



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Add email addresses for both contacts

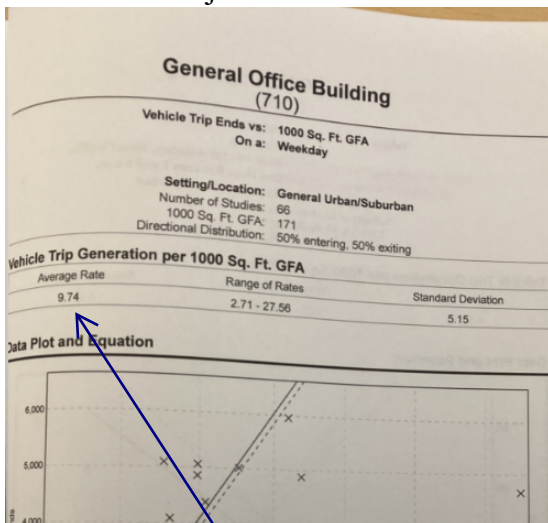
Letter of Intent Site Development Plan

Owner Information

Trenton B Urban
6365 E Platte Ave.
Colorado Springs, CO 80915
Project Name: Wirenut

Owner Representatives

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



Please add the PCD file # to all plans and reports; File #PPR-2234

Resolve the discrepancy. Be sure to be consistent on the Site plan also.

construction of a 17,262 sf building built on the property indicated for office space and warehouse use (which is an approved use in the CS zoning code). 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 new 17,255 sf building is being proposed on the property indicated above. The lot is currently vacant and will be entered from E Platte Frontage Rd.

the adjacent property does not have bearing on whether this site requires a traffic study. Additionally, no information regarding the adjacent property is provided. Please revise the statement.

Traffic

The owner intends to occupy this building for the purpose of Office/Warehouse, so we are proposing a typical Office/Warehouse with no new employees. **Since the use will be consistent with the existing use on the adjacent property and will not increase typical use, we believe a traffic study is not required at this time.** As the business will not exceed the 100 daily trips. The owner will have 20-30 employees (this includes both office and field employees) Half of these employees will be in company vehicles that go out on a call to troubleshoot MEP services. These employees are also allowed to take their work vehicle home, which would bring the trip generation down further. No customers come to this business as this is a dispatch call center and not intended for purchase of parts. The business may have 1-2 deliveries per day. Based on this count and should not need additional traffic reports.

Per ITE the average ADT for general office building (land use 710) is 9.74ADT per 1000 sq. ft. of GFA which would trigger a traffic memo. please provide a traffic memo as justification for not providing a traffic study has not been met.



Please provide a detailed discussion regarding landscape, utilities, parking and how the proposed project conforms to the EPC LDC - see LOI checklist attached

Letter of Intent_V1.pdf Markup Summary

7/12/2022 8:46:15 AM (1)



Add email addresses for both contacts

Owner Information
Trenton B Urban

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Author: Linda.Nguyen
Date: 7/12/2022 8:46:15 AM
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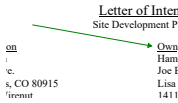
Add email addresses for both contacts

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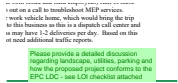
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7/12/2022 8:46:22 AM (1)



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7/13/2022 1:36:38 PM (1)



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Please provide a detailed discussion regarding landscape, utilities, parking and how the proposed project conforms to the EPC LDC - see LOI checklist attached

7/13/2022 1:37:17 PM (1)



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Page Label: 1
Author: Linda.Nguyen
Date: 7/13/2022 1:37:17 PM
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7/13/2022 10:17:19 AM (1)

City of Colorado Springs
Colorado Springs, CO 80915
(719) 570-1599

Please add the PCD file # to all plans and reports; File #PPR-2234

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Author: Linda.Nguyen
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Please add the PCD file # to all plans and reports; File #PPR-2234

7/15/2022 5:02:07 PM (1)



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Date: 7/15/2022 5:02:07 PM
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Resolve the discrepancy. Be sure to be consistent on the Site plan also.

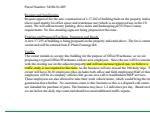
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Subject: Highlight
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Author: Daniel Torres
Date: 7/15/2022 5:04:05 PM
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Since the use will be consistent with the existing use on the adjacent property

7/15/2022 5:08:31 PM (1)



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Date: 7/15/2022 5:08:31 PM
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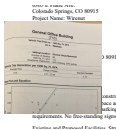
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Date: 7/15/2022 5:08:53 PM
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the adjacent property does not have bearing on whether this site requires a traffic study. Additionally, no information regarding the adjacent property is provided. Please revise the statement.

7/19/2022 9:37:10 AM (1)



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Date: 7/19/2022 9:37:10 AM
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Per ITE the average ADT for general office building (land use 710) is 9.74ADT per 1000 sq. ft. of GFA which would trigger a traffic memo. please provide a traffic memo as justification for not providing a traffic study has not been met.