

# HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400  
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• **SPECIALIZING IN DESIGN / BUILD** •

Steve Hammers, President  
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## Letter of Intent

### Plot Plan

#### Owner Information

Cmont, LLC  
1285 Mesa Ave  
Colorado Springs, CO 80906  
Project Name: CBP 9-2

#### Owner Representatives

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

#### Site:

Legal: Lot 9, Filing 2, Claremont Business Park  
Address: 1405 Selix Grove  
Colorado Springs, CO 80915  
Lot Size: 0.98 acres  
Zoned – CS  
Parcel number: 54081-02-013

#### Request and Justification

Request approval for the new construction of a 5,000 sf building built on the property indicated above used for warehouse. We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No free-standing signs are being proposed at this time.

#### Existing and proposed facilities, structures and roads.

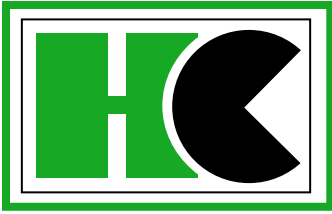
The lot will be entered from Selix Grove. The lot is currently vacant. A 5,000 sf building is being proposed on the property indicated above.

#### Traffic

The owner will use this for an unattended warehouse storage building for the use of whiskey or wine storage in wooden barrels inside the building. 1-2 employees will check in approximately 3-4 times a week and be there whenever deliveries arrive. Since the businesses is consistent with other businesses in the park, we believe a traffic study is not required since we will be well below the 100 trip.

#### Phasing

The owner plans to build a 5,000 sf building as shown and will add onto the building in 2-4 years if the business grows as anticipated. The future building will be used for warehouse as well. All landscaping, water quality and site improvements will be completed with the 1<sup>st</sup> building.



Storage

The owner plans to use the extra site storage to store empty connex containers on site. We believe the landscaping and fencing should provide adequate screening of these containers.

Call this out as  
accessory outside  
storage.

# Markup Summary

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If lines to use the extra site storage to store empty crates, containers etc. at the landscaping and fencing should provide adequate covering of this.

Call this out as accessory outside storage.

**Subject:** Callout

**Page Label:** 2

**Lock:** Locked

**Status:**

**Checkmark:** Unchecked

**Author:** dsdkendall

**Date:** 3/2/2018 10:42:56 AM

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Call this out as accessory outside storage.