

HAMMERS CONSTRUCTION, INC.

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I SPECIALIZING IN DESIGN / BUILD I

Steve Hammers, President
shammers@hammersconstruction.com

Letter of Intent

Plot Plan

Owner Information

Father & Sons Whiskey Purveyors
16730 E. 2nd Ave
Aurora, CO 80011
Project Name: CBP 9-2

Owner Representatives

Hammers Construction, Inc.
Robert Green – 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 10,000 sf building built on the property indicated. The uses of this building will be membership club, bottling, office space and barrel storage. Water quality pond, driveways/paving and landscaping already have been installed per previously approved site plan. No free-standing signs are being proposed at this time. The warehouse storage is being used for the storage of whiskey barrels. There is a bottling area that is just putting the finished product in to bottles from the barrels. Barrels are bought by members or available for the tasting area. This is a membership club and you will need this for access into the facility. This includes the cigar, event and game rooms. Mostly these rooms will get used for private events such as bachelor and bachelorette parties as an example. The bar/tasting area will be used for this. The owner at this time is keeping this as a private membership access, but possibly could convert this to public access. If the owner decides this, we understand a traffic report could be needed and will address those concerns if the access goes public.

Existing and proposed facilities, structures and roads.

The lot will be entered from Selix Grove. The lot is currently being used for a storage yard. A 10,000 sf building is being proposed on the property indicated above.

Traffic

The owner will use this building warehouse storage 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. We will also



re-calculate with applicable ratios and show a breakdown of the uses and their requirements like on the site development plan.

have a membership club that consists the use of the cigar room, event and game rooms. These spaces will be used as a membership based only. The hours of operation are as follows: Monday – Thursday: 3 pm to 11 pm and Friday – Sunday: 11 am to 11 pm. Most of the businesses in the park are construction contractors and their business hours are usually 8 am to 5 pm, Monday – Friday and closed over the weekend. Based on this we believe a traffic study is not required since we will be well below the 100 trip. In addition, the traffic will not increase since its peak hours will be offset from the other business within the park.

Parking

Per the site calculations, we are required to have 53 spaces. The site allows for 18, which means we need 35 additional spaces. Hammers Construction is working on a reciprocal parking agreement to use our parking lot. Hammers Construction is open from Monday – Friday at 8 am to 5 pm. The office is not open on the weekends. Father & Sons will be open from Monday – Thursday at 3 pm to 11 pm and Friday – Sunday at 11 am to 11 pm. The peak hours on the weekdays are anticipated about 6:30 – 8:00. Based on this, we feel the parking available on site will accommodate the clients during the overlap of both business being open. We feel this solution meets the requirements of the parking calculations.

Include how far away the additional parking lot is, as well as how the parking lot at the other location still meets its required parking.

Phasing

Phase I is complete and consisted of a contractor's equipment yard which included fencing, landscaping, asphalt paving and all grading/water quality features. Phase II is to build a 10,000 sf building as described above.

Outside Storage (accessory use)

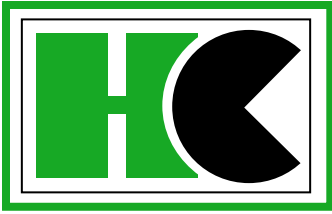
No outside storage proposed now the site is being built out with a 10,000 sf building

Fencing/Screening (already installed):

We are requesting relief on the 100% screening requirement for the storage yard proposed. We are currently proposing an 8'-0" chain-link fence with slat inserts along Selix Grove and Cole View. We are proposing the same fence 7'-0" high along Meadowbrook Pkwy as an 8' high fence will not meet the required setbacks. We feel this type of fence is adequate and should be allowed for the following reasons:

- There are several storage yards currently in Claremont Business Park that has been approved with the same storage use. We feel keeping the same look keeps the Park looking uniform and consistent which is what is stated in the HOA covenants for this Park. Adding a concrete wall to get this 100% screening requirement, would make this property stick out which is not the intent we want to achieve.

I am not seeing a storage yard on the site plan.



- The building and landscaping will also provide further screening from Meadowbrook Parkway roadway. Due to the location of the building, there won't be much ability to store close to Meadowbrook.
- We are surrounded by other users that have bigger yards than what we are proposing and there have been no complaints or issues thus far.
- In conclusion on this issue, this is an approved accessory warehouse use per the zoning code. Once the owner builds the addition, majority of the storage will go away as we will not have room for additional storage so it is temporary in nature. This storage yard size is smaller in comparison to others in the park. We feel in this case no additional screening measures are needed with our fencing since we have already added additional screening measures and it won't be seen from the public roadways.

LOI-redline.pdf Markup Summary

I am not seeing a storage yard on the site plan. (1)

uniform and consistent which is what is stated in Park. Adding a concrete wall to get this 100% would make this property stick out which is not ve.

I am not seeing a storage yard on the site plan.

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I am not seeing a storage yard on the site plan.

Include how far away the additional parking lot is, as well as how the parking lot at the other location still meets its required parking

are usually 8 am to 5 pm, Monday - Friday and closed over the weekend. Based on this we believe a traffic study is not required since we will be well below the 5000gpd. In addition, the traffic will not increase since the peak hours will be offset from the other business within the park.

Parking
For the site calculations, we are required to have 53 spaces. The site allows for 18, which means we need 35 additional spaces. Hansen Construction is working on a temporary parking agreement to use our parking lot. Hansen Construction is open from Monday - Friday 8 am to 5 pm. The office does open on the weekend. Based on our current office hours from Monday - Thursday at 9 am to 5 pm and Friday - Sunday at 11 am to 11 pm. The peak hours on the weekdays are anticipated around 9 AM - 10 AM. Based on the lot, but the parking available on site will accommodate the client during the evening of both business being open. We have a concrete area for the placement of the parking lot. We will have the parking lot at the other location still meets its required parking.

Notes
Please be complete and correct of a contractor's equipment yard which includes: engine, maintenance, repair storage and all parking space quality features. Please do not have a trailer or building as described above.


Site Plan Requirements
No storage storage proposed site, the site is being built out with a 10,000-sq-ft building.

Site Plan Requirements
We are requesting relief from the 100% covered requirement for the storage yard proposed. We are currently requesting an 8' x 20' storage lot with the storage along with a concrete curb and 2' high curb. We are proposing the same 7' x 2' high curb. We are requesting relief from the 100% covered requirement. We will have the parking lot at the other location still meets its required parking. Please see the site plan for more information and should be fully reviewed for the Planning Department. Thank you.

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re-calculate with applicable ratios and show a breakdown of the uses and their requirements like on the site development plan. (1)

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have a membership club that consists the use of the cigar room, event and game rooms. These spaces will be used as a membership club. The hours of operation are as follows: Monday - Thursday: 9 am to 11 pm and Friday - Sunday: 11 am to 11 pm. Based on the membership club, the plan and construction requirements and their respective uses are usually 8 am to 5 pm, Monday - Friday and closed over the weekend. Based on this we believe a traffic study is not required since we will be well below the 5000gpd. In addition, the traffic will not increase since the peak hours will be offset from the other business within the park.

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