



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Project name should be Claremont Business Park Filing No. 1B, Lots 1 and 2, and part of Tract C from Filing No. 2

Letter of Intent

Final Plan

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: Claremont Business Park
1A-Lot 2-Fil No. 1

Owner Representatives

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

Site:

Legal: Lot 2, Claremont Business Park, Fil No. 1A
Address: 1491 & 1495 Woolsey Heights
Colorado Springs, CO 80915
Lot Size: 2.98 acres
Zoned – CS
Parcel number: 54081-01-027

Please revise this sentence. A traffic study was not provided with the site development plan. Comments have been provided on the TIS submitted for this application.

Request and Justification

Requesting to divide the property into 2 lots. Two (2) 10,000 sf buildings are being built on the site and we want to be able to separate them for 2 owners to buy the lots. This will not have an impact on traffic as this was already reviewed at the DP stage. In addition, there is sufficient water to create this lot as approvals and commitment letter has been provided by Cherokee. Add something to mention the portion of the other lot that is being added to the land area. That parcel number should also be included.

Existing and proposed facilities, structures and roads.

The lot will be entered from Woolsey Heights and Two (2) 10,000 sf building are under construction on the property indicated above.

Please include a drainage basin and bridge fee section addressing the % impervious of site and whether it conforms with the original % impervious calculated in the approved drainage report for Claremont Business Park by Matrix. Note that per ECM appendix L drainage fees shall be assessed/due if there is an increase in impervious acreage.