



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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

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Specializing in Design/Build

Letter of Intent

Site Development Plan
(County File: PPR-2234)

Owner Information

Trenton B Urban
6365 E Platte Ave.
Colorado Springs, CO 80915
Email: Turban@thewirenut.com
Project Name: Wirenut
Home Services

Owner Representatives

Hammers Construction, Inc.
Joe Butler – Project Manager
Email: jbutler@hammersconstruction.com
Lisa Peterson – Design (Applicant)
Email: lpeterson@hammersconstruction.com
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lot 5 Clearway
Address: 6365 E Platte Ave.
Colorado Springs, CO 80915
Lot Size: 2.97 Acres
Zoned – CS CAD-O
Parcel Number: 54180-01-005

Request and Justification

Request approval for the new construction of a 17,255 sf building built on the property indicated above used mainly for office space and warehouse use (which is an approved use in the CS zone). 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 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.

Setbacks

We are meeting all dimensional standards per El Paso County zoning code. Our building doesn't encroach on building setbacks (25'-0" front, rear, and sides). Landscape setbacks along roadways are being complied with. Our allowed building height is 45'-0" max and our actual building height is 20'-8".



Utilities

The project connects to or extends adequate public utilities to the site. See utility plan for further detail. We will be handling the proper submission requirements to the following entities providing utilities to this site: Colorado Springs Utilities (electrical & gas) and Cherokee Metropolitan District (water & sewer) for approval.

Traffic

Traffic Memo has been requested. We will provide once received.

Parking

The project provides off-street parking as required by El Paso County. We are required to have 64 spaces per code. See breakout on page 1 under project information. All parking stalls, drive aisles and loading/ unloading areas meet the location and dimension standards set by the El Paso County. See details for compliance on page 2.

Photometric

The project provides the required lighting specifications per El Paso County Code. See photometric plans included with this project's submittal for further details.

Landscape

The project provides landscaped areas per El Paso County code. We are providing the required 10'-0" landscape setbacks along front of the property. See landscape sheets for further details.

Road Impact Fees

Transportation road impact fees will be paid at the time of permit. The calculations are as follows:

- Office is 11,216 s.f. ($11216/1000 = 11.2 \times \$3,180$) = \$35,616.00
 - Warehouse is 6,039 s.f. ($6039/1000 = 6.04 \times \$1,865$) = \$11,264.60
- Total road impact fee is \$46,880.60