



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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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 5 - 1

Owner Representatives

Alternative to landscape setback and internal landscaping tree requirements will need to be explained and justified in the Letter of Intent. Please justify why you're requesting alternative and respond to each of the approval criteria within Chapter 6.

This is confusing, should it be 2-1-5?

Site:

Legal: Claremont Business Park 2, Fil No. 1
Address: 7776 Gary Watson Point
Colorado Springs, CO 80915
Lot Size: 1.27 acres
Zoned – CS
Parcel number: 54081-01-057 (TBD)

Request and Justification

Request approval for the new construction of above, 1,500 sf will be used for office space will add necessary parking, drive aisles and 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); 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 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, if Hammers leases to users other than those described above, that revision of site plan may be required if additional parking spaces are needed and/or if traffic counts increase.

Letter of Intent_V1.pdf Markup Summary

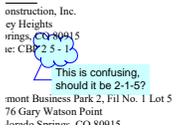
Callout (1)



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Engineer (1)



Subject: Engineer
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Author: JPatton
Date: 10/15/2020 1:14:52 PM
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