



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Notice to Adjacent Property Owners

This letter is being sent to you because Hammers Construction, Inc. is proposing a land use project in El Paso County at the reference location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Robert Green (Project Manager)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

3. Property information

Site address: Cattlemen Run, Ellicott, CO 80808
Parcel Number: 34000-00-259
Proposed Building: 20,329 sf
Zoned - CS

4. Request and justification

This letter is being sent to you because we are requesting the new construction of a 20,329 sf gross building built on the property above (see map). The building is being used to manufacture home products proposed for this subdivision. Light manufacturing is a special use in the CS zone. Since this is needed to manufacture these homes, we feel this will not be a detriment to this area.

5. Existing and proposed facilities, structures, roads, etc.

The lot will be entered from Cattlemen Run. The lot is currently vacant. A 20,329 sf building is being proposed on the property indicated above.

GENERAL NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

DRAWING INDEX

- 1 OF 11 - SITE PLAN & NOTES, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 11 - TYPICAL DETAILS
- 3 OF 11 - SITE UTILITY PLAN
- 4 OF 11 - SITE GRADING AND EROSION CONTROL PLAN
- 5 OF 11 - CIVIL NOTES AND DETAILS
- 6 OF 11 - EROSION CONTROL NOTES AND DETAILS
- 7 OF 11 - LANDSCAPE PLAN
- 8 OF 11 - LANDSCAPE DETAILS AND NOTES
- 9 OF 11 - PHOTOMETRICS
- 10 OF 11 - PHOTOMETRICS
- 11 OF 11 - BUILDING ELEVATIONS

VICINITY MAP

NOT TO SCALE



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	COLORADO SPRINGS MAYBERRY LLC
	32823 TEMECULA PKWY
	TEMECULA, CA 92592
LEGAL DESCRIPTION:	
	MAYBERRY, COLORADO SPRINGS
	FILING NO. 2, LOT 1
PARCEL NUMBER:	
	34000-00-254
ZONING:	
	CS
LOT SIZE:	
	65,475 SF (1.5 ACRES)
CURRENT USE:	
	WAREHOUSE/STORAGE
FLOODPLAIN STATEMENT:	
	ZONE X (MAP NO. 0804108108,
	DATED DECEMBER 1, 2018)
BUILDING INFORMATION	
GROSS BUILDING AREA:	20329 SF
BUILDING FOOTPRINT AREA:	20329 SF
BUILDING OCCUPANCY:	F-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	MANUFACTURING
STRUCTURAL COVERAGE OF LOT:	
	31%
PAVEMENT COVERAGE:	
	24%
NEW BUILDING STRUCTURAL HEIGHT:	
	33'-4 1/2" (45'-0" MAX)
FRONT YARD SETBACK:	
	25'-0"
SIDE YARD SETBACK:	
	25'-0"
REAR YARD SETBACK:	
	25'-0"
REQUIRED PARKING SPACES	
MANUFACTURING (1 SPACE/750 SF)	28
20329 / 750 SF	2
H.C. (1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	28
TOTAL PARKING PROVIDED:	37
NEW STANDARD SPACES PROVIDED:	35
H.C. SPACES PROVIDED:	2
COMPACT PROVIDED:	0
PARALLEL PROVIDED:	0
LOADING SPACE PROVIDED:	2 (14'x40')
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	WINTER 2021
LANDSCAPING:	SPRING 2021
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC.
	1411 WOOLSEY HEIGHTS
	COLORADO SPRINGS, CO 80915
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	TRAIL EASEMENT
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	ACCESS EASEMENT
---	NEW SIDEWALK LOCATIONS
---	W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
→	TRAFFIC FLOW
□	WALL PACK LIGHTING
+	SIGN
○	MANHOLE
⊞	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN-BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1549 FAX (719) 570-1008
www.hammersconstruction.com

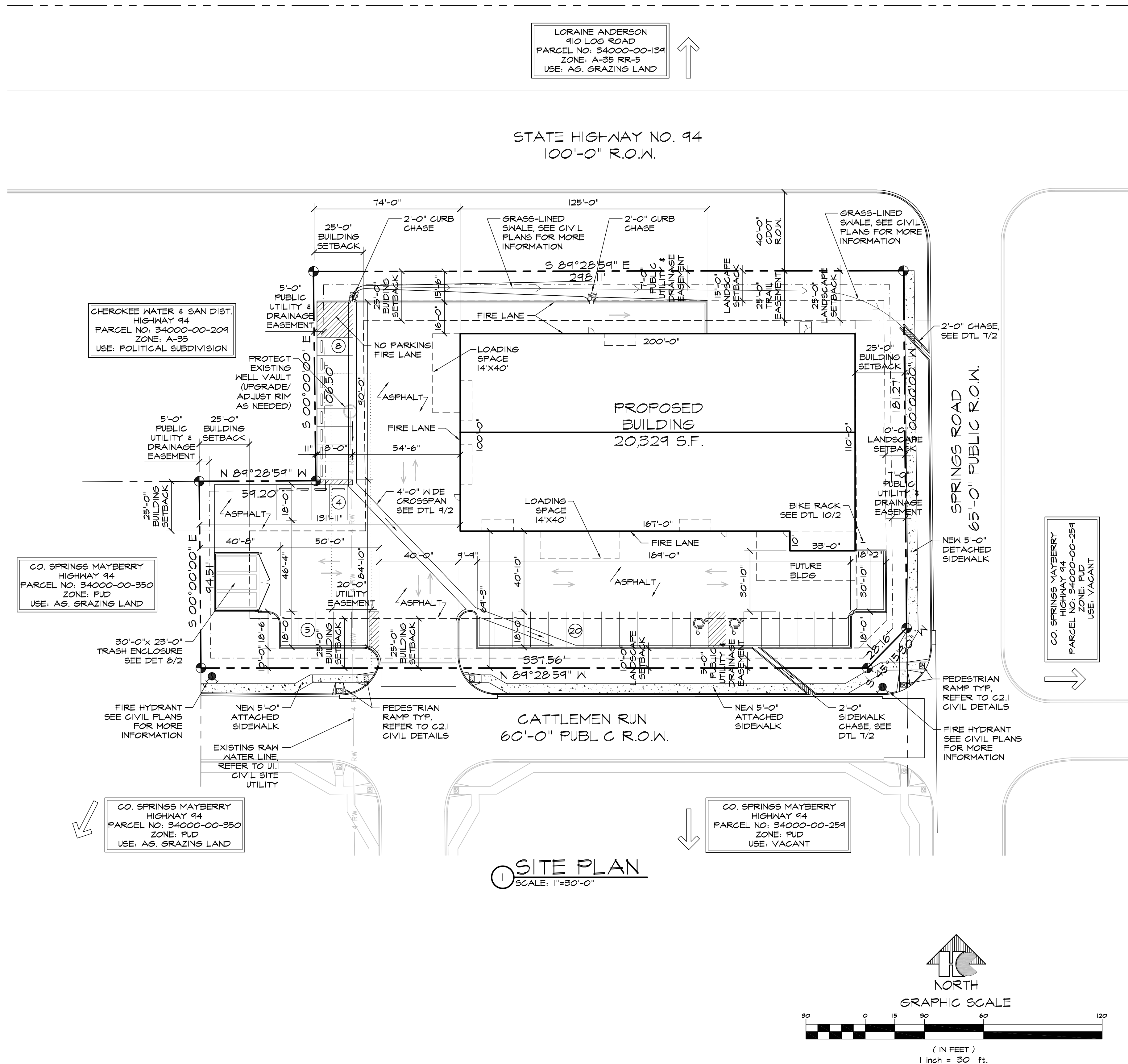
THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2021 HAMMERS CONSTRUCTION

INTELIFAB
NEW MANUFACTURING BLDG
CATTLEMEN RUN
ELLICOTT, CO 80808
EL PASO COUNTY, COLORADO

DATE: MAR. 31, 2020
DRAWN BY: W. VENEROS
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1111

△ SUBMITTALS:
△ 12-8-20 / COMMENTS 4-24-20
△ 2-24-21 / COMMENTS 1-20-21
△
△
△
△
△

1 of 11
SITE PLAN



① SITE PLAN
SCALE: 1"=30'-0"

EL PASO COUNTY FILE NO. PPR-20-012

7019 1640 0001 5099 1025

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Fort Collins, CO 80526

Certified Mail Fee \$3.60
 \$2.85
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$7.00

0290 14
 Postmark Here
 02/26/2021

Sent To LORAIN ANDERSON
 Street and Apt. No., or PO Box No. 5242 FOSSIL CREEK DR.
 City, State, ZIP+4® FORT COLLINS, CO. 80526

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0001 5099 1018

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Temecula, CA 92592

Certified Mail Fee \$3.60
 \$2.85
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$7.00

0290 14
 Postmark Here
 02/26/2021

Sent To COLORADO SPRINGS MAYBERRY LLC
 Street and Apt. No., or PO Box No. 32823 TEMELUCA PKWY
 City, State, ZIP+4® TEMELUCA, CA. 92592

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 7728 4162

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Colorado Springs, CO 80915

Certified Mail Fee \$3.60
 \$2.85
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$7.00

0290 14
 Postmark Here
 02/26/2021

Sent To CHEROKEE WATER & SAN. DIST.
 Street and Apt. No., or PO Box No. 1335 VALLEY ST
 City, State, ZIP+4® COLORADO SPRINGS, CO. 80915

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions