



HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com
Specializing in Design/Build

430
Years
Est. 1991

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

3. Property information

Site address: 1875 Main Street, Colorado Springs, CO 80911
Parcel Number: 65013-12-002
Proposed Building: 12,000 sf (footprint) – 14,500 sf (gross)
Zoned – CC CAD-O

4. Request and justification

This letter is being sent to you because we are requesting a special use subject to special review for this property located Southeast of major intersection at Main Street and Bradley Road (see map) We are requesting to locate a 12,000-sf (footprint) building built on the property above (see map). The building is being used for Office, Warehouse, Vehicle Repair and Outside storage for a Mechanical & Plumbing contractor that operates out of an existing building next door and is looking to expand their local business. The building will have 3,500 sf of office which is allowed in the CC zone. The remainder of the building will be used for warehouse storage (7,700 sf), Storage/Mezz. (2,500 sf) and Vehicle Repair (800 sf). Vehicle repair is an approved use but requires a special use review for warehouse. We are also requesting approval for Outside Storage which will be used to park company vehicles and store additional parts as needed. All storage will comply with El Paso County zoning requirements and will be screened with landscaping and the opaque fence.

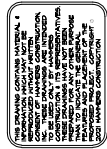
5. Existing and proposed facilities, structures, roads, etc.

The lot will be entered from Main Street. The lot is currently vacant. A 12,000 sf (footprint) building is being proposed on the property indicated above.

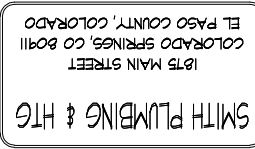


HAMMER CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN RESIDENTIAL

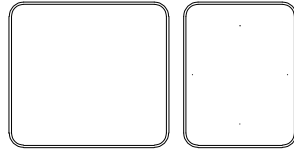
1414 WOODLAND AVE. SUITE 100
COLORADO SPRINGS, CO 80905
(719) 570-1599 FAX: (719) 570-1005
www.hammerconstruction.com



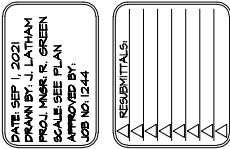
EL PASO COUNTY, COLORADO



SMITH PLUMBING & HTG
1875 MAIN STREET
COLORADO SPRINGS, CO 80911

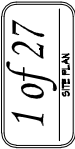


EL PASO COUNTY, COLORADO

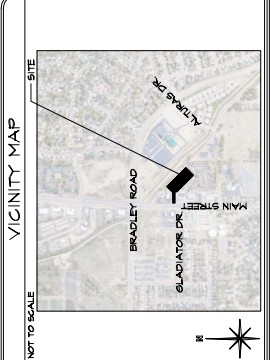


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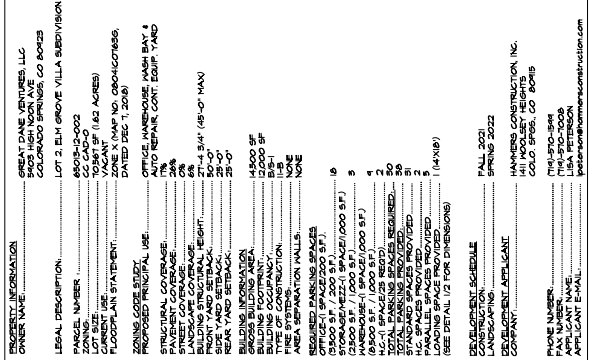
1 of 27
SITE PLAN



VICINITY MAP

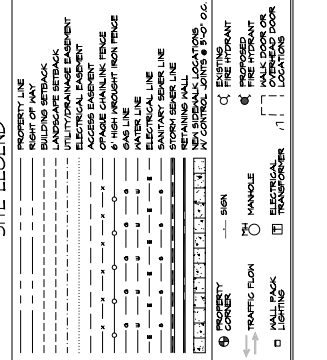
NOT TO SCALE

GLADIATOR DR
BRADLEY ROAD
MAIN STREET
N 14TH AVE



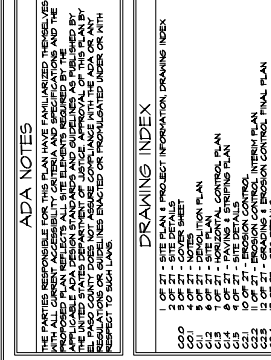
PROJECT INFORMATION

OWNER NAME	GREAT DANE VENTURES, LLC
PROJECT DESCRIPTION	LOT 2, 211 GROVE VILLA SUBDIVISION
PARCEL NUMBER	8005-12-003
ZONING	CC-CADO
CURRENT USE	VACANT
FLOODPLAIN STATEMENT	NOT IN A FLOODPLAIN
DESIGNED BY	SMITH PLUMBING & HTG
DATE	DEC 1, 2023
PROJECTED PRINCIPAL USE	OFFICE WAREHOUSE
STREET FRONTAGE	208'
STREET WIDTH	20'
BUILDING STRUCTURAL HEIGHT	21'-4" 3/4" (48'-0" MAX)
STREET FRONT SETBACK	25'-0"
REAR YARD SETBACK	25'-0"
BRUSH BUILDING AREA	14,500 SF
BUILDING FOOTPRINT	12,000 SF
TYPE OF CONSTRUCTION	NEW
AREA SEPARATION WALLS	NONE
REQUIRED PARKING SPACES	19
STORAGE/REAR SPACE (1,000 SF)	8
WAREHOUSE SPACE (1,000 SF)	2
STORAGE/REAR SPACE (1,000 SF)	2
WAREHOUSE SPACE (1,000 SF)	2
TOTAL PARKING SPACES REQUIRED	90
STANDARD SPACES PROVIDED	91
PARALLEL SPACES PROVIDED	5
LOADING SPACE PROVIDED	1 (4X18)
USE DETAIL 12 FOR DIMENSIONS	
DEVELOPMENT SCHEDULE	FALL 2023
LANDSCAPING	SPRING 2023
DEVELOPMENT APPLICANT	HAMMER CONSTRUCTION INC.
COMPANY	411 MOORE HEIGHTS COLORADO SPRINGS, CO 80915
PHONE NUMBER	719-570-1599
APPLICANT NAME	LISA PETERSON
APPLICANT EMAIL	lpeter@hammerconstruction.com



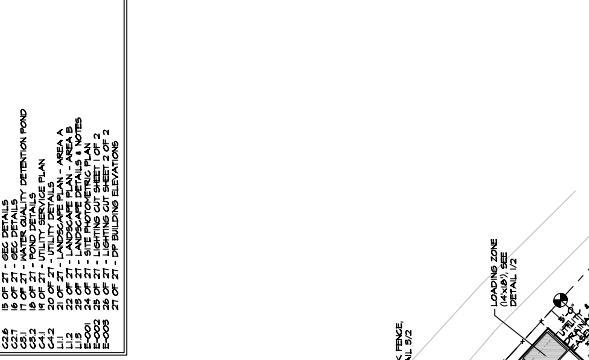
SITE LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EXISTING CONCRETE DRIVE
- ELECTRICAL EASEMENT
- ACCESS EASEMENT
- 6" HOGE GRASSLINE FENCE
- 6" HOGE GRASSLINE FENCE
- GAS LINE
- WATER LINE
- SEWER LINE
- SANITARY SEWER LINE
- STORY SEWER LINE
- RETAINING WALL
- BY CONTRACT JOINTS 8'-0" O.C.
- PROPERTY CORNER
- SEAL
- EXISTING ANTI
- PROPOSED
- TRAFFIC FLAG
- MANHOLE
- WIRE HYDRANT
- MAIL BOX
- ELECTRICAL
- OVERHEAD COOR
- LIGHTING
- TRANSFORMER
- LOCATIONS



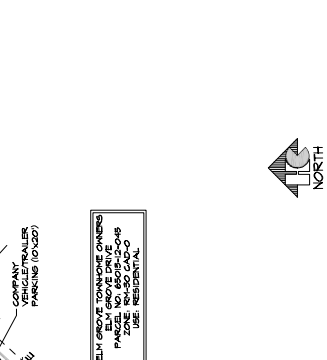
ADA NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND THE UNITED STATES DEPARTMENT OF COMMERCE. THE PARTIES AGREE TO COMPLY WITH THE ADA CRITERIA AND SPECIFICATIONS AND TO MAKE ANY NECESSARY CHANGES TO THIS PLAN OR ANY REGULATION OR SUBMITTALS ENACTED OR PROMULGATED UNDER OR WITH REFERENCE TO SUCH LAWS.



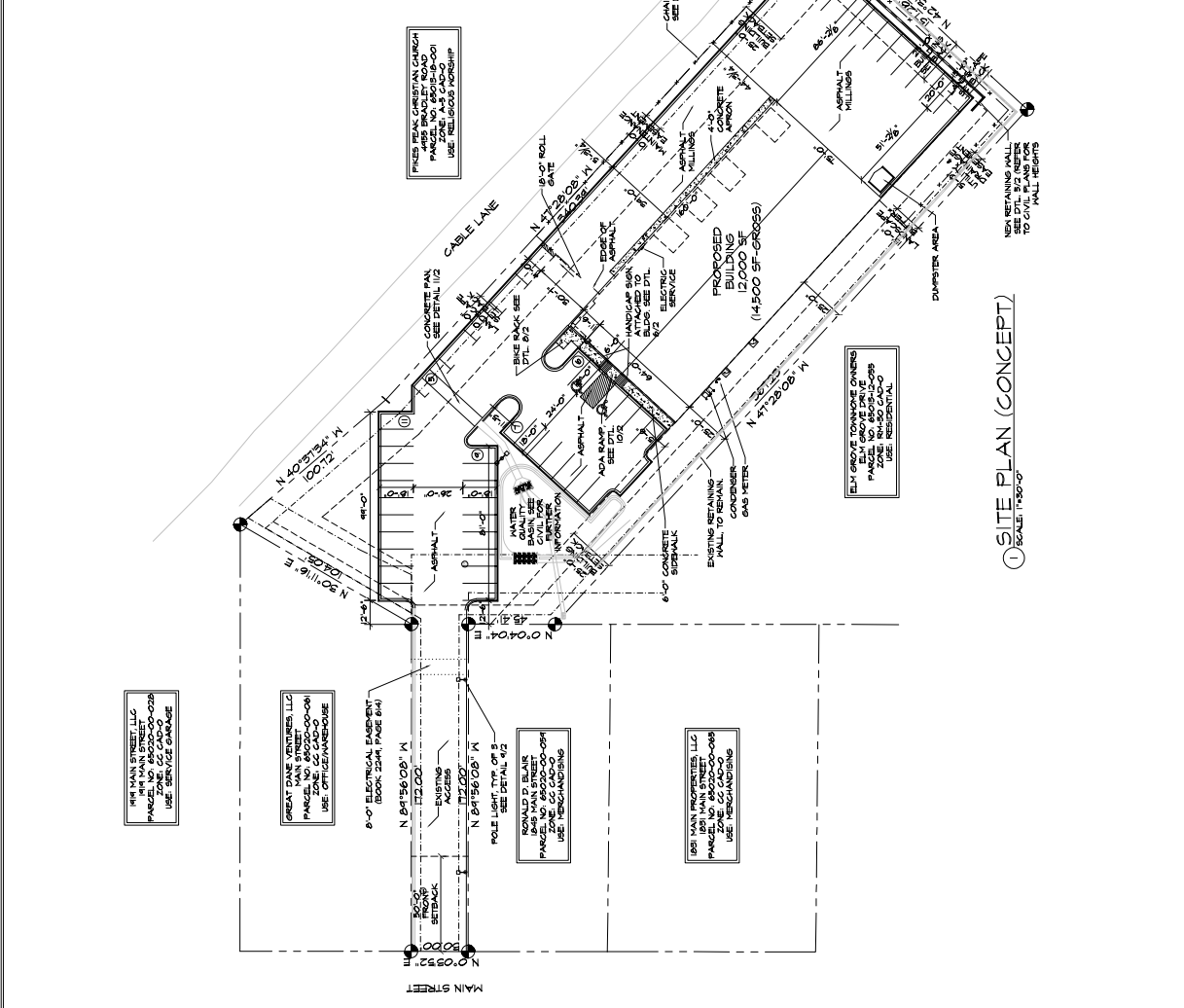
DRAWING INDEX

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1-99	- SEEDING & EROSION CONTROL, FINAL PLAN
1-100	- SEEDING & EROSION CONTROL, FINAL PLAN



NORTH

GRAPHIC SCALE
(1" = 50' FT.)



① SITE PLAN (CONCEPT)
SCALE 1"=50'-0"

MAIN STREET
CABLE LANE
N 14TH AVE
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N 100TH AVE



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COLORADO SPRINGS, CO 80905
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www.hammerconstruction.com

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Colorado Springs, CO 80911

Certified Mail Fee	\$3.60	0615
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	03
<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	\$0.55	
Total Postage and Fees	\$7.00	07/09/2021
Sent To JEANIE STANLEY		
Street and Apt. No., or PO Box No. 5065 BLUE GROVE DRIVE		
City, State, ZIP+4® COLORADO SPRINGS, CO 80911		

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$7.00	07/09/2021
Sent To BLUE GROVE TOWN HOME OWNERS		
Street and Apt. No., or PO Box No. 5035 BLUE GROVE DRIVE		
City, State, ZIP+4® COLORADO SPRINGS, CO 80911		

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$7.00	07/09/2021
Sent To 1831 MAIN PROPERTIES, LLC		
Street and Apt. No., or PO Box No. 1831 MAIN STREET		
City, State, ZIP+4® COLORADO SPRINGS, CO 80911		

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Postage	\$0.55	
Total Postage and Fees	\$7.00	07/09/2021
Sent To RONALD BLAIR		
Street and Apt. No., or PO Box No. 2745 LITTLE TURKEY CREEK ROAD		
City, State, ZIP+4® COLORADO SPRINGS, CO 80926		

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	07/09/2021
Sent To 1919 MAIN STREET, LLC		
Street and Apt. No., or PO Box No. 12005 CALLE CORVO		
City, State, ZIP+4® COLORADO SPRINGS, CO 80926		

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	03
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	07/09/2021
Sent To GREAT DANLE VENTURES, LLC		
Street and Apt. No., or PO Box No. 5903 HIGH NOON AVENUE		
City, State, ZIP+4® COLORADO SPRINGS, CO 80923		

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

7202 0640 0000 7728 2625

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	

Postmark
Here

07/09/2021

Sent To
COLLEEN RUSSO
Street and Apt. No., or PO Box No.
4965 ELM GROVE DRIVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7202 0640 0000 7728 2649

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Colorado Springs, CO 80911

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<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark
Here

07/09/2021

Sent To
FRED KAUTZ
Street and Apt. No., or PO Box No.
4945 ELM GROVE DRIVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7202 0640 0000 7728 2601

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For delivery information, visit our website at www.usps.com®.

Colorado Springs, CO 80917

Certified Mail Fee	\$3.60	0615
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	03
<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark
Here

07/09/2021

Sent To
BERNICE LOFTON
Street and Apt. No., or PO Box No.
3715 AMERICAN DRIVE, APT. #5
City, State, ZIP+4®
COLORADO SPRINGS, CO 80917

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7202 0640 0000 7728 2632

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For delivery information, visit our website at www.usps.com®.

Colorado Springs, CO 80911

Certified Mail Fee	\$3.60	0615
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	03
<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark
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07/09/2021

Sent To
ROBERT DYER
Street and Apt. No., or PO Box No.
4955 ELM GROVE DRIVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7202 0640 0000 7728 2618

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Colorado Springs, CO 80911

Certified Mail Fee	\$3.60	0615
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	03
<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark
Here

07/09/2021

Sent To
PEAK CHRISTIAN CHURCH
Street and Apt. No., or PO Box No.
4955 BRADLEY ROAD
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7202 0640 0000 7728 2595

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Colorado Springs, CO 80911

Certified Mail Fee	\$3.60	0615
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	03
<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark
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07/09/2021

Sent To
SHERRI GRAHAM
Street and Apt. No., or PO Box No.
4985 ELM GROVE DRIVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0000 7728 2588

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Colorado Springs, CO 80911

Certified Mail Fee	\$3.60	0615 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark
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07/09/2021

Sent To

CARLE STACKONIS
Street and Apt. No., or PO Box No.
4995 ELM GROVE DRIVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0000 7728 2571

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Colorado Springs, CO 80911

Certified Mail Fee	\$3.60	0615 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark
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07/09/2021

Sent To

ROSA ROBINSON
Street and Apt. No., or PO Box No.
5015 ELM GROVE DRIVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0000 7728 2564

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Colorado Springs, CO 80911

Certified Mail Fee	\$3.60	0615 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<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	\$0.55	
Total Postage and Fees	\$7.00	

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07/09/2021

Sent To

ROBERT LORD
Street and Apt. No., or PO Box No.
5025 ELM GROVE DRIVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0000 7728 2557

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Colorado Springs, CO 80911

Certified Mail Fee	\$3.60	0615 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark
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07/09/2021

Sent To

FRANK TORRES
Street and Apt. No., or PO Box No.
5045 ELM GROVE DRIVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0000 7728 2540

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Colorado Springs, CO 80911

Certified Mail Fee	\$3.60	0615 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<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	\$0.55	
Total Postage and Fees	\$7.00	

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07/09/2021

Sent To

JUDY HODGES
Street and Apt. No., or PO Box No.
5055 ELM GROVE DRIVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0000 7728 2526

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Colorado Springs, CO 80911

Certified Mail Fee	\$3.60	0615 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark
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07/09/2021

Sent To

MAURICE NEESE REVOC. LIT. PERS.
Street and Apt. No., or PO Box No.
5075 ELM GROVE DRIVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047

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