



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

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*Specializing in Design/Build*

## Letter of Intent

**Claremont Business Park 2** Preliminary Plan (PCD File No. SP197)

### Owner Information

Hammers Construction, Inc.  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
Project Name: Claremont Business Park 2

### Owner Representatives

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

### Property Information:

Address: 1111 Meadowbrook Pkwy  
Colorado Springs, CO 80915  
Lot Size: 13.72 acres  
Zoned: CS CAD-O  
Parcel number: 54081-01-054, 54054-12-001, 54054-12-002,  
54054-12-003, 54054-12-004

Per the emails with staff this should just be labeled as an access easement. Please revise.

### Request and Justification

Proposing to amend the previously approved preliminary plan w/ the current configuration. The original preliminary plan was intended for 16 lots and this new plan has 10 lots. Our proposal is consistent with the adjacent development. The uses we are intending for the remaining lots are planned for office, light industrial/warehouse and retail type uses which is consistent and are approved uses within the CS zone. We feel this proposal will help to develop the area faster and enhance the neighborhood (the owner has already received interested calls on the smaller lots granted the proposal is approved). Not to mention it will help increase revenue for the County and support the neighboring residential and commercial business already existing in the area. All lots will include the required zoning setbacks per CS zone and including a maximum height of 45 feet, as stated on the Preliminary Plan drawing. The property is currently vacant. No signs are being proposed at this time.

### Existing and proposed facilities, structures and roads.

The lot will be entered from Meadowbrook Pkwy utilizing the two existing driveway. Hammers will develop and construct Gary Watson Point for the 7 lots as shown. The remaining 3 lots will be accessed from El Jefe Hts to be constructed at a later date.

### Access Easement Reservation

El Paso County has requested we provide a 45' access easement reservation as show on the preliminary plan between lots 6 & 7. This reservation is only to be used if El Jefe

easement



easement

Heights' access point is ever required to close. By doing this, the remaining lots 8-10 won't be land locked. If this reservation is ever needed, then this reservation of land will happen with no cost to the County. In the meantime, this area will be maintained by the perspective owners of Lots 6 & 7 and usable to them until reservation may be ever forced to be developed for an access point.

In the meeting last fall, it was specifically discussed this area was to be landscaped until such time it is needed for developed access point.

Deviation Request

	<b>LDC/ECM Section</b>	<b>Category</b>	<b>Standard</b>	<b>Modification</b>	<b>Justification</b>
<b>1</b>	LDC 8.4.4.E.3, LDC 8.4.4.E.2 ECM Section 2.2.4.B.6/SD-4-1	<b>Private Road Allowances</b>	Allowance for a Private Road	ECM Section 2.2.4.B.6/SD-4-1, The private roadway section shall meet all details of the Local Urban Road Section except requests to exclude the 5' wide sidewalk (each side) as defined in the detail and provide a 4' wide sidewalk on the one side only. (Request Gary Watson Point only)	This deviation request would provide alignment to the current characteristic, design and appearance of the Claremont Business Park commercial development. Road to be maintained by Claremont Business Park HOA

This requested modification per LDC Code chapter 4.2.6.F.2.h would still allow pedestrian traffic within the smaller private looped road. These types of businesses (subcontractors, landscapers, etc.) that are proposed for Lots 1-7 don't get a lot of foot traffic (if any) from the public. Claremont Business Park, Filings 1 & 2 do not have any sidewalks on the existing private roads and no complaints have come to the HOA and owners. Please refer to the deviation form for the addressing of criteria for approval.



### Waiver Requests

Private road: Requesting a waiver to have Gary Watson Point to be a private road and owned by the property owners. The Claremont Business Park HOA has accepted this road to be maintained with in the association. This request is consistent with Claremont Business Park Filings 1 & 2.

Drainage Easements: The Preliminary Plan for this site is submitting a Waiver of the El Paso County Land Development Code to request 2' foot side lot easements for drainage. Therefore, the drainage easement being 4' foot in total width. (It is likely that some lots will have a building on each lot, 4 feet apart). A calculation sheet is included in the appendix to show the maximum capacity of a concrete drainage channel with varying slopes. The final drainage report for these lots will show the slope and total amount of drainage to be conveyed in the drainage channel. The channel is proposed to be a 6" inch tall x 3' foot wide trickle channel. The final drainage report will ensure that the maximum capacity is not exceeded.

Ensure that all the approval criteria for prelim plan (LDC Section 7.2.1(D)(2) are addressed in the letter of intent.

Include specific discussion regarding how the plan complies with the El Paso County Policy Plan. No blanket statements, please include specific policies and how it complies with those.

Discuss how the plan complies with specific policies of the water master plan. We have been told to make sure applicants discuss this in more detail moving forward including citing specific goals and policies.