



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Letter of Intent

Site Development Plan
PCD File # PPR2248

Owner Information

Clark Family Trust
3585 Hill Cir.
Colorado Springs, CO 80904
rmcplaza@aol.com
Project name: Struthers-Polaris RMC

Site

Site Address:
Lot Size: 128,066 SF (2.94 acres)
Zoning: PUD
Parcel number: 71363-03-010
Legal Description: Lot 1 Struthers Ranch Sub Fil. No. 4

Owner Representatives

Hammers Construction, Inc.
Lisa Peterson – Design (Applicant)
lpeterson@hammersconstruction.com
Randy Maxwell – Project Manager
rmaxwell@hammersconstruction.com
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Request

Request approval to build a 12,000 SF building used for a showroom and repair shop for ATVs for the Polaris dealership. Additionally, there will be retail space for customers to purchase parts and bring in their ATVs for repairs. There is a fenced yard that will be used for the storage of new ATVs for sale. The fenced yard is more of a security feature. Also, there is going to be a display area to the west of the lot for Polaris to display their ATVs to be seen from the road. All these uses are approved use in the PUD zone.

Existing and proposed facilities, structures and roads

The property is currently vacant and we are proposing a 12,000 SF building as described above. The property is accessed off of Struthers Ranch Rd. There is an existing curb cut that we are utilizing and will add sidewalk to tie into the east and west property lines.



Zoning

We are meeting all dimensional standards per city zoning code. Our building doesn't encroach on building setbacks (25'-0" front and 25'-0" on west side & 25'-0" on east side). Landscape setbacks along roadways are being complied with. Our allowed building height is 45'-0" max and our actual building height is 24'-10".

Utilities

The project connects to or extends adequate public utilities to the site. See utility plan for future detail. We will be handling the proper submission requirements to the following entities providing utilities to this site: Donala water and sanitation, Black Hills Energy, and Mountain View Electric Association.

Traffic

Traffic Memo provided, see attachment.

Parking

The project provides off-street parking as required by El Paso County. We are required to have 14 spaces per code. See breakout on page 1 of Site Development Plan under project information. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set by the El Paso County. See details for compliance on page 2 of Site Development Plan.

Landscaping

The project provides landscaped areas per El Paso County code. We are providing the minimum required 10'-0" landscape setbacks along Struthers Rd and Struthers Ranch Rd. We are also providing a 15'-0" landscape buffer to the east side of the property that abuts the residential properties to the east. See landscape sheets for further details.

Photometric

The project provides the required lighting specifications per El Paso County code. See photometric plans included with this project's submittal for further details.

Lot Line/Easement Vacation

We will be vacating the interior lot line and a 10'-0" drainage and utility easement between Lots 1 and 2. See separate application V-22-007. In regards to the access easement along with utility easement, we will be relocating to match current access shown on site plan. Due to site grading, the current access roadway does not work or meet slopes per code if forced to keep as current configuration. We will revise this by separate documentation. Since this is a private easement, we will provide the exact configuration once we receive this from our surveyor.