



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

Plat

Letter of Intent

Plot Plan

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

This is a parcel not a lot; you requesting to create a legal lot

Address criteria for the Replat approval 7.2.3 page 7-27. You may need to provide history as it pertains to the zoning condition of approval requiring the parcel be platted to meet the criteria. Address the Approval criteria for a Plat approval as referenced in the above criteria. The Board must make it at the hearing and you have not discussed it (7.2.1.) page 7-9.

Request and Justification

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

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.

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?

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.

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

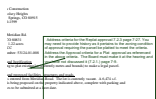
what are you doing with the well on site?

Markup Summary

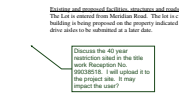
dsdparsons (8)



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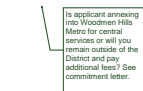
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Plot Plan

Subject: Highlight
Page Label: 1
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Checkmark: Unchecked
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Subject: Cloud+ Plat
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Date: 2/21/2018 1:02:15 PM
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Plat

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

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Date: 2/20/2018 3:49:34 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?

what are you doing with the well on site?

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Date: 2/20/2018 4:50:29 PM
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what are you doing with the well on site?