



# HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights I Colorado Springs, Colorado 80915-5400  
(719) 570-1599 I FAX (719) 570-7008 I www.hammersconstruction.com

I SPECIALIZING IN DESIGN / BUILD I

Steve Hammers, President  
shammers@hammersconstru

Include any alternative requests and justify reasons as to why landscaping/buffering may not apply.

## Letter of Intent

Plot Plan

### Owner Information

Woodford Manufacturing Co.  
2121 Waynoka Rd.  
Colorado Springs, CO 80915

Project Name: Woodford Manufacturing Co.

### Owner Representatives

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

### Site:

Legal: Lots 1, BLK 1, Waynoka Road Industrial  
Address: 2121 Waynoka Rd.  
Colorado Springs, CO 80915

Lot Size: 8.92 acres

Zoned – PUD

Parcel number: 54062-05-001

### Request and Justification

Request approval for the addition of an 18,000 sf building built on the property indicated above used for Manufacturing & Warehouse. 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 Waynoka Rd. The lot is currently occupied by an 70,325 sf Office/Manufacturing/Warehouse facility for Woodford Manufacturing Company. An 18,000 sf addition is being proposed on the property indicated above.

### Traffic

This business is an established use on this site and has been there over 35 years. The addition will not increase traffic calculations as they are not adding employees or deliveries with this addition. They are adding equipment to make their process more efficient. Therefore a traffic study is not required.

# Markup Summary

---

dskendall (1)

---



(719) 570-1599



**Subject:** Text Box

**Page Label:** 1

**Author:** dskendall

**Date:** 8/23/2018 12:18:28 PM

**Color:** ■

Include any alternative requests and justify reasons as to why landscaping/buffering may not apply.

Include any alternative requests and justify reasons as to why landscaping/buffering may not apply.



Owner Information

Woodford Manufacturing Co.