



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400  
(719) 570-1599 | [www.hammersconstruction.com](http://www.hammersconstruction.com)

*Specializing in Design/Build*

## Letter of Intent Site Development Plan

### Owner Information

Hammers Construction, Inc.  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
Project Name: CBP 2-1, Lot 5

### 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: Claremont Business Park 2, Fil No. 1 Lot 5  
Address: 7776 Gary Watson Point  
Colorado Springs, CO 80915  
Lot Size: 1.27 acres  
Zoned – CS  
Parcel number: 54081-01-027 (TBD)

### Request and Justification

Request approval for the new construction of a 10,000 sf building built on the property indicated above. 1,500 sf will be used for office space & 8,500 sf will be used for warehouse space. 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 Gary Watson Point. The lot is currently vacant. A 10,000 sf building is being proposed on the property indicated above.

### Traffic

A traffic study was submitted with the preliminary plan (SP 197) and final plat (SF 2014) and this use was accounted for in this study.

### Ownership

Hammers Construction is buying this building and is the owner of this lot. Our intent is to construct the building for 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. Hammers Construction will be occupying the building at this time, but if Hammers leases it for a use other than those described above, a revision to the site plan may be required if additional parking spaces are needed and/or if traffic counts increase.



2-3-21

El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**RE: Alternate Landscape Plan Request**

Location: Claremont Business Park-2, Lot 5, Fil. No. 1, El Paso County

On behalf of Hammers Construction, we are requesting approval for alternate landscape plan for Lot 5, landscape setback, based on the following points.

- Waive landscape setback tree requirement along Marksheffel Road frontage. 314 LF along property line, 16 trees require/0 provided.
  - Fiber optic, drainage, and electrical easements hinder setback tree placement options.
  - The steep slope between Marksheffel Road and the existing retaining wall makes it difficult for safe access to plant required trees, maintain the trees, and get irrigation to the trees. It is difficult for trees to survive on steep slopes.
  - Marksheffel Road roadway surface sits above the property, therefore a landscape buffer would not be visually effective.
  - Landscape plan, dated 1-29-21 (revised), complies with all other landscape policies required by El Paso County.

Thank you for your consideration in this matter.

John MacKay, PLA