



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Letter of Intent

Site Development Plan (PCD File #: PPR-22-037)

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: Smelker-HCI
(shammers@hammersconstruction.com)

Owner Representatives

Hammers Construction, Inc.
Elliot Smith – Project Manager
(esmith@hammersconstruction.com)
Lisa Peterson – Design (Applicant)
(lpeterson@hammersconstruction.com)
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Site:

Legal: Lot 2, Pump it Baby Sub.
Address: 7920 Industry Road
Colorado Springs, CO 80939
Lot Size: 1.00 acres
Zoned – I-3, CAD-O
Parcel number: 53332-01-012

Request and Justification

Request approval for the new construction of a 9,750 sf building built on the property indicated above, 8,250 sf will be used for warehouse space & 1,500 sf will be used for office (accessory). We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No new free-standing signs are being proposed at this time.

Existing and proposed facilities, structures and roads.

The lot will be entered from Industry Road. The lot is currently vacant. A 9,750 sf building is being proposed on the property indicated above.

Setbacks

We are meeting all dimensional standards per El Paso County zoning code except on the North side (rear setback). Our building setbacks are 30'-0" front, sides and we are meeting these setbacks. We are requesting administrative relief along the North side of the property to be reduced to 24'-0" (30'-0" original). See separate submittal for further details. Landscape setbacks along roadways are being complied with. Our allowed building height is 40'-0" max and our actual building height is 19'-2 1/2".

Utilities

The project connects to or extends adequate public utilities to the site. See utility plan for future detail. We will be handling the proper submission requirements to the following entities providing utilities to this site: Cherokee Metropolitan District, Mountain View Electric Association and Colorado Springs Utilities.



Traffic

Per ECM Appendix B.1.2 we feel we meet the requirements for no traffic study.

1. The owner will have 15-30 employees (this includes both office and field employees) The business may have 1-2 deliveries per day. This totals (62) trips/day. Which is under the 100 trips. Based on this we are below the daily trip count and should not need additional traffic reports.
2. We are not adding any intersections on major, arterial or highway roads.
3. As stated already our trip count during peak hours is (62) trips, which is under the (100) daily trips.
4. Our proposed building is for office & warehouse uses, which is similar/comparable to existing businesses. This proposal will not adversely affect the type of traffic.
5. LOS will not be an issue on this site. Landscaping will not impede in any sight triangles.
6. No roadway or intersection has a history of safety or accident problems. Our proposed access meets the minimum distance from any intersection.
7. Our proposal is an approved use within the I-3 zone and has no access off of a state highway.

Road Impact Fees

Transportation road impact fees will be paid at the time of permit. The calculations are as follows;

- Office is 1,500 s.f. $(1500/1000 = 1.5 \times \$3,180) = \$4,770.00$
 - Warehouse is 8,250 s.f. $(8250/1000 = 8.25 \times \$1,865) = \$15,386.25$
- Total road impact fee is \$20,156.25

Parking

The project provides off-street parking as required by El Paso County. We are required to have 17 spaces per code. See breakout on page 1 under project information. All parking stalls, drive aisles, loading/unloading areas and waste removal areas meet the location and dimension standards set by El Paso County. See details for compliance on page 2.

Landscape

The project provides landscaped areas per El Paso County code. We are providing the required 10'-0" landscape setbacks along Industrial Road & Marksheffel Road. See landscape sheets for further details. We are also requesting an alternate landscape plan due to the existing utilities highly populating the existing easement along Industry Road. We would be eliminating all (10) required trees along this road and substituting them for (50) shrubs.

Lighting

The project provides the required lighting specifications per El Paso County Code. See photometric plans included with this project's submittal for further details.



Ownership

Hammers Construction is buying this building and is the owner of this lot. Our intent is to build the building as office and warehouse uses (main uses) as the floor plan and permit documentation shows. Once the work is completed, we intend to sell the building and will market it for these uses. In summary, Hammers Construction will be occupying the building at this time, if Hammers leases to users other than described above, that revision the site plan may be required if additional parking spaces are needed and/or if traffic counts increase.