



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | [www.hammersconstruction.com](http://www.hammersconstruction.com)

*Specializing in Design/Build*

## **Letter of Intent**

### **Site Development Plan**

#### **Owner Information**

Clark Family Trust

3585 Hill Cir.

Colorado Springs, CO 80904

Project name: Struthers-Polaris RMC

#### **Site**

Lot Size: 127,873 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)

Randy Maxwell – Project Manager

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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 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.

### **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. 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.