



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400  
(719) 570-1599 | www.hammersconstruction.com

*Specializing in Design/Build*

## Letter of Intent Amended Preliminary Plat

Add PCD File Number

### Owner Information

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

### 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

approval of  
waivers/deviations  
are required for  
private roads

### Request and Justification

Proposing to amend the previously approved preliminary plat w/ the current configuration. The original preliminary plat was intended for 16 lots and this new plan has 11 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 on 25 feet on all sides and 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.

Provide a summary describing the access that is to be provided between the Hammers portion and the remaining development.