



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 3

### 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 3  
Address: 7755 Gary Watson Point  
Colorado Springs, CO 80915  
Lot Size: 0.96 acres  
Zoned – CS, CAD-O  
Parcel number: 54081-01-057

### Request and Justification

Request approval for the new construction of a 7,000 sf building built on the property indicated above, 1,300 sf will be used for office space & 5,700 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 7,000 sf building is being proposed on the property indicated above.

### Traffic

A traffic study was submitted with the preliminary plan (SP 197) and these proposed uses were accounted for in this study. No additional improvements are needed per the traffic study. In addition, this is a private road and no further recommendations are needed.

### 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 described above, that revision the site plan may be required if additional parking spaces are needed and/or if traffic counts increase.