and increased the expected rentable area by approximately 10%, maximizing the profit potential.



The Project

The National Storage USA project redeveloped approximately 5 acres of existing retail and mobile home lots into a single commercial parcel which will be utilized for secured mini storage and retail businesses. This \$4.7 million development included obtaining approvals through the City of Pueblo - use by special review, commercial site plan, and subdivision plat processes. Additional approvals were granted through the Colorado Department of Transportation for obtaining access and utility permits.



Crestone Performed Services

In addition to our project team management responsibilities, the Crestone team provided full civil engineering design services. A sampling of services performed included:

- Business Planning/Modeling
- Construction Management
- Grading/Drainage Design
- Jurisdictional Processing
- Presentations
- Project Coordination
- Roadway Design
- Site Planning
- Stormwater Management
- Surveying and Platting
- Wet and Dry Utility Design

**Please contact us for additional project information, references, and recommendations*

CRESTONE CONSULTANTS, LLC
civil engineering solutions