

Steve Hammers, President

HAMMERS CONSTRUCTION, INC.

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

• SPECIALIZING IN DESIGN / BUILD •

Letter of Intent

Final Plat

Owner Information

Hallgren Properties Inc.
1110 Meadowbrook Pkwy
Colorado Springs, CO 80915
Project Name: Padmark Business Park

Owner Representatives:

Zack Crabtree – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Contractor Information:

Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

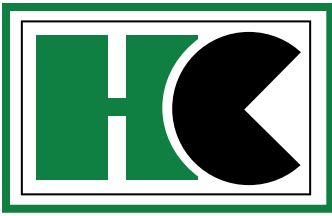
Lot 44, Filing 2, Claremont Business Park
1110 Meadowbrook Pkwy
Colorado Springs, CO 80915
Lot Size: 3.85 acres
Zoned – CS
Parcel number: 54081-02-048

Request and Justification

Proposing to subdivide the property into 3 separate lots. This property has sat vacant since it was originally platted and the owner has a better chance of developing the property with smaller lots. The original plat for Filing 2 in Claremont Business Park shows that the average lot size for this development at 0.40 – 1.5 acres. Our proposal is consistent with the adjacent development. The original concept for this lot was to house 2 large buildings used for a distribution center. This is not a feasible concept as the property has changed ownership and the owner is in the process of constructing his own building for his business on the property (Lot 1 of this plat). The uses we are intending for the remaining lots are planned for office/warehouse which is consistent and are approved uses within the CS zone. We feel this proposal will help to develop the area faster and enhance the neighborhood (the owner has already received interested calls on the smaller lots granted the proposal is approved). Not to mention it will help increase revenue for the County and support the neighboring residential and commercial business already existing in the area.

Existing and proposed facilities, structures and roads.

The lot is currently vacant and doesn't have any existing facilities, however construction is underway for Lot 1 for the property owner. We are also proposing an access easement to access all 3 lots from Meadowbrook Parkway's entry point. There will also be cross-



lot drainage easements along the rear of the property (along Sand Creek) to properly meet EPC requirements for water quality and run-off flows. No new waivers are being requested at this time, but we would like to keep the approved administrative relief for this property in regards to the landscaping along the Sand Creek channel. With all the cross-lot drainage, we will not have room to add landscaping for screening from residential and since we added all the trees on the Springs Mobile Home Park, they are still sufficiently screened per the agreement.