



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

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.

Internal Landscaping requirements are also being waived; Please revise statement and include adequate justification explaining the reason that an alternative to the internal landscaping requirements are being sought, as well as mitigation/how the alternative plan meets the intent of the Code.

*Please note that the authority of the Director to approve alternative landscape designs does not allow the Director to eliminate the requirements or to diminish the total landscape area required by Chapter 6 of the Code.

Please also revise/reorganize justification points to separately list and justify the various requirements that you're seeking alternative design for / relief from.

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

- Waive landscape setback tree requirement along Marksheffel Road frontage. 314 LF, 16 trees required.
- Fiber optic, drainage, and electrical easements hinder buffer tree placement options.
- Landscape plan, dated 10-29-20 (revised), complies with all other landscape policies required by El Paso County.
- 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.

Thank you for your consideration in this matter.

John MacKay, PLA

Letter of Intent_V2_Redlines.pdf Markup Summary

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Subject: Callout
Page Label: 2
Author: Sophie Kiepe
Date: 1/4/2021 11:02:58 AM
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