

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 Zack Crabtree (Project Manager)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

3. Property information

Site address: 10611 Maltese Point, Peyton, CO 80831
Parcel Number: 53111-01-009 & 53111-01-010
Proposed Building: 14,800 sf
Zoned - PUD

4. Request and justification

This letter is being sent to you because we are requesting a vacation of an interior lot line for this property located SE of major intersection at E. Woodman and Golden Sage Road (see map). The site will be used for a Gymnastics and Fitness facility. The property has previously been vacant. Vacating the lot line will not affect the site, adjacent properties, or traffic flow.

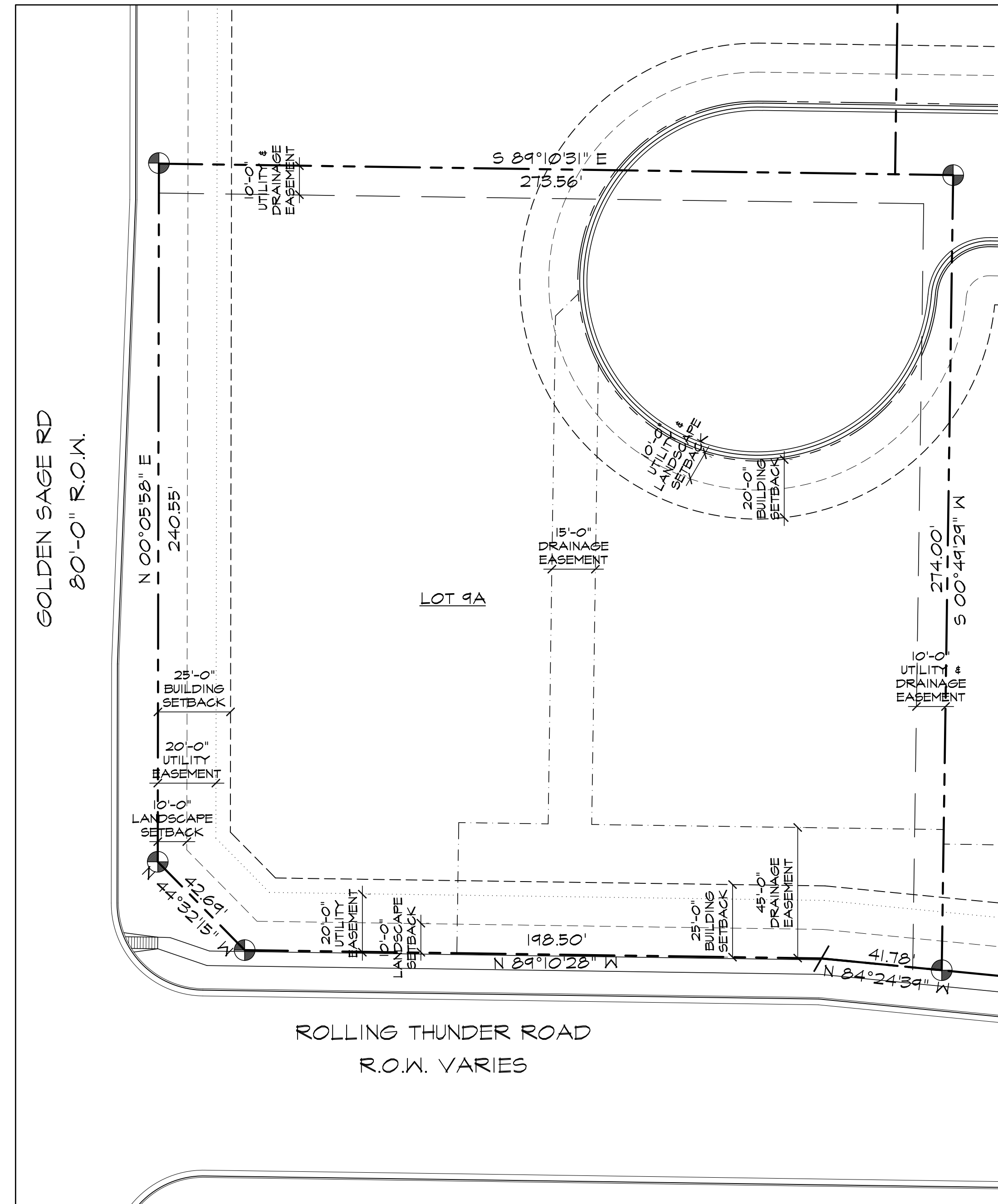
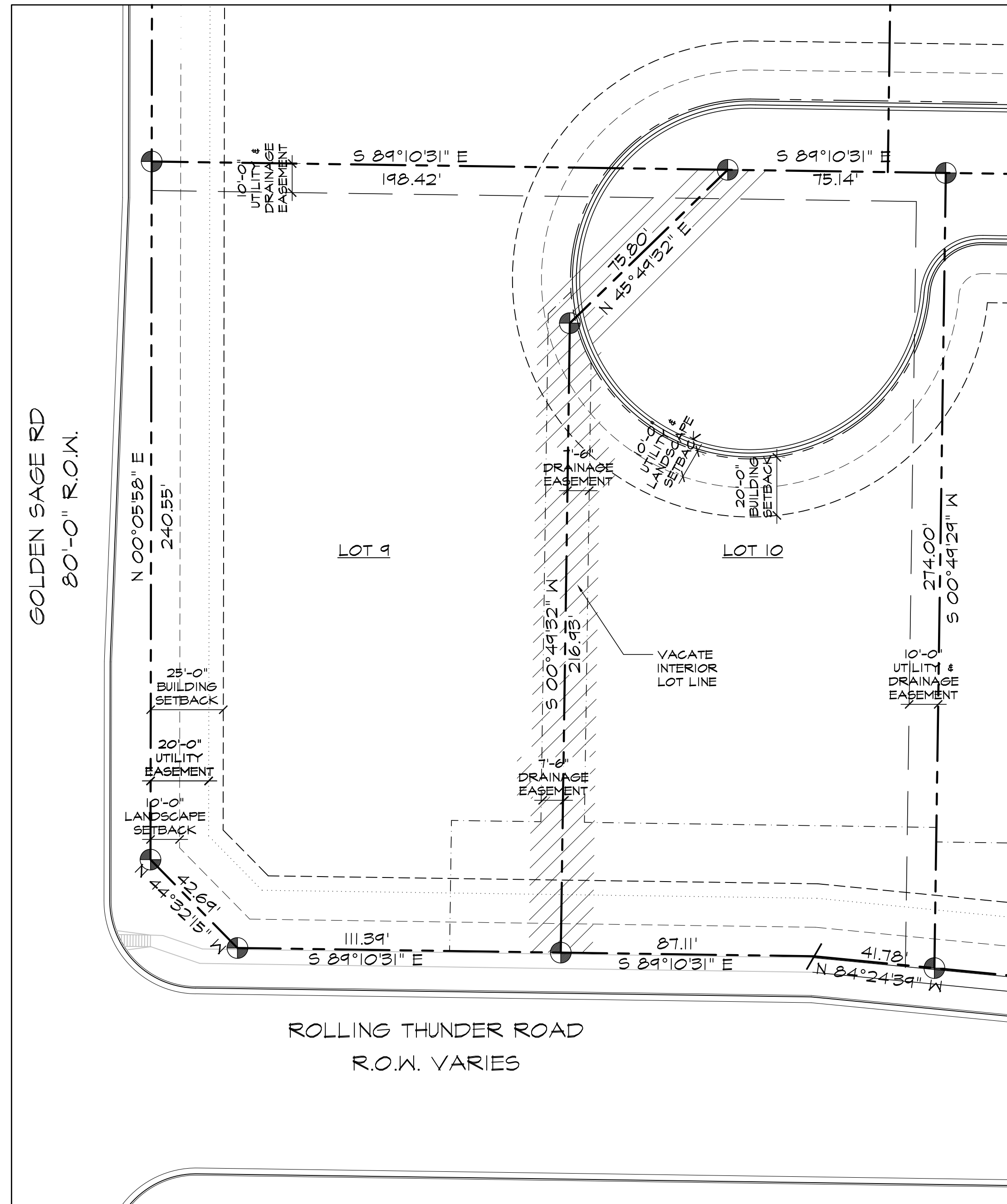
5. Existing and proposed facilities, structures, roads, etc.

The lot will be entered from Maltese Point. The lot currently is vacant.
(1) Building, totaling 14,800 sf is being proposed on the property indicated above.

VACATION OF INTERIOR LOT LINE MAP FOR ROLLING THUNDER BUSINESS PARK LOTS 9 & 10

AS PLATTED

AFTER VACATED INTERIOR LOT LINE



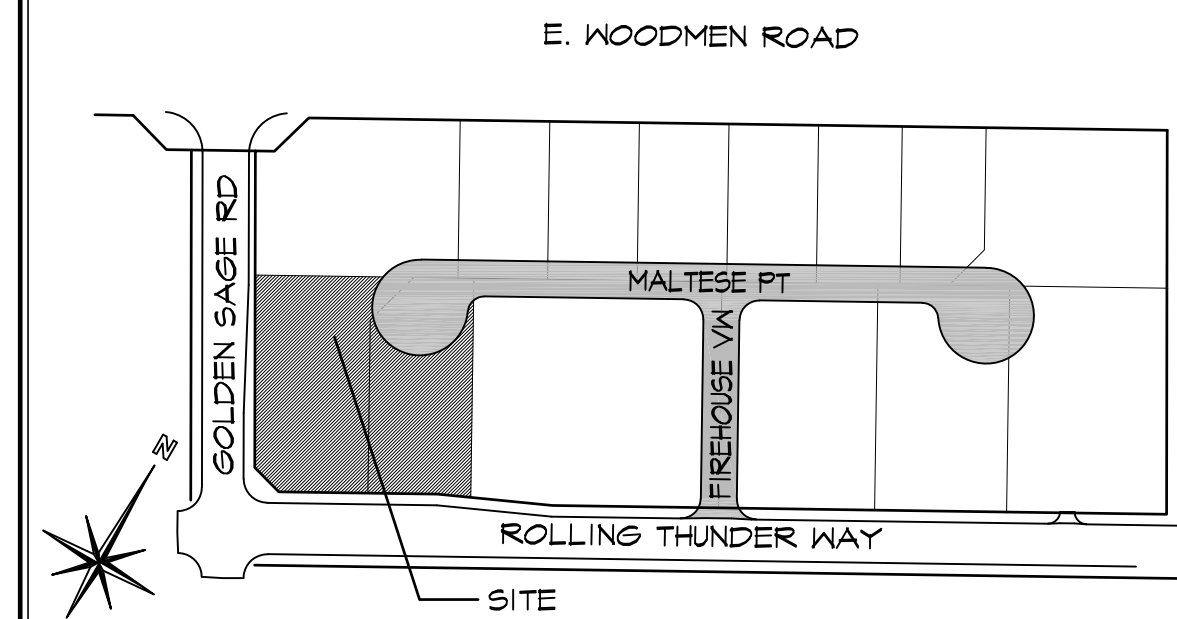
① SITE EXHIBIT
SCALE: 1"=30'-0"

DRAWING INDEX

1 OF 1 - VACATION OF INTERIOR LOT LINE

VICINITY MAP

NOT TO SCALE SITE

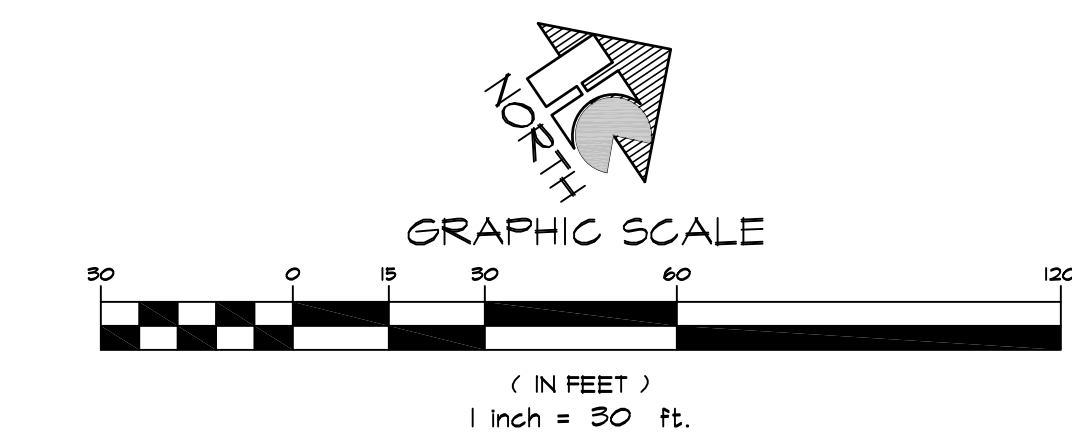


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	KUHL INVESTORS LLC 10611 MALTESE POINT PEYTON, CO 80851
LEGAL DESCRIPTION LOT 9:	LOT 9, ROLLING THUNDER BUSINESS PARK, FILING NO.1
LEGAL DESCRIPTION LOT 10:	LOT 10, ROLLING THUNDER BUSINESS PARK, FILING NO.1
PARCEL NUMBER LOT 9:	5311-01-009
PARCEL NUMBER LOT 10:	5311-01-010
ZONING:	PUD
LOT SIZE LOT 9:	39,699 SF (0.92 ACRES)
LOT SIZE LOT 10:	33,465 SF (0.77 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X WHITE (MAP NO. 0804160539F, DATED MARCH 13, 1997)
PETITIONER:	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS, CO 80415
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-1008
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



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) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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PEAK GYMNASTICS
PEAK GYMNASTICS & FITNESS
10611 MALTESE POINT
PEYTON, CO 80851
EL PASO COUNTY, COLORADO

DATE: JUL. 09, 2018
DRAWN BY: J. CANTERBERRY
PROJ. MGR: Z. GRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1059

RESUBMITTALS:



HAMMERS CONSTRUCTION, INC.

3460 Capital Drive • Colorado Springs, Colorado 80915-9710
(719) 570-1599 • FAX (719) 570-7008

• SPECIALIZING IN DESIGN / BUILD •

Steve Hammers, President

ADJACENT PROPERTY OWNER NOTIFICATION ROLLING THUNDER BUSINESS PARK / FILING NO.-1

Project Information

Lots 9 & 10

Site address: 10611 Maltese Point, Peyton, CO 80831

Lots 9 & 10 (1.70 acres total), Filing 1 of Rolling Thunder Business Park

Proposed Building Size: 14,800 s.f.

Zone: PUD

Proposal: To vacate the interior lot line and easements between Lots 9 & 10

The parcel mentioned above is adjacent to our property on one side. We have been notified of the vacation of the interior lot line and have no objections to this proposal. Therefore, this letter shall serve as proper "Adjacent Property Owner Notification" for this application.

Sincerely,

Dave Hammers
SDH Properties, LLC.
(719) 570-1599

7016 3560 0000 9107 0829

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Total Postage and Fees \$6.70

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Jesse & Sherrie Tix
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12027 Norma Kate Lane
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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