

B.1.2 D.No TIS Required. No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6)no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.



Add PCD File #  
PPR-22-037

## Letter of Intent Development Plan

### Owner Information

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

### Owner Representatives

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

### 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

Provide e-mail  
addresses for all  
contacts

### 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 free-standing signs are being proposed at this time.

Provide discussion regarding Admin Relief request

### 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.

### Traffic

Address all criteria per ECM Appdx B.1.2. above to satisfy no TIS report required.

We feel this proposal will not exceed the 100 daily trips. The owner will have 15-30 employees (this includes both office and field employees) The business may have 1-2 deliveries per day. Based on this we are below the daily trip count and should not need additional traffic reports.

Provide a discussion regarding lighting, parking & alternate landscape plan

### 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.

State what the current applicable  
Transportation Road Impact Fees will be and  
that they will be paid at time of building  
permit

Discuss provision  
of all utilities

# Letter of Intent\_V1.pdf Markup Summary

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than described above, that revisi-  
needed and/or if traffic counts in

Discuss provision  
of all utilities

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Discuss provision of all utilities

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Address all criteria per ECM Appdx B.1.2. above to  
satisfy no TIS report required.

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intersections on major collectors, arterials, or State  
Highways; (3) the increase in the number of  
vehicular trips does not exceed the existing trip  
generation by more than 10 peak hour trips or 100  
daily trip ends; (4) the change in the type of traffic  
to be generated (i.e., the addition of truck traffic)  
does not adversely affect the traffic currently  
planned for and accommodated within, and  
adjacent to, the property; (5) acceptable LOS on  
the adjacent public roadways, accesses, and  
intersections will be maintained; (6)no roadway or  
intersection in the immediate vicinity has a history  
of safety or accident problems; and (7) there is no  
change of land use with access to a State  
Highway.

7/20/2022 6:11:45 AM (1)

Hammer Construction is buying this building and is  
the building an office and warehouse use (main use)  
discuss with owner. Once the work is completed, a  
marker is for those uses. In summary, Hammer Construction  
this use. If Hammer Construction is to use other than discuss  
be removal of additional parking spaces are needed as

Transportation Road Impact Fees will be paid  
at time of building permit

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State what the current applicable Transportation  
Road Impact Fees will be and that they will be paid  
at time of building permit

7/20/2022 9:33:43 AM (1)

Elbert Smith - Project Manager  
Linda Peterson - Design (Applicant)  
1411 Woodbury Heights  
Colorado Springs, CO 80915  
(719) 576-1599

Provide e-mail  
addresses for all  
contacts

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**Date:** 7/20/2022 9:33:43 AM  
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Provide e-mail addresses for all contacts

7/20/2022 9:33:46 AM (1)

Hammer Construction  
Elbert Smith - Project  
Linda Peterson - Design  
1411 Woodbury Heights  
Colorado Springs, CO  
(719) 576-1599

Elbert Smith - Project  
Linda Peterson - Design  
1411 Woodbury Heights  
Colorado Springs, CO  
(719) 576-1599

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A 750 sq ft building built on the property outlined  
on A-1. 500 sq ft will be used for office (accessory)  
if building per FT Mesa County requirements.  
No other: Provide discussion regarding Admin Relief request  
to be discussed.

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Provide discussion regarding Admin Relief request

7/25/2022 12:51:36 PM (1)

Hammer Construction  
Elbert Smith - Project  
Linda Peterson - Design  
1411 Woodbury Heights  
Colorado Springs, CO  
(719) 576-1599

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Provide a discussion regarding lighting, parking &  
alternate landscape plan