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HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

Letter of Intent

Plot Plan

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: PAD-2

Owner Representatives

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

Site:

Legal: Lot 2, Filing 1, Padmark Business Park
Address: 1150 Meadowbrook Pkwy
Colorado Springs, CO 80915
Lot Size: 1.69 acres
Zoned – CS
Parcel number: 54081-02-057

Request and Justification

Request approval for the new construction of a 12,500 sf building built on the property indicated above used for office and warehouse uses. 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 Meadowbrook Pkwy. The lot is currently vacant. A 12,500 sf building is being proposed on the property indicated above.

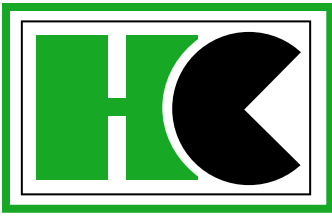
Traffic

The owner tends to lease this building out so we do not have a business in mind yet, but we are proposing a typical office and warehouse business with 5-10 employees. Since the businesses will be consistent with other businesses in the park, we believe a traffic study is not required since we will be well below the 100 trip generation.

Alternate Landscape Plan

- Request to not have any fingers in the parking stalls as this makes it more difficult for snow removal and allows better flow for vehicles backing up and turning capabilities.

We feel this still meets the County Land Development Code and provides cohesive plan that conforms with the business park.



Fencing:

We are requesting an alternative screening method for the fencing located along E. Sand Creek. We are requesting relief on the 100% screening requirement for the storage yard proposed. We are currently proposing a 6'-0" chain-link fence with slat inserts. We feel this type of fence is adequate and should be allowed for the following reasons:

- There are several storage yards currently in Claremont Business Park that has been approved and has the same fence along E. Sand Creek. They actually have contractor's storage yards and it has not been an issue. We feel keeping the same look keeps the Park looking uniform and consistent which is what is stated in the HOA covenants for this Park.
- We have already taken screening measures on the mobile home park. We added landscaping on the mobile home parks property at 1 tree / 10'-0" per the landscaping code to give additional screening for them from our park. Plus the Sand Creek channel is located a minimum of 240' from the mobile home park property line. So this should not be an issue on the side.
- In conclusion on this issue, we feel in this case no additional screening measures are needed with our fencing since we have already added additional screening measures with an approved variance and it is consistent with existing properties already with this same fence.

Storage Yard:

We are not proposing a contractor's yard at this time as we do not know who the user is at this time. We are marketing it that the storage yard will be used for work/company vehicles and material storage will be inside the building. Therefore, no special use application is needed at this time