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HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

Letter of Intent

Site Plan

Owner Information

National Mill Dog Rescue

5335 JD Johnson RD.

Peyton, CO 80831

Project name: National Mill Dog Rescue

Site

Lot Size: 6,969,600 SF (160 acres)

Zoning: A-35

Parcel number: 33000-00-172

Legal Description: NW4 of SEC 22-13-63

Owner Representatives:

Hammers Construction, Inc.

Lisa Peterson – Design (Applicant)

Joe Butler – Project Manager

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Request and Justification

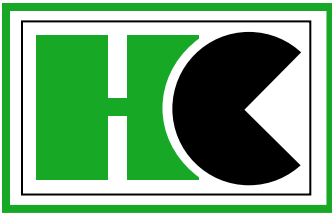
Proposed 3,000 SF building used for the kenneling of animals. We will connect to the existing building with a pedestrian walkway. No veterinary or any other services will be provided in this space. Just the kenneling of animals. No freestanding signs have been proposed at this time. This lot is already purposed for the kenneling of animals and the new building will be adding to the SF of this use only. No additional parking is required as the existing area meets the calculations. See plans for this breakdown.

Existing and proposed facilities, structures and roads.

The lot will be entered from JD Johnson Rd. The lot currently has two existing buildings that total 17,140 SF. They are used for Veterinary work and kenneling animals. A 3,000 SF building is being proposed on the property indicated above.

Traffic

We believe that a traffic study is not required as the new building will not require any other staff and the proposed use is for long term rehabilitation and kenneling of animals. This will not add to the current traffic of this lot.



Landscaping Alternate Request

We are requesting not to install new landscaping as we feel none is needed with our proposal. The new 3,064 sf proposed building is located behind the existing building and will not be seen from the road frontage so the entrance will remain the same aesthetically as before with existing vegetation on site. No additional parking was required for this new proposed building as there is an existing parking area that has 21 parking spaces which is what is required for the existing and proposed building. Since the parking is existing no additional landscape parking requirements are needed. We did some updated landscaping in 2017 when we built the vet building and we feel this has improved the site. Furthermore, the property is located in a rural area and the neighboring lots do not have any trees, shrubs, etc. along the road frontage only established native grasses. We have not had any complaints from the surrounding owners concerning the property's landscaping. Therefore, we feel that the landscaping we installed in 2017 is sufficient to meet El Paso County's requirements and is consistent with the neighboring properties.