



HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com
Specializing in Design/Build

30
Years
Est. 1991

Notice to Adjacent Property Owners

This letter is being sent to you because Hammers Construction, Inc. is proposing a land use project in El Paso County at the reference location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Robert Green (Project Manager)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

3. Property information

Site address: 7716 Gary Watson Point
Parcel Number: 54081-01-057
Proposed Building: 10,105 sf
Zoned – CS, CAD-O

4. Request and justification

This letter is being sent to you because we are requesting a special use subject to special review for this property located West of major intersection at Marksheffel Rd. and Meadowbrook Pkwy. (see map). We are requesting to locate a 10,105 sf building. The building will be used for specialty filtration. The building will have about 1,995 sf of office. The remainder of the building will be used for light manufacturing. Office is an approved use but requires a special use review for light manufacturing.

5. Existing and proposed facilities, structures, roads, etc.

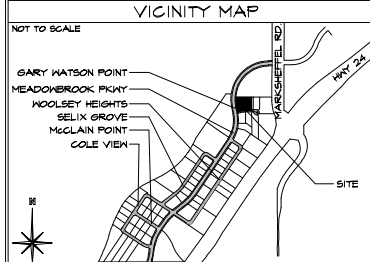
The lot will be entered from Gary Watson Point. The lot is currently vacant. A 10,105 sf building is being proposed on the property indicated above.

ADA NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

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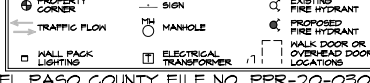


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 KOOLSEY HEIGHTS COLORADO SPRINGS, CO 80815
LEGAL DESCRIPTION:	CLAREMONT BUSINESS PARK 2 FIL NO. 1 LOT 1
PARCEL NUMBER:	3408-01-021
ZONING:	CS, CAD-O
LOT SIZE:	34,271 SF (1.24 ACRES)
CURRENT USE:	VACANT
FLOORPLAN STATEMENT:	ZONING MAP NO. 0804-CO784 6, DATED DEC. 1, 2018)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE & WAREHOUSE
STRUCTURAL COVERAGE:	10%
PAVEMENT COVERAGE:	10%
STREET COVERAGE:	10%
BUILDING STRUCTURAL HEIGHT:	25'-1 5/8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0" (EAST) 25'-0" (WEST)
REAR YARD SETBACK:	25'-0"
BUILDING INFORMATION	
GROSS BUILDING AREA:	10,025 SF
BUILDING OCCUPANCY:	B5-B2
TYPE OF CONSTRUCTION:	NONE
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
REQUIRED PARKING SPACES	
OFFICE-(1 SPACE/200 S.F.) (170 S.F. / 200 S.F.)	4
MANUFACTURING-(1 SPACE/750 S.F.) (9,955 S.F. / 750 S.F.)	11
H.C.-1 SPACES/25 FEET	20
TOTAL PARKING SPACES REQUIRED:	20
TOTAL PARKING PROVIDED:	20
STANDARD SPACES PROVIDED:	11
H.C. SPACES PROVIDED:	0
CONTACT SPACES PROVIDED (SEE DETAIL 1/2 FOR DIMENSIONS)	1 (14'x18')
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2021
LANDSCAPING:	SUMMER 2021
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION INC. 1411 KOOLSEY HEIGHTS COLORADO SPRINGS, CO 80815
PHONE NUMBER:	(719)-570-1598
FAX NUMBER:	(719)-570-1000
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeter@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	DRAINAGE EASEMENT
---	ELEC/FIBER TELE EASEMENT
---	ACCESS EASEMENT
---	UTILITY & DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	OPaque CHAINLINK FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SENDER LINE
---	STORM SENDER LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS
---	W/ CONTROL JOINTS @ 5'-0" O.C.



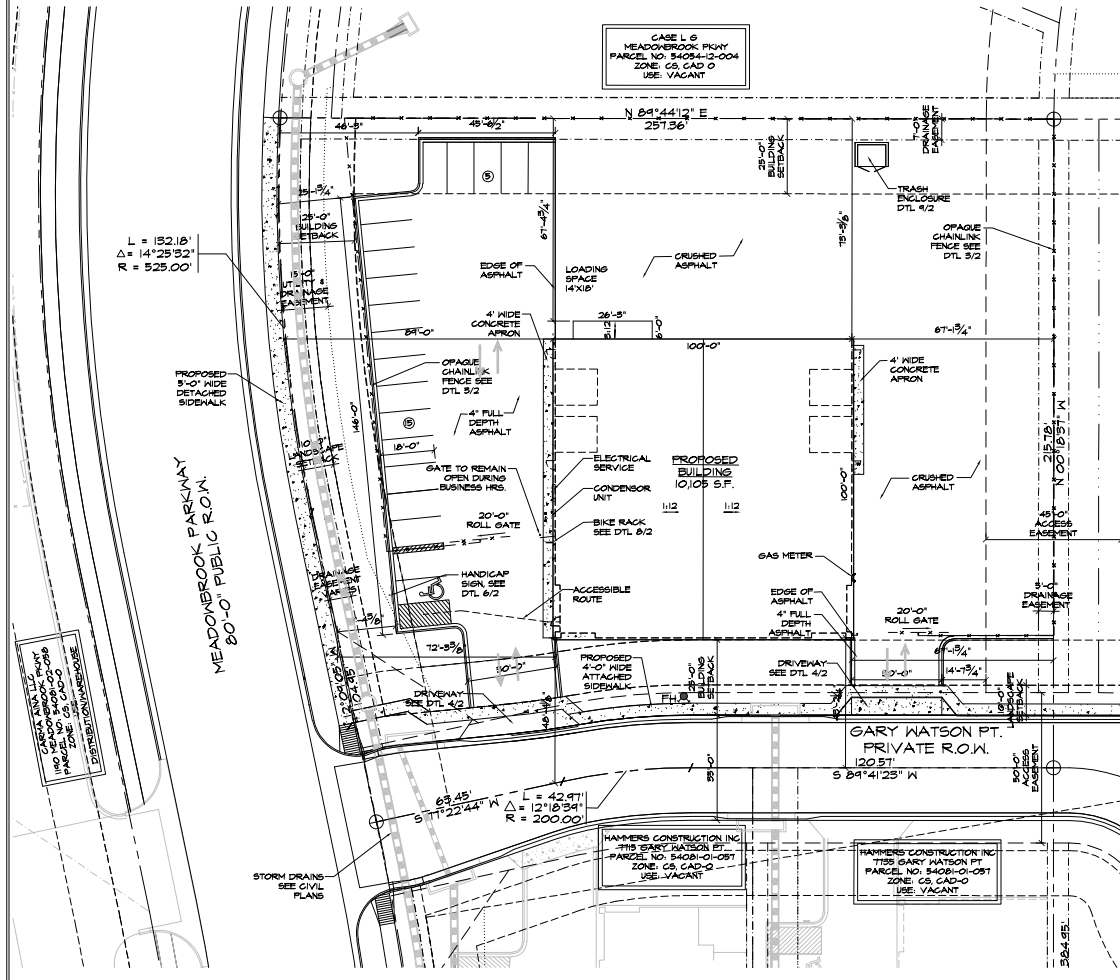
HAMMERS CONSTRUCTION INC.
 COMMERCIAL CONTRACTORS SPECIALIZING IN DESIRABLE
 PRESIDENT STEVE R. HAMMERS
 VICE PRESIDENTS: JESSICA M. HEDGECOCK
 COLORADO SPRINGS, CO 80815
 (719) 570-1598 FAX (719) 570-1000
 WWW.HAMMERSCONSTRUCTION.COM

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF HAMMERS CONSTRUCTION INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION INC. IN CONNECTION WITH THE PROJECT SPECIFICALLY IDENTIFIED HEREIN AND FOR ANY OTHER PURPOSE MAY BE SUBJECT TO THE COPYRIGHT LAWS AND PATENT RIGHTS OF HAMMERS CONSTRUCTION INC.

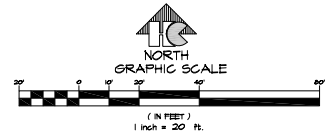
CBP 2-1, LOT 1
 116 GARY WATSON POINT
 COLORADO SPRINGS, CO 80815
 EL PASO COUNTY, COLORADO

DATE: SEPT 14, 2020
 DRAWN BY: D. AQUINO
 PROJ. MGR. R. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO. 1165

RESUBMITTAL:
 12/30/20 OF COMMENTS-10/1/20
 1/24/2021 OF COMMENTS-1/1/21
 8/15/2021-CHANGED USE



1 SITE PLAN
 SCALE: 1"=20'-0"





Steve Hammers, President

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ADJACENT PROPERTY OWNER NOTIFICATION

Project Information

HTI Filtration

Site address: 7716 Gary Watson Point

Lot 7 (1.24 acres), Claremont Business Park 2 fil no. 1 Lot 7

Proposed Building Size: 10,105 s.f.

Zone: CS, CAD-O

Proposal: We are requesting to locate a 10,105 sf building. The building will be used for specialty filtration. The building will have about 1,770 sf of office. The remainder of the building will be used for light manufacturing. Office is an approved use but requires a special use review for light manufacturing.

The parcel mentioned above is adjacent to our properties: See below:

- CBP Lot 1, 7715 Gary Watson Point, Colorado Springs, CO 80915
- CBP Lot 2, 7735 Gary Watson Point, Colorado Springs, CO 80915
- CBP Lot 3, 7755 Gary Watson Point, Colorado Springs, CO 80915
- CBP Lot 6, 7756 Gary Watson Point, Colorado Springs, CO 80915

We have been notified of the proposed use (as mentioned above) and have no objections to this proposal. Therefore this letter shall serve as proper "Adjacent Property Owner Notification" for this application.

Sincerely,



Steve Hammers
Hammers Construction, Inc
(719) 570-1599

ADJACENT PROPERTY OWNERS

7020 0640 0000 7228 2694

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Colorado Springs, CO 80903

Certified Mail Fee	\$3.60	0615 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	07/09/2021

Sent To **CASE LG**
 Street and Apt. No., or PO Box No.
119 N. Wahsatch Ave.
 City, State, ZIP+4®
Colorado Springs CO 80903-2453

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 7228 2687

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Parker, CO 80134

Certified Mail Fee	\$3.60	0615 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	07/09/2021

Sent To **CARMA AINA LLC**
 Street and Apt. No., or PO Box No.
5940 Cantrell CT
 City, State, ZIP+4®
Parker, CO 80134-5801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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West Palm Beach, FL 33420

Certified Mail Fee	\$3.60	0615 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	07/09/2021

Sent To **8250 REALTY LLC**
 Street and Apt. No., or PO Box No.
P.O. Box 31871
 City, State, ZIP+4®
West Palm Beach FL 33420-1871

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions