



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

### Plot Plan

#### Owner Information

Colorado Springs Mayberry LLC  
32823 Temecula Parkway  
Temecula, CA 92592  
Project Name: Intelifab

#### 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: Mayberry, Colorado Springs Filing No 2, Lot 1  
Address: 22325 Highway 94  
Calhan, CO 80808  
Lot Size: 1.5 acres  
Zoned – CS  
Parcel number: 34000-00-259

#### Request and Justification

Request approval for the new construction of a 23,284 sf gross building built on the property indicated above used for manufacturing, office & warehouse uses. This building is being used to manufacture the products to build the homes proposed for this subdivision. Office and warehouse uses are approved within the CS zone and we will be applying for special use application for light manufacturing use. We will add necessary parking and drive aisles per El Paso County requirements. No free-standing signs are being proposed at this time.

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

The lot will be entered from Springs Road and Cattlement Run. The lot is currently vacant. One 23,284 sf gross building are being proposed on the property indicated above.

#### Alternate landscaping request

Requesting to reduce a portion of the landscape setback along Highway 94. The requirement is to have a 25'-0" landscape setback along a major arterial road. We are proposing a 15'-0" landscape setback as shown. Due to fire safety and loading areas for the owner, we needed to provide a drive aisle at the rear of the building to meet code requirements. We are still installing all required landscaping materials within the 15'-0" setback. In addition, the building is still set back from the road. We feel we are meeting the buffering requirements and feel this request is not deviating too far from the intent of the zoning code.