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# HAMMERS CONSTRUCTION, INC.

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I SPECIALIZING IN DESIGN / BUILD I

## Letter of Intent

### Plot Plan

#### Owner Information

Hammers Construction, Inc.  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
Project Name: 1002, LLC

#### 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 2, Claremont Business Park, Fil No. 1A  
Address: 1495 Woolsey Heights  
Colorado Springs, CO 80915  
Lot Size: 2.93 acres  
Zoned – CS  
Parcel number: 54081-01-027

#### Request and Justification

Request approval for the new construction of a (2) 10,000 sf building built on the property indicated above used for office & warehouse uses. We will add necessary parking, drive aisles and landscaping 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 Woolsey Heights. The lot is currently vacant. Two (2) 10,000 sf building are being proposed on the property indicated above.

#### Traffic

The owner tends to lease this building out so we do not have a business in mind yet, but we are proposing a typical office & warehouse business with 5-10 employees. Since the businesses will be consistent with other businesses in the park, we believe a traffic study is not required since we will be well below the 100 trip.

#### Ownership

Hammers Construction is buying this building and is the owner of this lot. Our intent is to build the building as office and warehouse uses (main uses) as the floor plan and permit documentation shows. Once the work is completed, we intend to sell the building and will market it for these uses. In summary, Hammers Construction will be occupying the building at this time.

Please provide a statement to the effect that "if Hammers leases to users other than described above, that revision of site plan may be require if additional parking spaces are needed and/or if traffic counts increase."