



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: Cattlemen Run  
Ellicott, CO 80808  
Lot Size: 1.5 acres  
Zoned – CS  
Parcel number: 34000-00-259 (TBD once final plat is recorded)

please be aware that the special use must be approved prior to the site development plan approval.

#### Request and Justification

Request approval for the new construction of a 20,329 sf gross building built on the property indicated above used for manufacturing. This building is being used to manufacture the products to build the homes proposed for this subdivision. Light manufacturing is a special use in the CS zone and we will be applying for a special use application. We will add necessary parking and drive aisles per El Paso County requirements. There is no proposal at this time for any signs to be placed on the property. If a sign permit is needed a separate permit will be applied for separately.

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

The lot will be entered from Cattlemen Run. The lot is currently vacant. One 20,329 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. In addition, a 30'-0" landscape buffer is required on the north side. We are proposing to reduce a portion of this setback requirement to 15'-0" landscape setback as shown. Due to fire safety comments from Ellicott Fire, we needed to provide a drive aisle at the rear of the building to meet their code requirements. These requirements include to have fire truck access around the building for fire fighting measures. Secondly to be able to have 150'-0" hose length around the building from a fire engine truck. The fire department has compromised with us (due to the building being sprinkled) on not needing a full width access on the north side and since our fire lane is less than 150'-0" we are allowed to keep this as a dead end fire lane. We are still installing all required



landscaping materials within the 15'-0" setback. In addition, based on the location of the building from the road, we feel we have enough buffer as the state hwy has a 100'-0" ROW and our building sits 31'-6" from our property line. Per the landscape plan, we are required to have 15 trees and are not reducing this code requirement. We feel the combination of our building with the required landscaping meets the buffering requirements and feel this request is not deviating too far from the intent of the zoning code.

# Letter of Intent\_V2.pdf Markup Summary

---

12/31/2020 1:42:15 PM (1)

---

1 5 55 WINDY + MAGNET  
Colorado Springs, CO 80915  
913 570-1599

please be aware that the  
special use must be approved  
prior to the site development  
plan approval.

recorded)

**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdruiuz  
**Date:** 12/31/2020 1:42:15 PM  
**Status:**  
**Color:** █  
**Layer:**  
**Space:**

please be aware that the special use must be approved prior to the site development plan approval.