



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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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 an approved use. The owner would like to include a tasting/bar area to include a tap room. These are not included in the original PUD guidelines and we would like to include these uses for the owner's business. In addition, the owner would like to utilize different fitness type classes. The PUD is not clear if these are exactly approved, but we want to include these uses so there is no discrepancy since it's a grey area. We feel these uses will be a good fit for the surrounding neighborhood as there is a lot of residential homes in this area and not much commercial service type uses for these neighbors. We feel if these are approved, they will be well received by the community. In addition, we feel we are meeting the purpose of the PUD outlined in 4.2.6 of the EL Paso County Land Development Code, by further facilitating a mix of uses within the area, through providing recreational, health and wellness, and a revenue generating business for the community, all in one facility.

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.