



**APPLICATION FOR  
FINAL SITE DEVELOPMENT PLAN**

**Property Owner(s):** (for multiple owners, please attach a separate sheet listing the following information for each owner)

**Name:** Avatar Fountain LP

**Address:** 6800 Jericho Turnpike, Suite 120W #204, Syosset, NY 11791

**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Fax #:** \_\_\_\_\_

**Applicant:** Lisa Peterson

**Address:** 1411 Woolsey Heights Colorado Springs, CO 80915

**Email:** lpeterson@hammersconstruction.com **Phone #:** 719-570-1599

**Fax #:** 719-570-7008

**Assessor's Parcel #:** 65141-00-004 **Acreage:** 1.43

(From County Assessor's Office 520-6600)

**Property Location:** S. Highway 85 & Southmoor Drive

(Nearest Street Intersection)

**Name of Development:** River Bend Crossing

**Subdivision Name:** River Bend Crossing

**ODP Name (if PUD):** \_\_\_\_\_

**Property Zoning:** Village Center District

**Proposed Uses** Shopping Center

**Construction Schedule:** Summer 2019

**A copy of the Submittal Matrix must accompany your development application packet**

Materials Required to Accompany Application:	Check if Complete
1. Nonrefundable fee as set forth in the fee schedule.	<input type="checkbox"/>
2. Referral Matrix - provided by the City of Fountain.	<input type="checkbox"/>
3. Referral agencies packets folded and assembled in unsealed manila envelopes addressed to appropriate referral agencies as specified in the referral matrix.	<input type="checkbox"/>

As applicant named herein, I acknowledge that I have familiarized myself with the application procedures for site development plans, and the written and graphic information submitted with this application is true and accurate to the best of my knowledge and belief. As owner of the property, I understand that I am responsible for the completion of all improvements as shown on the approved site development plan prior to receiving a Certificate of Occupancy.

AL Tott 5/31/19  
Signature of Owner Date

Lisa Peterson 5/31/19  
Signature of Applicant Date

**PLANNING DEPARTMENT USE ONLY**

**Date Received:** \_\_\_\_\_

**Received By:** \_\_\_\_\_

**Fee Paid:** \_\_\_\_\_

**Complete Submittal:** \_\_\_\_\_



Steve Hammers, President  
shammers@hammersconstruction.com

# HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400  
(719) 570-1599 • FAX (719) 570-7008 • [www.hammersconstruction.com](http://www.hammersconstruction.com)

• SPECIALIZING IN DESIGN / BUILD •

## Letter of Intent

### Owner Information

Avatar Fountain, LP  
6800 Jericho Turnpike, Suite 120W #204  
Syosset, NY 11791  
Project Name: Retail 3

### Owner Representatives

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

### Site:

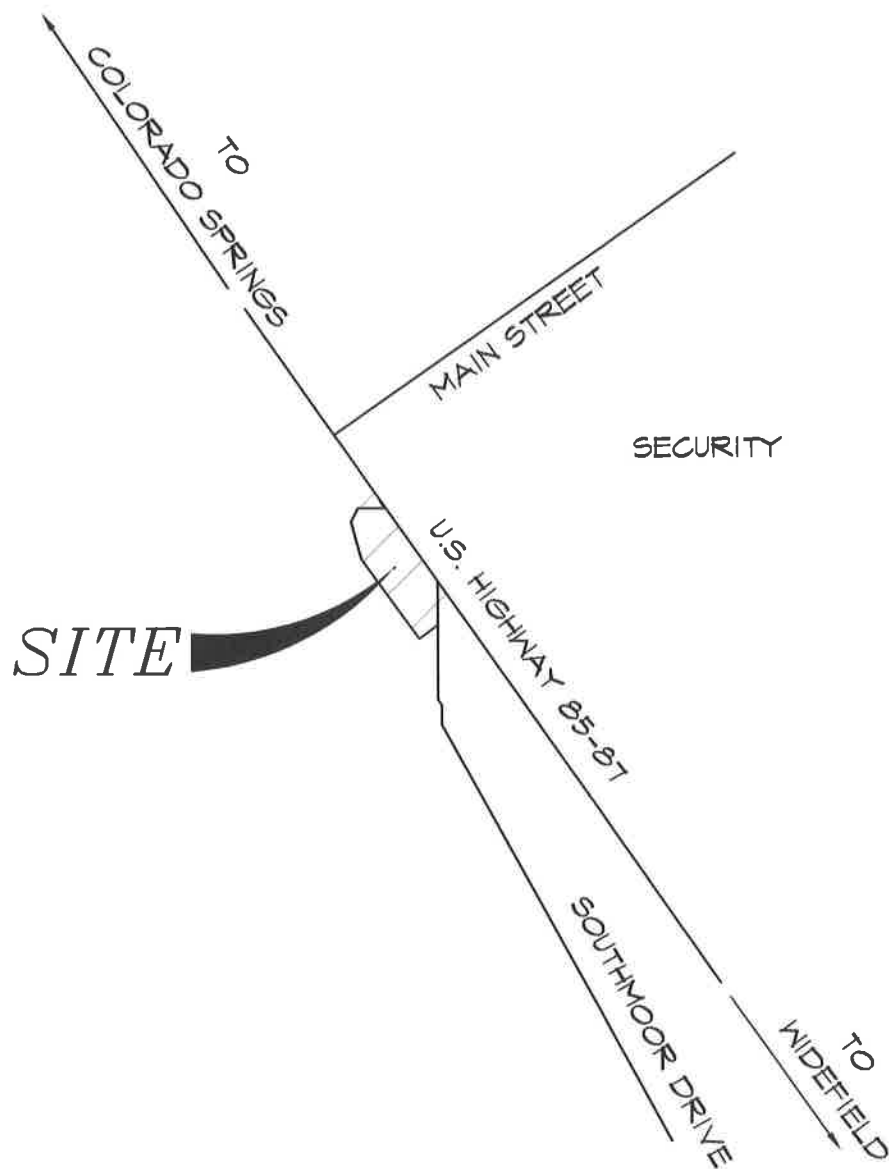
Highway 85-87  
Fountain, CO 80817  
Lot Size: 62,143 sf / 1.43 acres  
Zoned – VC  
Parcel number: 65141-00-0043

### Request

Request approval for the new construction of a 9,310 sf building built on the property indicated above for potential 5 new lease spaces used for shopping center, complete with parking and drive aisles. No free-standing signs are being proposed at this time.

### Site Information / Circulation

The lot will be entered from Main Street and Southmoor Drive. We are currently working on demolishing the site and it will be vacant at the start of this project. A new 9,310 sf building is being proposed on the property indicated above. The site has a circulation path for vehicles entering/exiting the site. We are adding sidewalks on the west for pedestrian access to the site as well as continuing the walking path to access other properties. The sidewalk access is completely ADA compliant. Drive thru is also proposed with minimum stacking space of four (4) as per city code.



NORTH

VICINITY MAP

N.T.S.