



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 Site Development Plan

Owner Information

Woodmen Hills Metro Dist.
8046 Eastonville Rd.
Peyton, CO 80831
Project Name: Woodmen Hills
Recreation Center

Owner Representatives

Hammers Construction, Inc.
Elliot Smith – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Woodmen Hills Filing No. 11 Tract No. 7
Address: 9205 Meridian Ranch Blvd.
Peyton, CO 80831
Lot Size: 5.19 Acres
Zoned – PUD
Parcel Number: 42311-14-001

Request and Justification

Request approval for the new construction of a 9,956 sf building built on the property indicated above used for a recreation center. 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

A 9,956 sf building is being proposed on the property indicated above. The lot is already occupied by Woodmen Hills Metro District and the current use is the same as the building be proposed. The existing building is a 16,738 sf Recreation Center. The lot will be entered from Meridian Ranch Blvd.

Traffic

The owner intends to occupy this building for the purpose of Recreation Center, so we are proposing a typical Recreation Center with no new employees. Since the use will be consistent with the existing use on the property and will not increase typical use, we believe a traffic study is not required.