



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 •

Date: July 10, 2018

Letter of Intent

Replat

Owner Information

D and D Management LLC
6485 Alibi Cr.
Colorado Springs, CO 80923
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

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

Criteria for Approval

In approving a replat, the BoCC shall find that:

- The replat complies with the Land Development Code. This lot is already formed by metes and bounds. Our plan is to build a Big O Tires business.
- This will not create any nonconforming lots. We are proposing a single user and will meet all the requirements of the Land Development Code.
- The replat is keeping the purposed and intent of the code. As stated, the replat is proposed to create a lot for the business of Big O Tires (vehicle repair) and it is a special use under the CC zone.
- The replat conforms to a minor subdivision as we are only platting one lot.



- Our access is proposed off of Meridian Rd. El Paso County has already reviewed our grading plans showing this access and has not had any issues with the location of the proposed driveway.
- This approval will not adversely affect public health, safety, and welfare of the community. We feel this proposal will enhance the surrounding area and be an asset to the neighborhood as our proposal is to provide a service to the community. In addition, we have not had any objection from the neighboring lots on our proposal.

Additional Information

Woodmen Hills Metro District:

- We will remain out of WHMD and pay the additional fees.
- We plan to use the well for irrigation and are investigating how much water can be used for irrigation per the well permit.

40 Year Restriction:

- The deed in question restricts the property being used for the following:
 - o Prohibit the sale or storage of hydrocarbon motor fuels
 - o Convenience store
 - o Car wash
 - o Video store
 - o Sale of liquor, beer and/or wine
- Since this plat proposal is to build a Big O Tires, we do not have any issues with the restrictions as mentioned. The owner will do oil changes, but that does not fall under the hydrocarbon motor fuels as that is just gasoline and diesel fuels. Therefore, this is not an issue.

Traffic Impact Fees:

- The owner is not going to be going into a Public Improvement District
- The owner will be paying the traffic impact fees at time of building permit