



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

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

*Specializing in Design/Build*

## Letter of Intent

PUD Amendment

### Property Owner:

Tenent Investment, LLC  
9019 Royal Melbourne Cir  
Peyton, CO 80831

### Contractor Information:

Hammers Construction  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
(719) 570-1599

### Owner Representatives:

Elliot Smith – Project Manager  
Lisa Peterson – Design (Applicant)  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
(719) 570-1599

### Site:

10610-16120 Maltese Point  
Peyton, CO 80831  
Lot Size: 1.11 acres  
Zoned – PUD  
Parcel number: 53111-01-001

### Request and Justification

Request approval for a zoning variance at the property indicated above. The intent is to add the uses of Tap Room, Bar, Group Exercise, Yoga, High Intensity Interval Training, Cycling and Cross Fit to the existing uses only for the property on Lot 1, Rolling Thunder Business park located at 10610-10620 Maltese Point. The owner is intending to install a brewery at this location which is a tap room. These

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The Letter of Intent should address the following information in detail:

LDC 4.2.6(D) Criteria for Approval of a PUD zoning

The El Paso County Water Master Plan (Cite specific policies and justification for how the rezoning supports the criteria)

The El Paso County Policy Plan (Cite specific policies and justification for how the rezoning supports the criteria)

Falcon/Peyton Small Area Plan (Specific policies and justification for how the rezoning supports the criteria)

### Existing and proposed facilities, structures and roads

The lot will be entered from Maltese Point. The space is currently vacant and classified as warehouse/storage. The site already has established parking, drive aisles and landscaping per El Paso County requirements. A 5,000 sf interior remodel is being proposed on the property indicated above. All utilities are existing therefore there will be no impact on the site or adjacent properties. No exterior work is being proposed at this time.



### Projected Water Usage

Per a Technical Memorandum from JDS-Hydro, the water usage originally calculated for the entire subdivision was over-estimated compared to the actual usage of the currently developed lots. 10610 Maltese Point currently uses about 154,440 gal/yr. Adding the brewery would increase the water usage by about 62,400 gal/yr to a total of 216,840 gal/yr. Even if every lot was recalculated for the same usage as Lot 1 (2,385,240 gal/yr total for 11 lots), the overall yearly usage would still be significantly less than the 2,606,800 gal/yr, or 8 acre-feet, allotted in the Commitment Letter from Falcon Highlands Metropolitan District dated August 28, 2007.