



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Letter of Intent

Amended Preliminary Plat (PCD File No. SP197)

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: Amendment to Claremont
Commercial Filing No. 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

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 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.

Revise to state:
Access Easement
reservation

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.

EPC ROW dedication

El Paso County has requested we provide a 45' right of way reservation as show on the preliminary plat between lots 6 & 7. This reservation is only to be used if El Jefe Heights' access point is ever required to close. By doing this, the remaining lots 8-10 won't be land



Note that there is no section 2.3.2.B.6. There is only a 2.3.2. Please revise accordingly

locked. If this reservation ever needs to be developed, then this 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.

Deviation Request

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC 8.4.4.E.3, LDC 8.4.4.E.2 ECM Section 2.3.2.B.6/SD-4-1	Private Road Allowances	Allowance for a Private Road	Request to construct the roadway per the ECM Section 2.3.2.B.6/SD-4-1, without the 5' sidewalk in order to simulate the other Claremont Business Park private internal roads	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 generate a natural flow of pedestrian traffic along smaller private looped and/or dead-end roads. These types of businesses (subcontractors, landscapers, etc.) that are proposed for Lot 1-7 don't get a lot (if any) foot traffic (if any) from the public. Consistent with Claremont Business Park, Filings 1 & 2 Therefore, a more efficient pedestrian system in this part of Claremont Business Park.

How is this providing a natural flow of pedestrian traffic if there are no sidewalks for pedestrians to use. Additionally, this is a section of the code that is for a PUD which this is not. Please revise the paragraph accordingly.

Please submit a deviation form for not providing the required sidewalks on both the private roadways. Note that if the proposed private roads are built to county standards then only the waiver is required otherwise a deviation request from the county standards and a waiver is required.