



# HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400  
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• **SPECIALIZING IN DESIGN / BUILD** •

Steve Hammers, President  
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COM-20-008

## Letter of Intent

### Plot Plan

#### Owner Information

Hammers Construction, Inc.  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
Project Name: CBP Lot 6-1A

#### 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 6, Claremont Business Park, Fil No. 1A  
Address: 1471 Woolsey Heights  
Colorado Springs, CO 80915  
Lot Size: 1.33 acres (disturbed 0.30 acres)  
Zoned – CS  
Parcel number: 54081-01-029

#### Request and Justification

Request approval to amend the approved site development plan under EPC file # PPR-06-025. Phase I was completed in 2008 and was completed per plans approved on 12/4/07.

Now we are building the proposed 10,000 sf building. Due to existing site conditions we have made some minor changes to the site:

- We are moving the building 4'-0" to the south-east so our foundation will not disturb the existing curb and gutter and established landscaping.
- We added sidewalk on the north-west (front) of the building to tie into existing curb. This also allowed better egress flow to access the utilities that come into the building w/o damaging the existing landscape.
- Per new EPC zoning code we have added a trash enclosure as shown per plans.
- The parking calculations have been updated to reflect the current square footages of the floor plan (attached in this submittal).
- Finally, we added new fencing to the north side of the property to close off the access that was once between these 2 properties. Fencing will match existing on the property and per detail on the plans.

We feel these changes are minor and do not change the design of the previously approved site development plan.

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

The lot will be entered from Woolsey Heights. All curb/gutter, driveways, asphalt, fencing and landscaping are existing. The future 10,000 sf building shown is being proposed on the property indicated above.