



HAMMERS CONSTRUCTION, INC.

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

• SPECIALIZING IN DESIGN / BUILD •

Steve Hammers, President

Date
Version

Replat

Letter of Intent

Plat

Comments remain
from review 1- I have
copied them over

Owner Information

Sam Thomas & Associates
975 Tercel Dr.
Peyton, CO 80831
Project Name: Big O Tires

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:

6985 N. Meridian Rd.
Peyton, CO 80831
Lot Size: 1.22 acres
Zoned – CC
Parcel number: 53124-01-008

proposed

Request and Justification

Requesting to create a legal parcel (currently metes and bounds) to make a legal lot.

Existing and proposed facilities, structures and roads.

The Lot is entered from Meridian Road. The lot is currently vacant. A 6,474 s.f. building is being proposed on the property indicated above, complete with parking and drive aisles to be submitted at a later date.

Criteria for Approval

wrong application

In approving a preliminary plan, the BoCC shall find that:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;



Address criteria for the Replat approval 7.2.3.C not a preliminary plan. The Board must make it at the hearing and you have not discussed why and how.

You may need to provide history as it pertains to the zoning condition of approval requiring the parcel be platted to meet the criteria. **NOT addressed from review 1**

- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

These answers could be incorporated into the how and why the replat meets the approval criteria.

NOT Addressed from review 1

Discuss the 40 year restriction sited in the title work Reception No. 99038518. I will upload it to the project site. It may impact the user?

Are you choosing to go into a Public Improvement District (PID) or will you pay full fees at building permit?

Is applicant annexing into Woodmen Hills Metro for central services or will you remain outside of the District and pay additional fees? See commitment letter.

what are you doing with the well on site?

Markup Summary

5/7/2018 2:50:23 PM (1)

dition system, are or will be available to serve the proposed water
between parcels evidence to show that the proposed methods for
with Chapter 6 of the Code, and
opened subsection meets other applicable sections of Chapter 6

Discuss the 40 year
restriction sited in the title
work Reception No. 99038518. I will upload it to
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Subject: Callout
Page Label: 2
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Status:
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Author: dsdparsons
Date: 5/7/2018 2:50:23 PM
Color: ■

Discuss the 40 year restriction sited in the title work Reception No. 99038518. I will upload it to the project site. It may impact the user?

5/7/2018 2:50:28 PM (1)

Are you choosing to
go into a Public
Improvement District
(PID) or will you pay
full fees at building
permit?

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Author: dsdparsons
Date: 5/7/2018 2:50:28 PM
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Are you choosing to go into a Public Improvement District (PID) or will you pay full fees at building permit?

5/7/2018 2:51:19 PM (1)

what are you doing
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Author: dsdparsons
Date: 5/7/2018 2:51:19 PM
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what are you doing with the well on site?

5/7/2018 2:51:26 PM (1)

Is applicant annexing
into Woodmen Hills
Metro for central
services or will you
remain outside of the
District and pay
additional fees? See
commitment letter.

Subject: Callout
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Author: dsdparsons
Date: 5/7/2018 2:51:26 PM
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Is applicant annexing into Woodmen Hills Metro for central services or will you remain outside of the District and pay additional fees? See commitment letter.

5/7/2018 2:53:08 PM (1)

Colorado Notice - CO 80513
07/01/18 10:30 AM

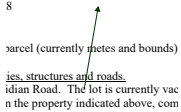
1000 N. Lincoln St.
Denver, CO 80202
303.733.1234
Fax: 303.733.1234

Proposed project: 1000 N. Lincoln St. (formerly water and sewer) to make a legal
lot split.
Project location: 1000 N. Lincoln St. (formerly water and sewer) to make a legal
lot split. This project is for the project. The project is for the project.
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Date: 5/7/2018 2:53:08 PM
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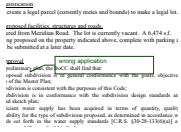
proposed

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Author: dsdparsons
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5/7/2018 2:54:23 PM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/7/2018 2:54:23 PM
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wrong application

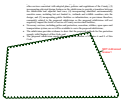
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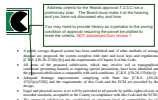
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Author: dsdparsons
Date: 5/7/2018 3:06:34 PM
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NOT Addressed from review 1

5/7/2018 3:07:27 PM (1)

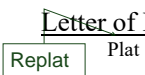


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Replat

5/7/2018 3:10:15 PM (1)



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