

HAMMERS CONSTRUCTION, INC.

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

• **SPECIALIZING IN DESIGN / BUILD** •

Steve Hammers, President
shammers@hammersconstruction.com

Notice to Adjacent Property Owners

This letter is being sent to you because Hammers Construction, Inc. is proposing a land use project in El Paso County at the reference location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Joe Butler (Project Manager)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

3. Property information

Site address: 8036 Meridian Park Dr., Peyton, CO 80831
Parcel Number: 5301-10-1061
Proposed Building: 4,171 sf
Zoned - CS

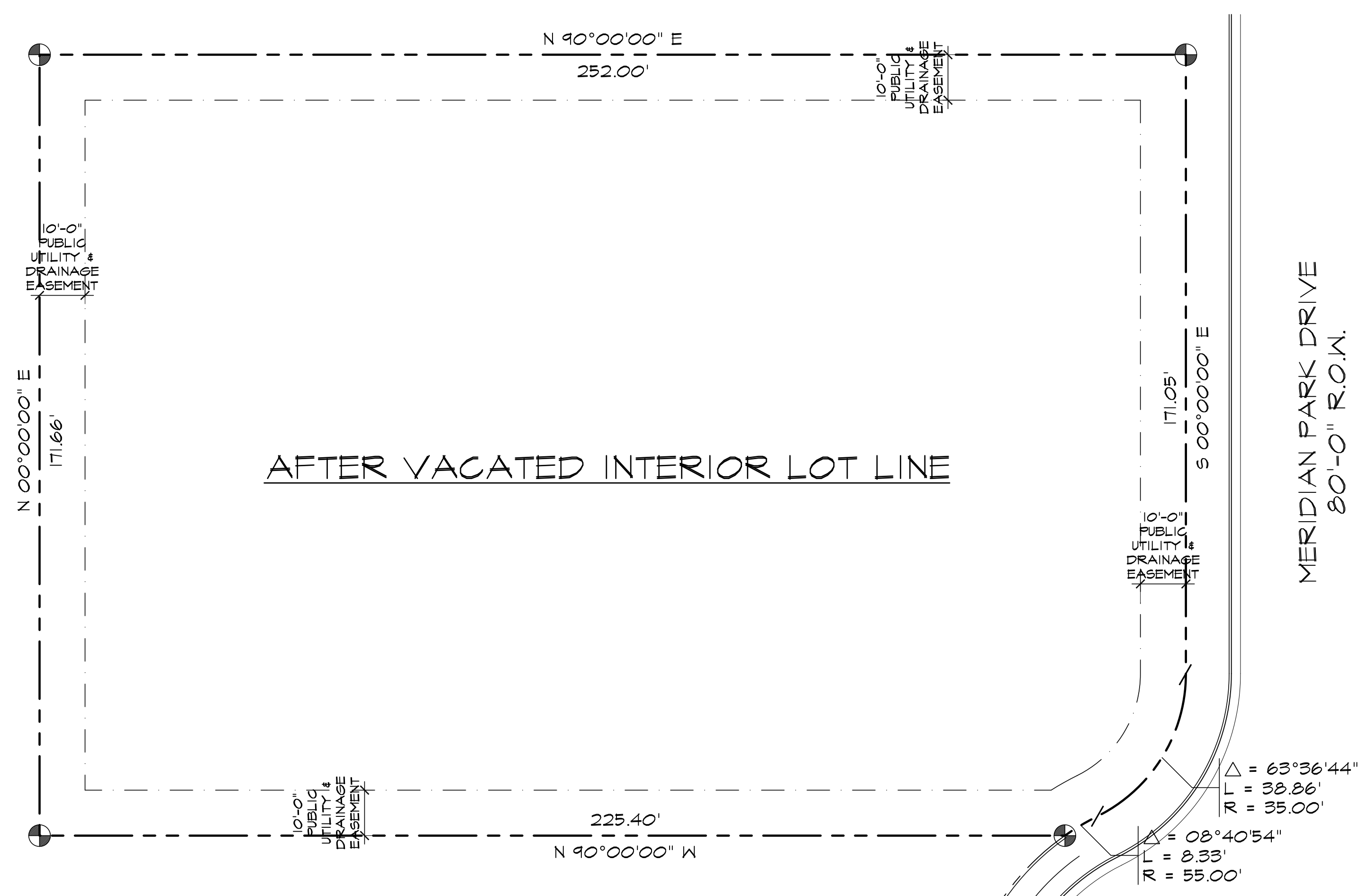
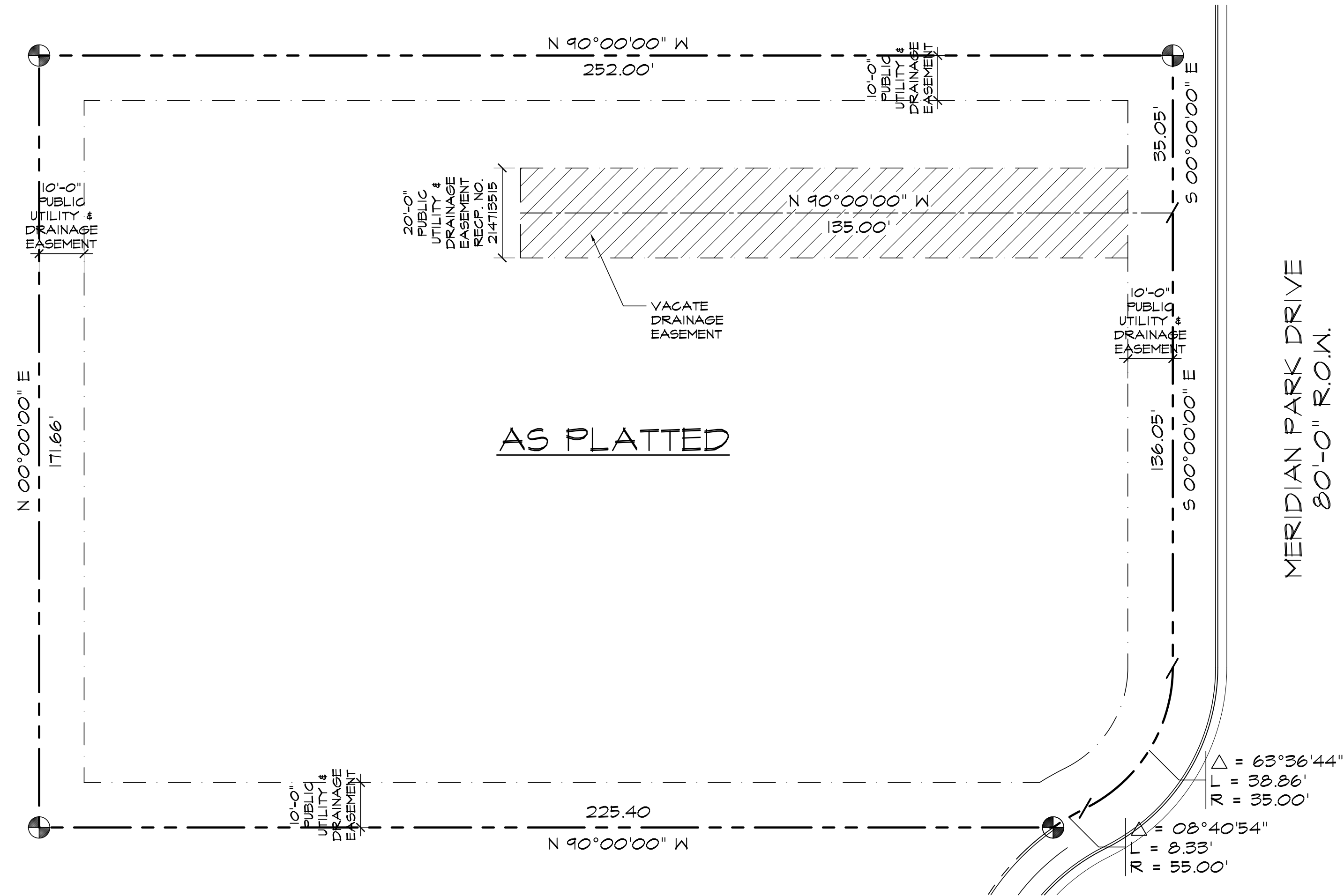
4. Request and justification

This letter is being sent to you because we are requesting a vacation of a drainage easement for this property located SW of major intersection at Bent Grass Meadows Drive and Meridian Park Drive (see map). The site will be used for a Veterinary Office. The property is currently in use as a Veterinary Hospital. Vacating the drainage easement will not affect the site, adjacent properties, or traffic flow.

5. Existing and proposed facilities, structures, roads, etc.

The lot will be entered from Meridian Park Dr. The lot currently in use as a Veterinary Hospital. (1) Building Addition, totaling 4,171 sf is being proposed on the property indicated above.

VACATION OF INTERIOR LOT LINE MAP FOR BENT GRASS COMMERCIAL LOT 3 & LOT 3B

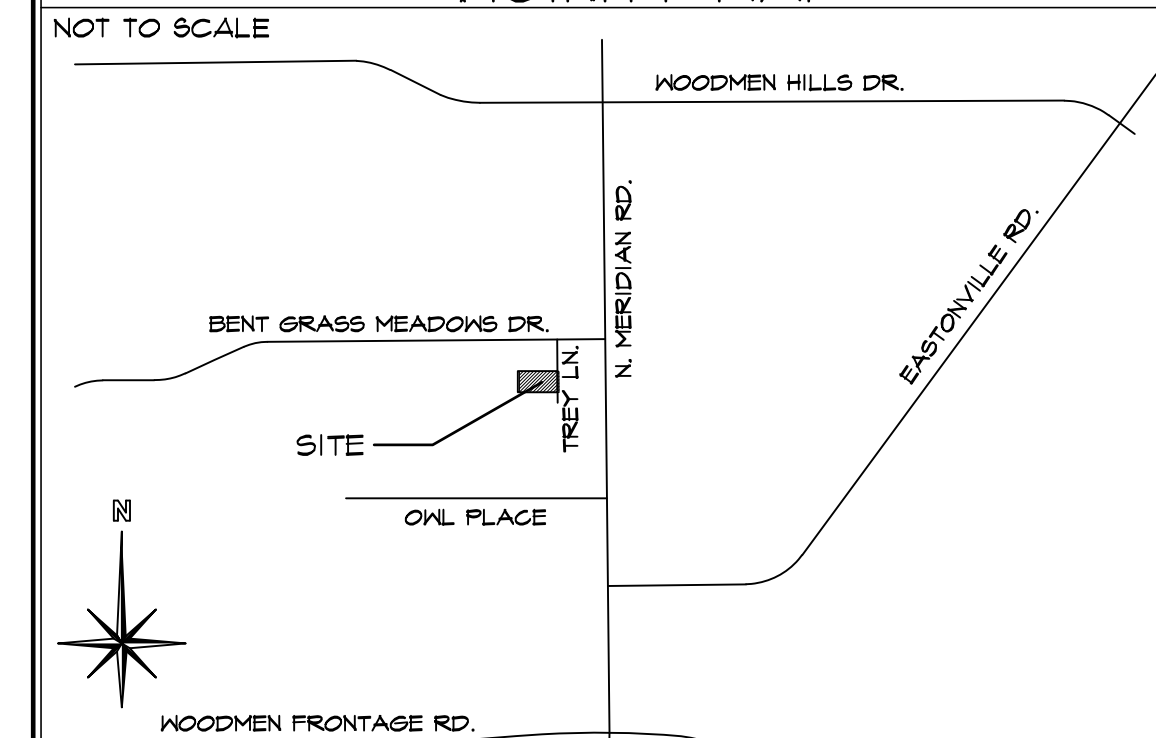


1 SITE EXHIBIT
SCALE: 1"=20'-0"

DRAWING INDEX

1 OF 1 - VACATION OF INTERIOR LOT LINE

VICINITY MAP

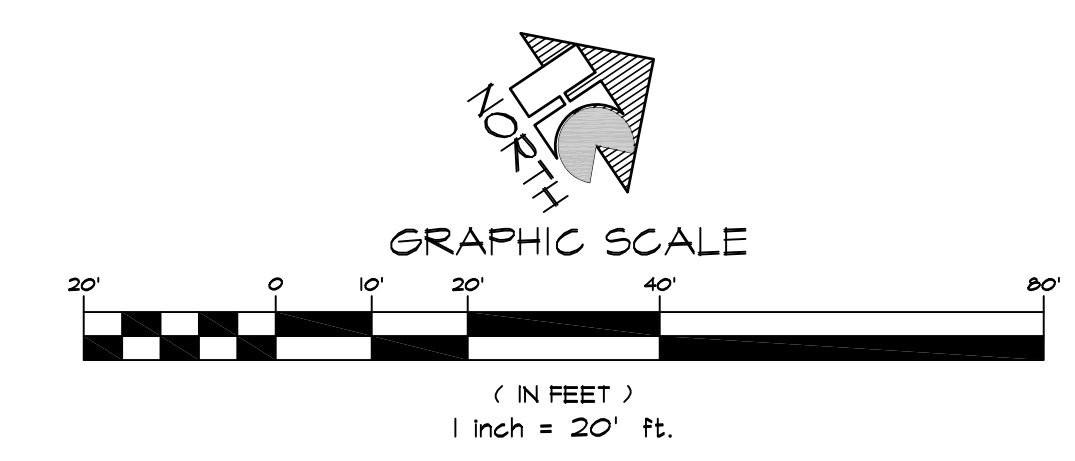


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	DVM PROPERTIES, LLC 8036 MERIDIAN PARK DR PEYTON, CO 80831
LEGAL DESCRIPTION:	LOT 3B BENT GRASS EAST COMMERCIAL FIL NO 2B 53011-01-061
PARCEL NUMBER:	CS
ZONING:	42,986 SF (0.98 ACRES)
LOT SIZE:	VETERINARY HOSPITAL
CURRENT USE:	ZONE X (MAP NO. 080410515F, DATED MARCH 17, 1997)
FLOODPLAIN STATEMENT:	
PETITIONER	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915 (719)-570-1549
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	UTILITY & DRAINAGE EASEMENT
●	PROPERTY CORNER

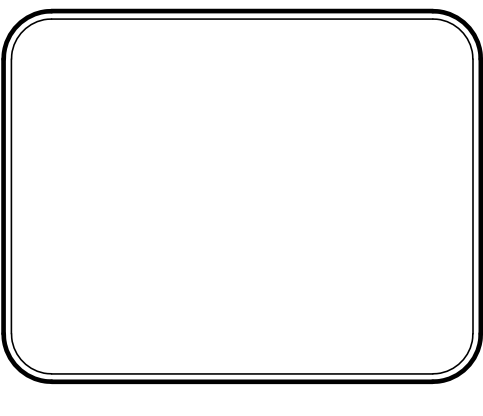
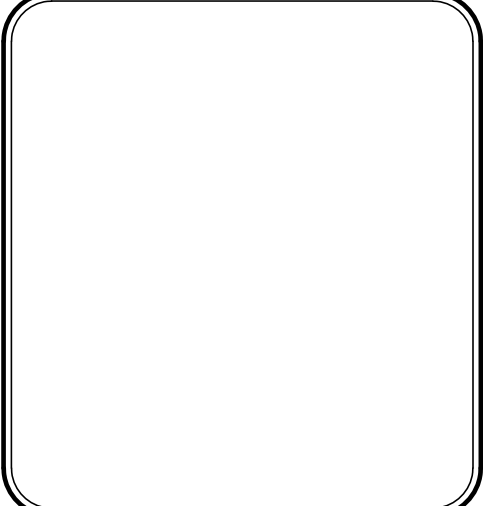


EL PASO COUNTY FILE NO. PPR-V-18

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES. DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1549 FAX (719) 570-7008
www.hammersconstruction.com

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TENDER CARE
VET CENTER - ADDITION
8036 MERIDIAN PARK DRIVE
PEYTON, CO 80831
EL PASO COUNTY, COLORADO



DATE: OCTOBER 26, 2018
DRAWN BY: J. CANTERBERRY
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1074

RESUBMITTALS:

▲	
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▲	
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COLORADO SPRINGS, CO 80921

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
Land First INC
1378 Promontory Bluff Vln
Colorado Springs Co 80921

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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FEYTON, CO 80831

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
9011 Properties LLC
7673 McLaughlin Rd #10
Feyton Co 80831

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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COLORADO SPRINGS, CO 80903

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
Raymond & Tanya Bailey or W & Lindsay Case
102 E. Pikes Peak Ave. #201
Colorado Springs Co 80903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
Bent Grass Metro District
660 Southpointe Ct STE 210
Colorado Springs Co 80906

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions