



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Letter of Intent Site Development Plan

Owner Information

Carson Investment Properties, LLC.
PO Box 125
Beulah, CO 81023-0125
Project Name: Valley Street
bcars1@msn.com
(863) 207-5907

Owner Representatives

Hammers Construction, Inc.
1411 Woolsey Hts.
Colorado Springs, CO 80915
Phillip Holli-Arcus – Project Manager
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Lisa Peterson – Design (Applicant)
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Site:

Legal: Lot 2 BLK 1 Cimarron Industrial No 2
Address: 1450 Valley Street
Colorado Springs, CO 80939
Lot Size: 111,024 sf. (2.55 acres)
Zoned – 1-2 CAD-O
Parcel number: 54072-03-013

Add "PCD File No. PPR-22-058"

Request and Justification

Request approval for the new construction of a 18,800 sf building built on the property indicated above, 17,300 sf will be used for warehouse space & 1,500 sf will be used for office (accessory). We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No free-standing signs are being proposed at this time.

Existing and proposed facilities, structures and roads.

The lot will be entered from Valley Street. There is an existing 20,000 sf building used for warehouse and accessory office spaces on the northern part of the property. A 18,800 sf building is being proposed on the property indicated above.

Setbacks

We are meeting all dimensional standards per El Paso County zoning code. Our building setbacks are 50'-0" front and rear, 30'-0" sides and we are meeting these setbacks. Landscape setbacks along roadways are being complied with. Our allowed building height is 45'-0" max and our actual building height is 20'-10 1/2".



Where is the utility plan?
Please provide in next
submittal

Utilities

The project connects to or extends adequate public utilities to the site. See utility plan for further detail. We will be handling the proper submission requirements to the following entities providing utilities to this site: Cherokee Metropolitan District and Colorado Springs Utilities.

Traffic

Per ECM Appendix B.1.2 we feel we meet the requirements for no traffic study.

1. The existing business has about 15-30 employees (this includes both office and field employees) The new business will have about 10 employees. Both businesses may have 1-2 deliveries per day. These totals (84) trips/day. Which is under the 100 trips. Based on this we are below the daily trip count and should not need additional traffic reports.
2. We are not adding any intersections on major, arterial or highway roads.
3. As stated already our trip count during peak hours is (84) trips, which is under the (100) daily trips.
4. Our proposed building is for office & warehouse uses, which is similar/comparable to existing businesses. This proposal will not adversely affect the type of traffic.
5. LOS will not be an issue on this site. Landscaping will not impede in any sight triangles.
6. No roadway or intersection has a history of safety or accident problems. Our proposed access meets the minimum distance from any intersection.
7. Our proposal is an approved use within the I-2 zone and has no access off of a state highway.

Road Impact Fees

Transportation road impact fees will be paid at the time of permit. The calculations are as follows;

- Office is 1,500 s.f. ($1500/1000 = 1.5 \times \$3,180$) = \$4,770.00
 - Warehouse is 17,300 s.f. ($17300/1000 = 17.3 \times \$1,865$) = \$32,264.50
- Total road impact fee is \$37,034.50

Parking

The project provides off-street parking as required by El Paso County. We are required to have 55 spaces per code for the 2 buildings. 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 El Paso County. See details for compliance on page 2.

Landscape

The project provides landscaped areas per El Paso County code. We are providing the required 10'-0" landscape setbacks along Valley Street. See landscape sheets for further details.

The maximum number of access permitted on the parcel is two. Applicant will have to close an existing driveway access for the proposed access to be approved.

Applicant will have to apply for a driveway access permit and work in right-of-way permit prior to construction.



Lighting

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

Ownership

Carson Investment Properties LLC is buying this building and is the owner of this lot. The intent is to build the building as office and warehouse uses (main uses) as the floor plan and permit documentation shows. Once the work is completed, Carson Investment Properties intends to lease the building and will market it for these uses. In summary, Carson Investment Properties will be occupying the building at this time, if they lease to users other than described above, that revision the site plan may be required if additional parking spaces are needed and/or if traffic counts increase.