

Steve Hammers, President
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HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400
(719) 570-1599 • FAX (719) 570-7008 • www.hammersconstruction.com

• SPECIALIZING IN DESIGN / BUILD •

Notice to Adjacent Property Owners

This letter is being sent to you because Hammers Construction, Inc. is proposing a land use project in El Paso County at the reference location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Zack Crabtree (Project Manager)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

3. Property information

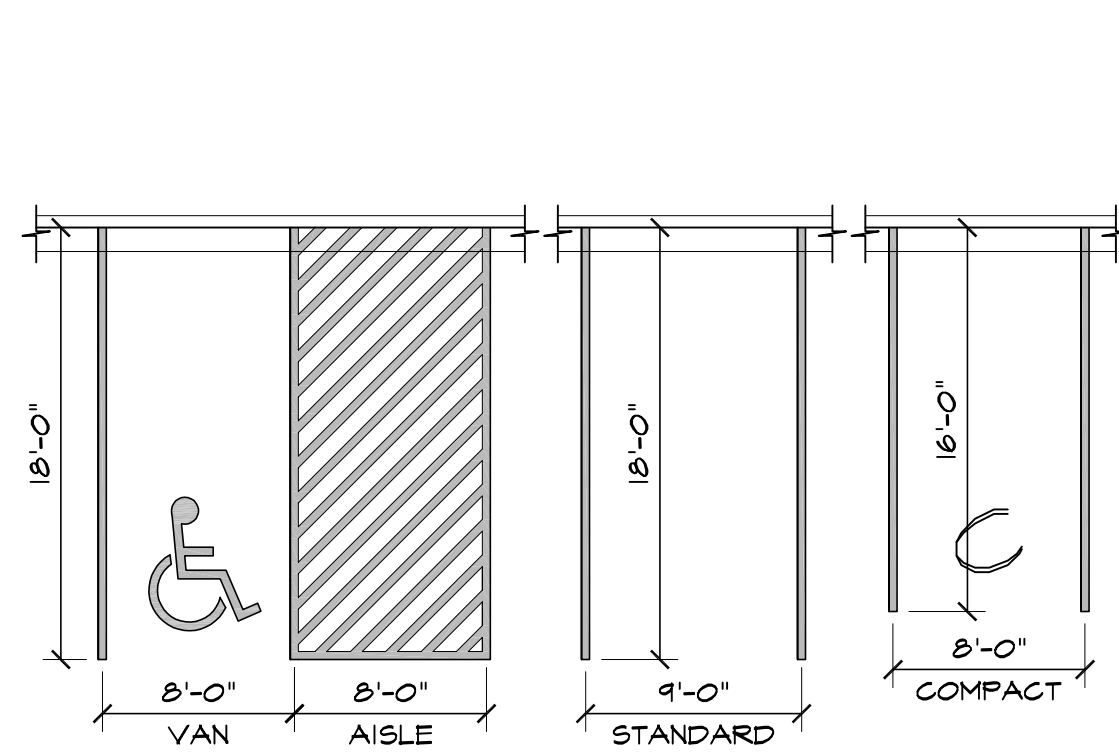
Site address: 6985 N. Meridian Rd.
Parcel Number: 53124-01-008
Proposed Building: 6,547 sf
Zoned CC

4. Request and justification

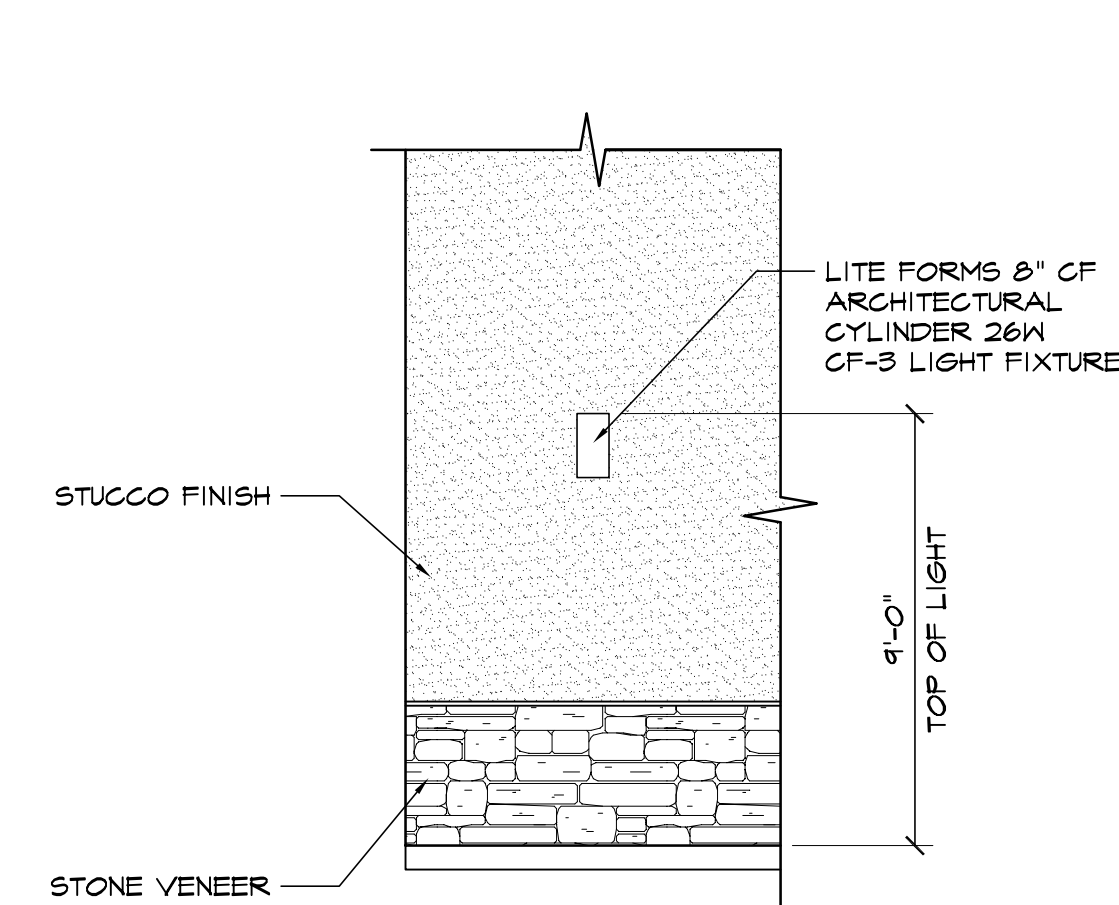
This letter is being sent to you because we are requesting a special use subject to special review for this property located East of major intersection at Highway 24 and Meridian Road. (see map). We are requesting to locate a 6,547 sf building. The building will be used for Auto Service/Retail. The building will have about 1,384 sf of retail space which is allowed in the CC zone. The remainder of the building will be used for auto service and some storage. Auto service and warehouse storage requires a special use review in the CC zone.

5. Existing and proposed facilities, structures, roads, etc.

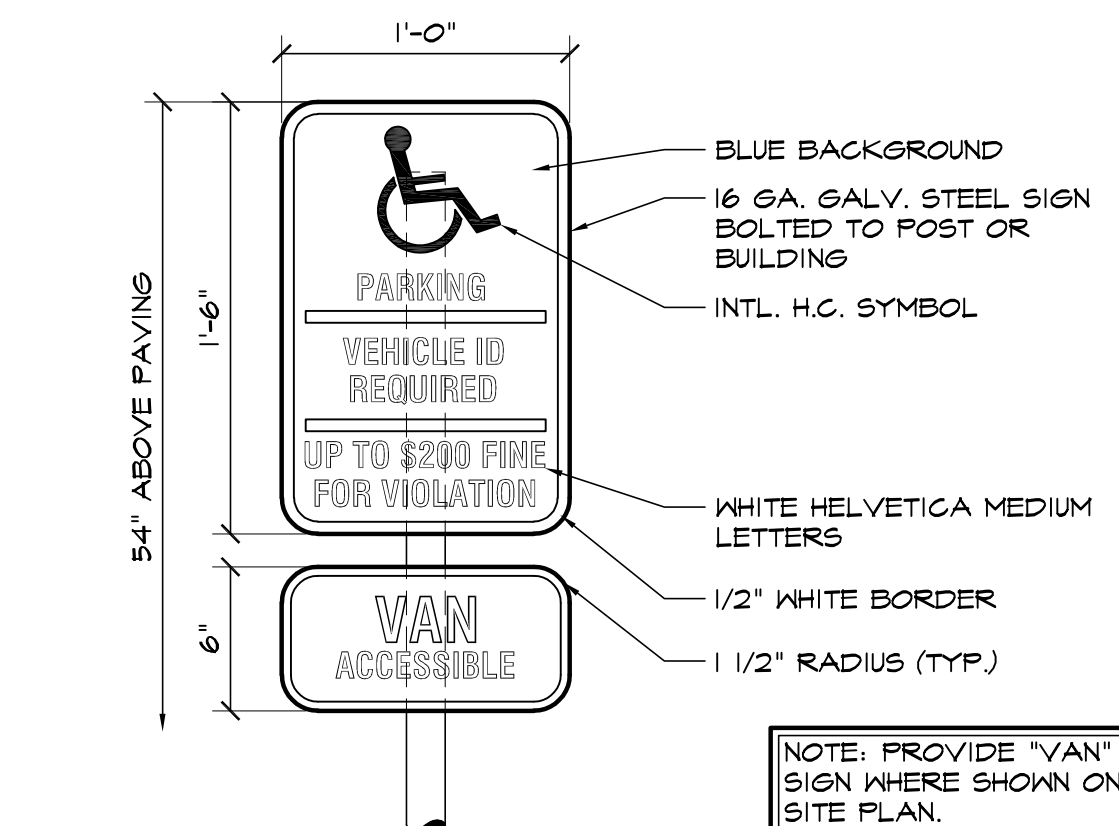
The lot will be entered from Meridian Road. The lot is currently vacant. A 6,574 sf building is being proposed on the property indicated above.



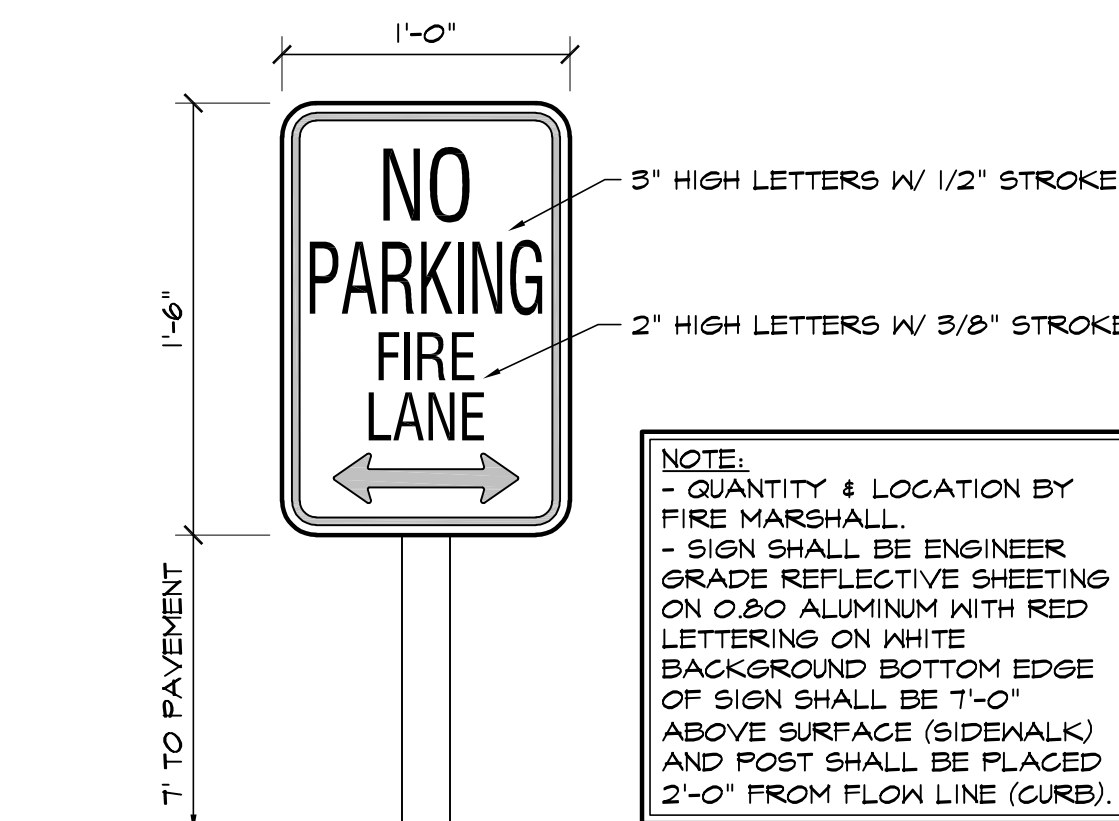
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



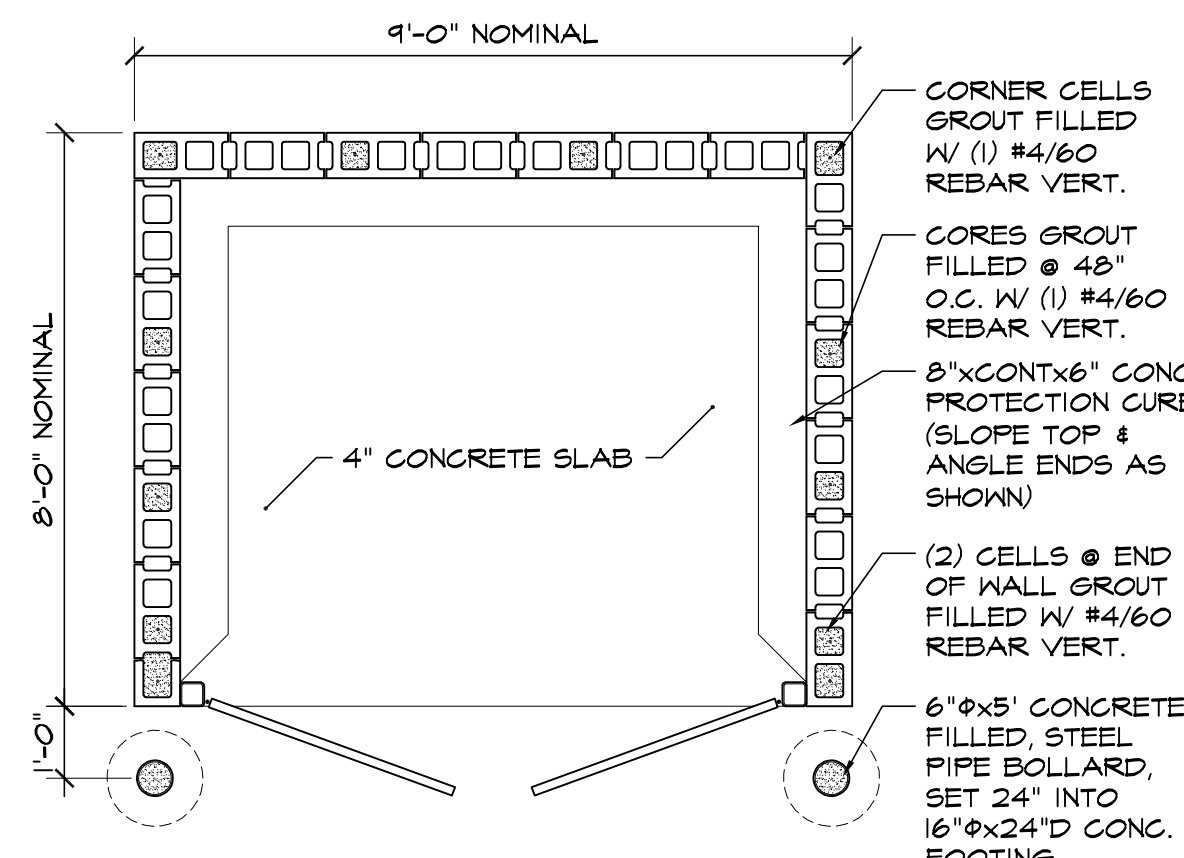
3 WALL LIGHTING DETAIL
SCALE: 1/4"=1'-0"



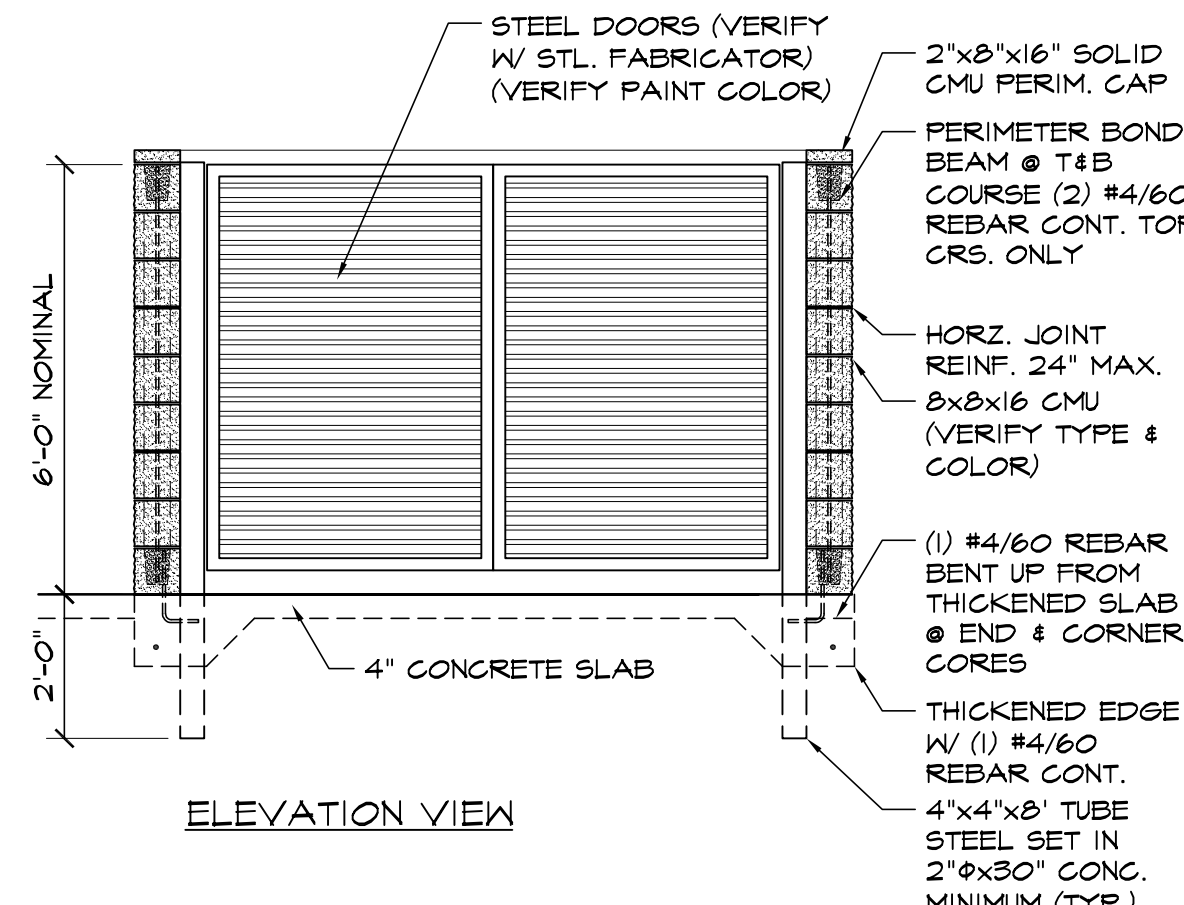
4 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



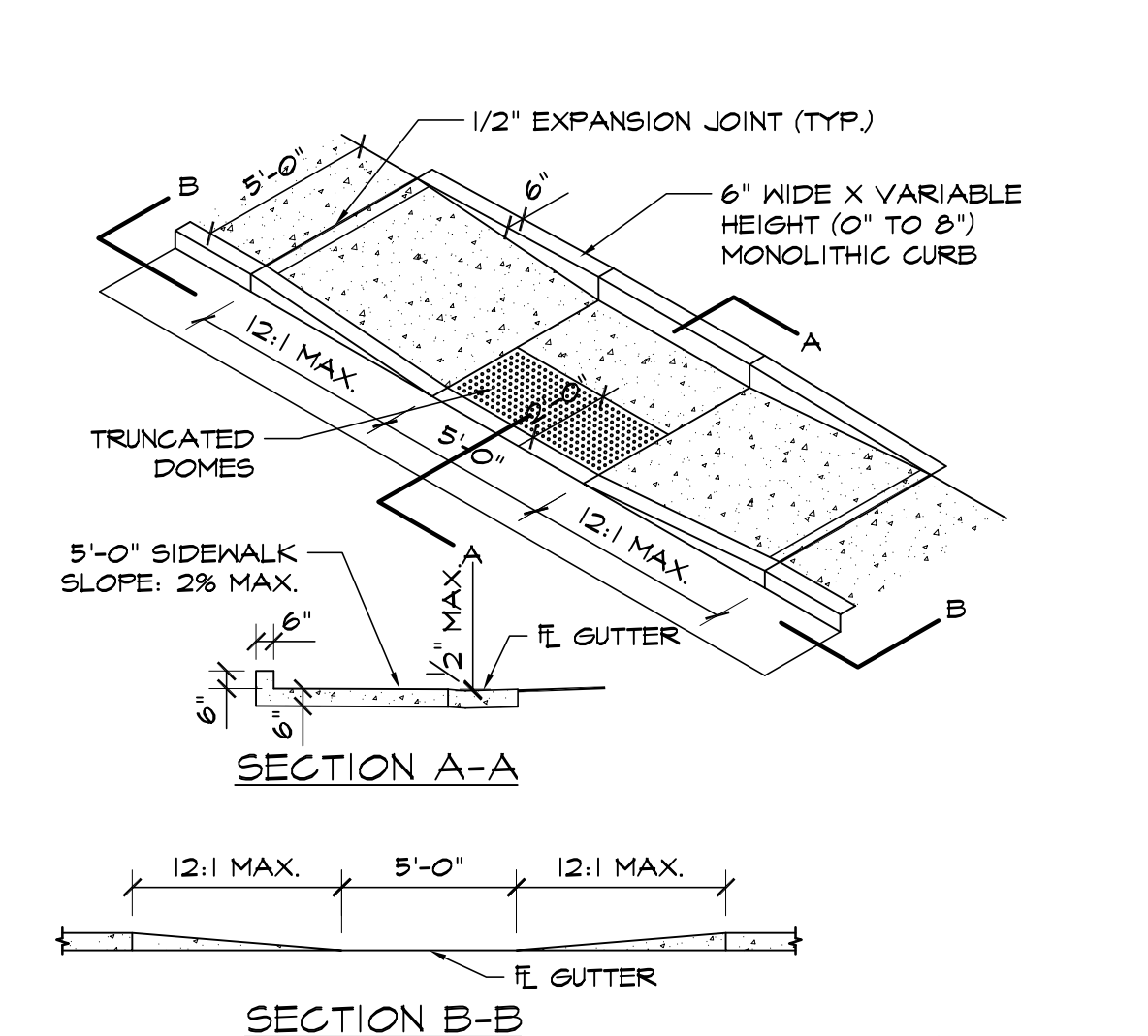
5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



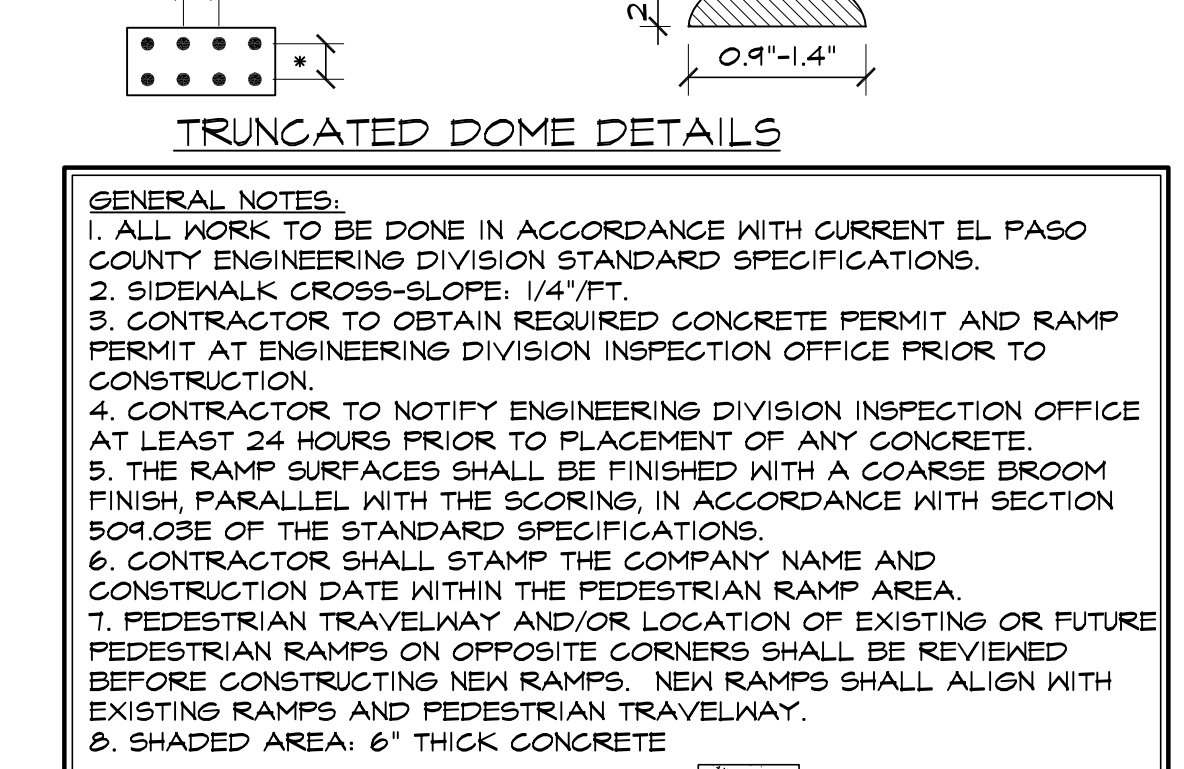
6 CMU TRASH ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"



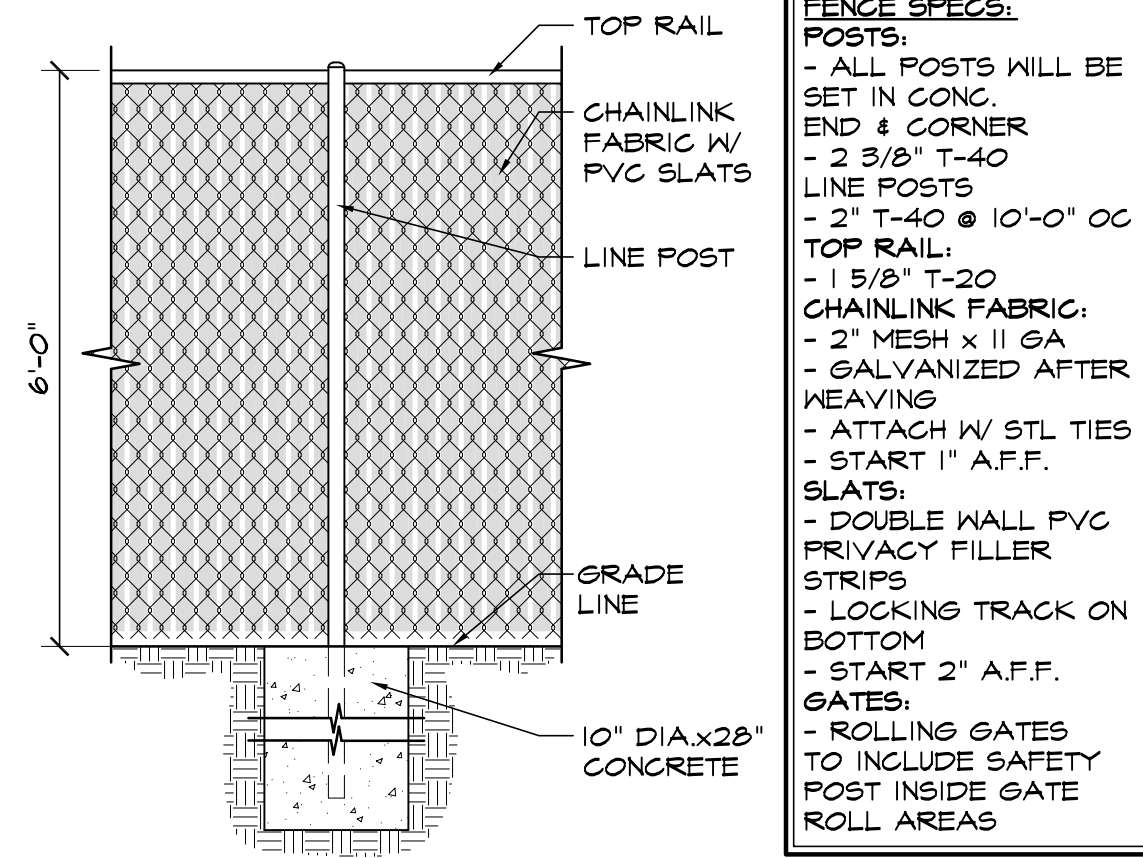
7 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



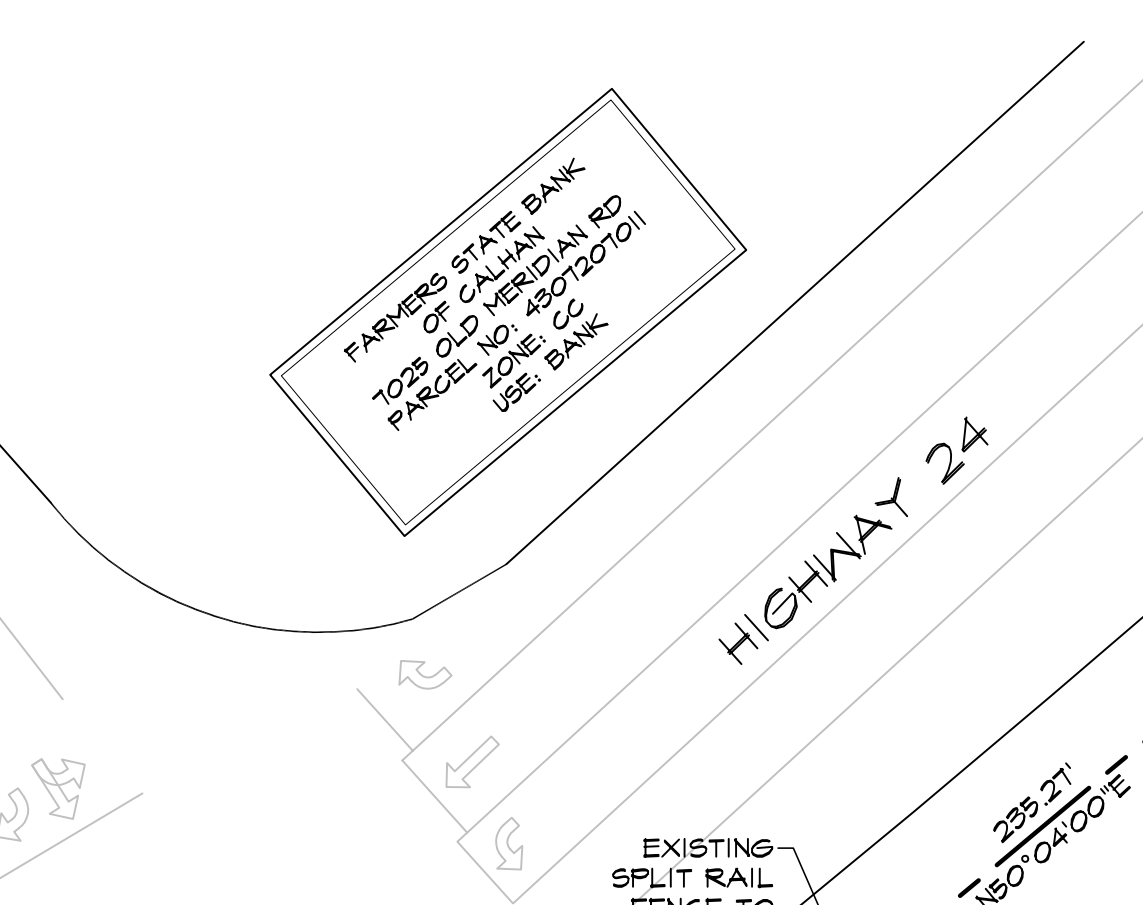
8 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



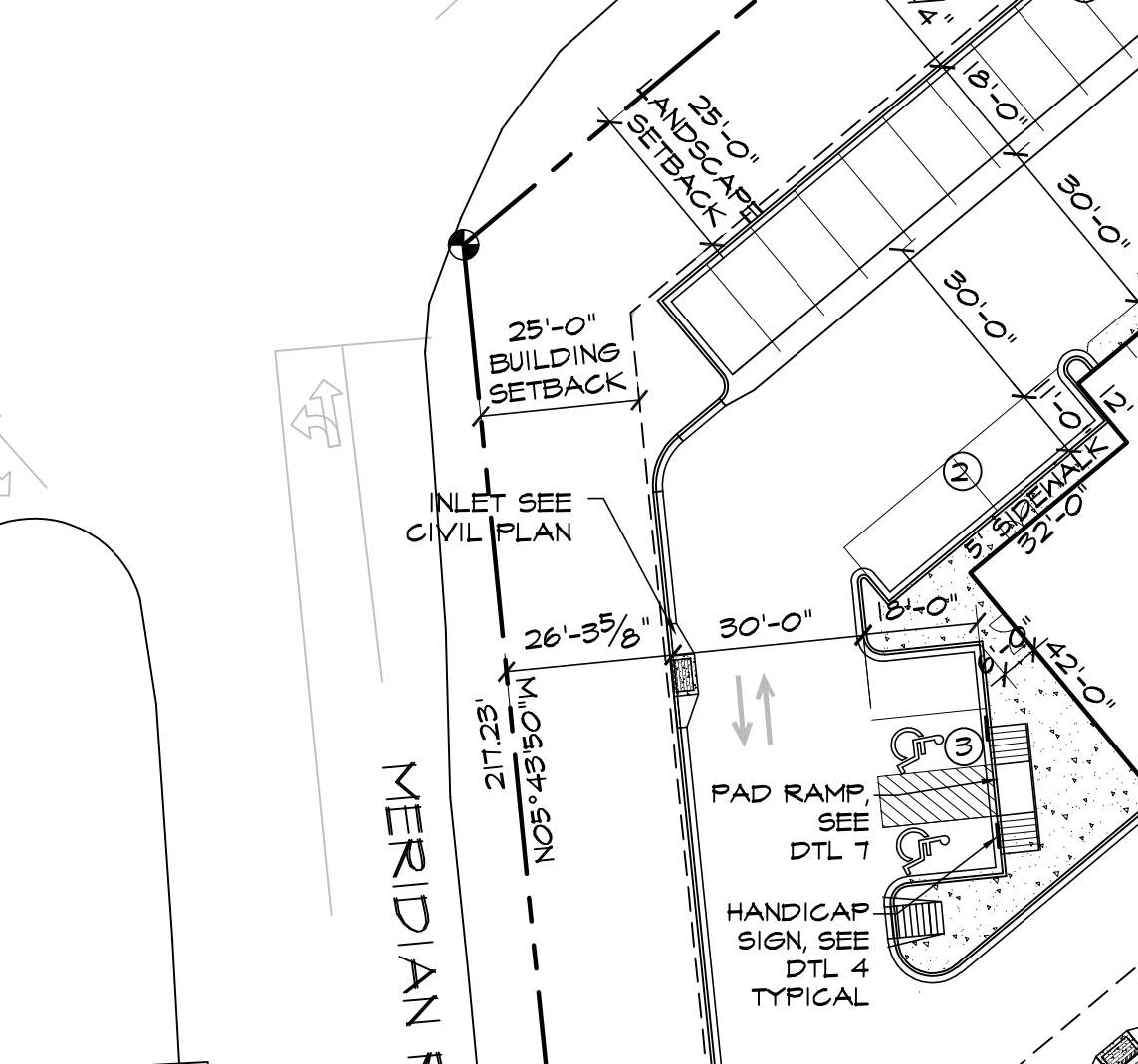
9 EPC TYPE B CURB
SCALE: 1"=1'-0"



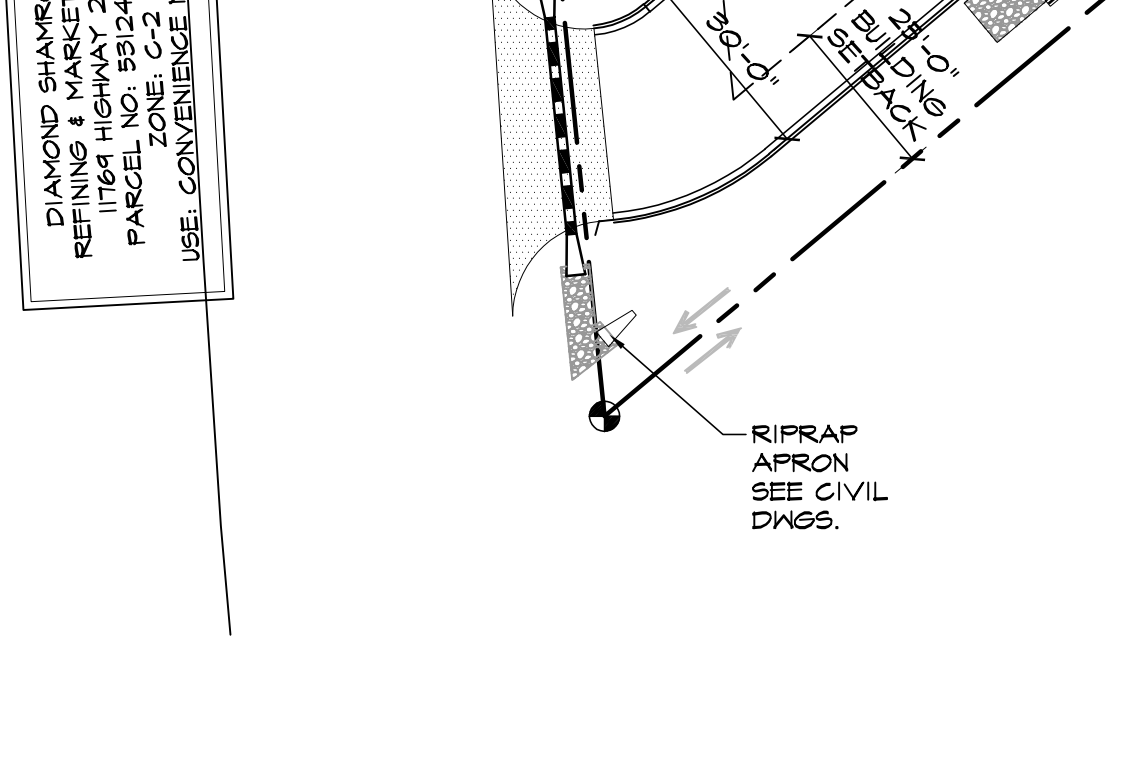
10 VICINITY MAP
NOT TO SCALE



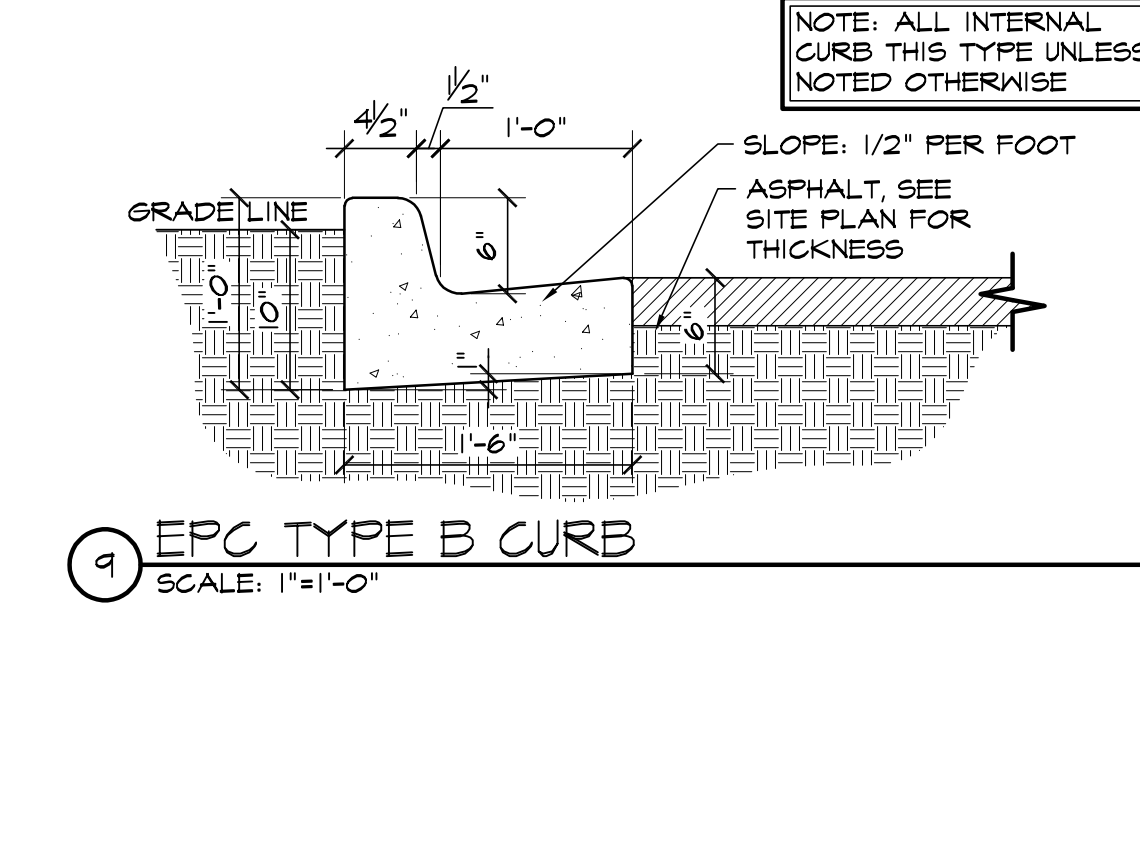
11 PROJECT INFORMATION



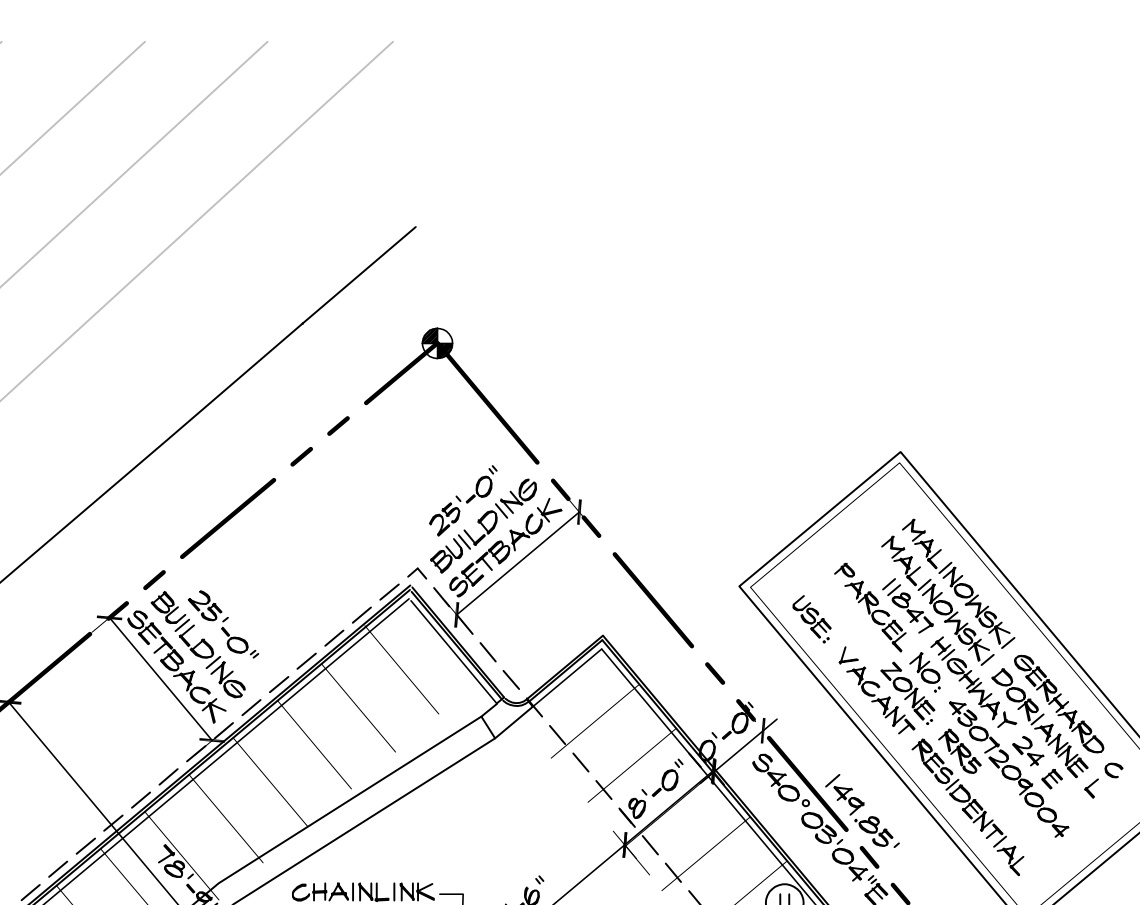
12 SITE LEGEND



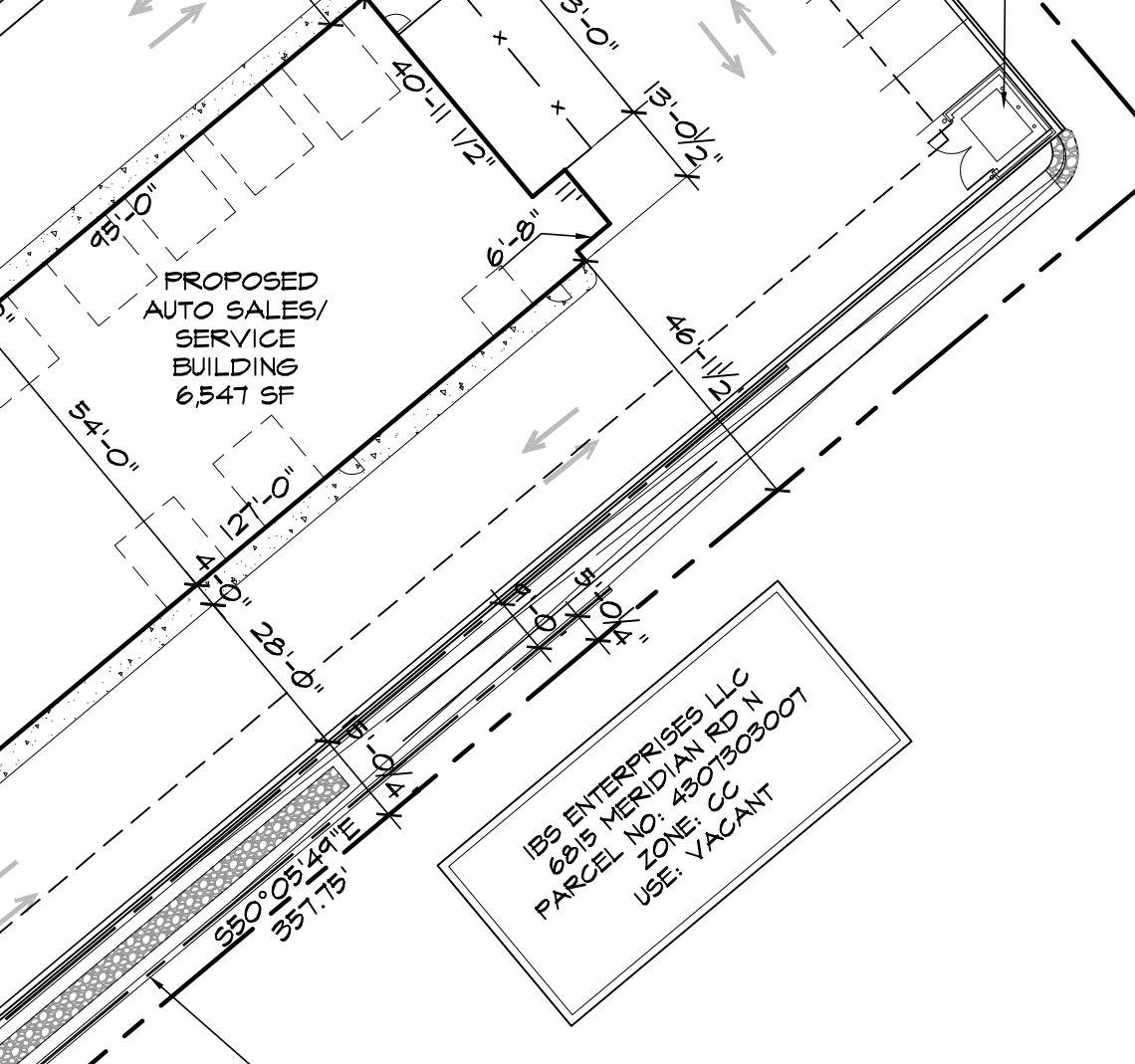
13 GENERAL NOTES



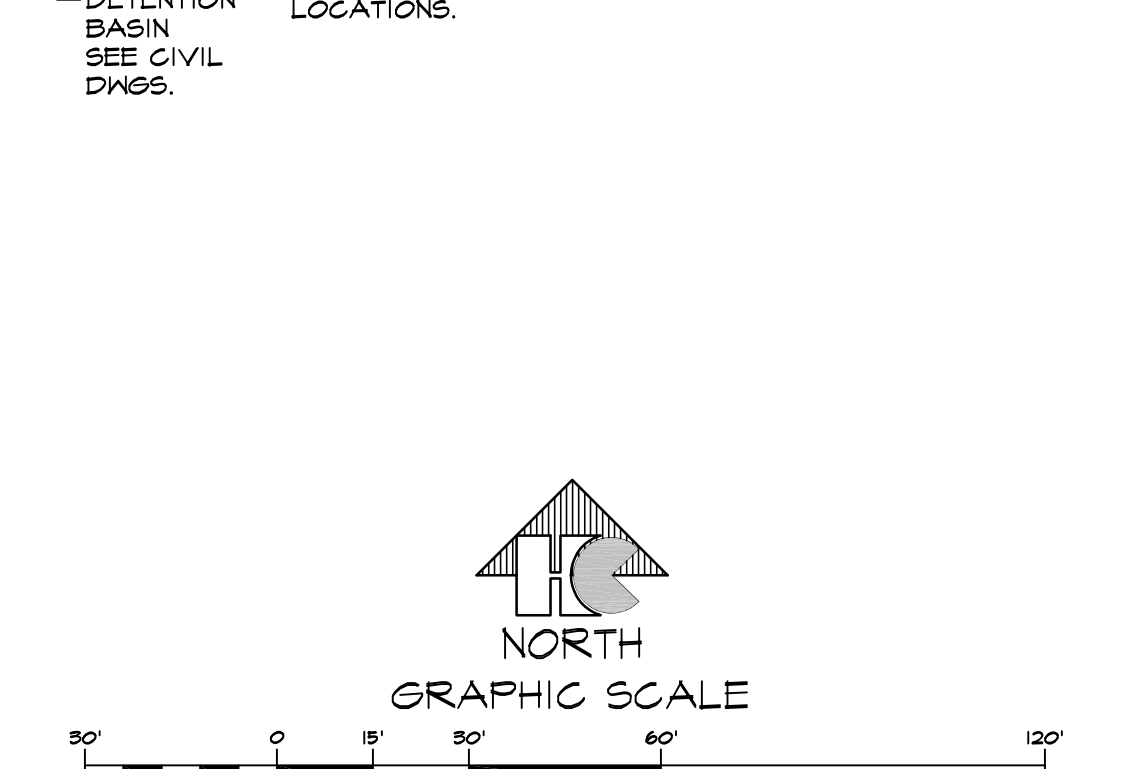
14 SITE PLAN
SCALE: 1"=30'-0"



15 TRASH ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"

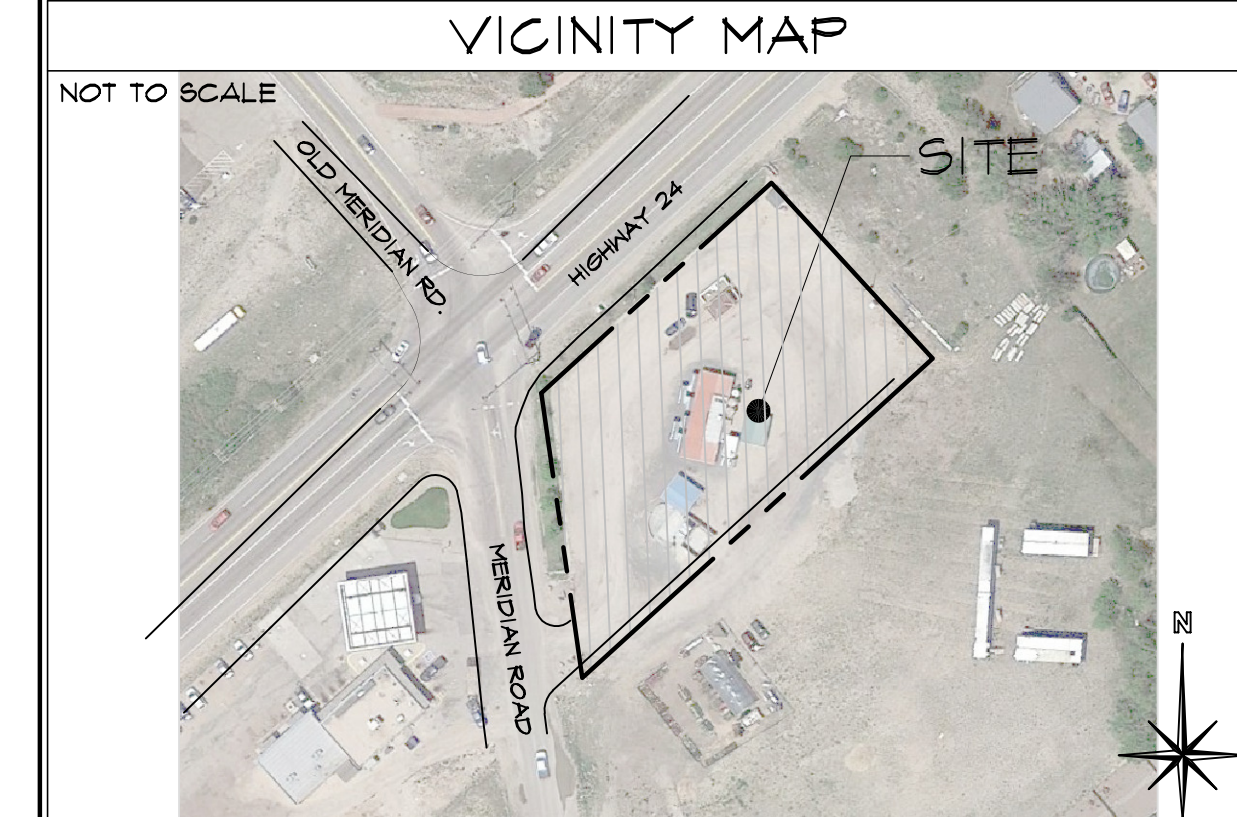


16 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



17 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"

DRAWING INDEX	
1 OF 11	SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
2 OF 11	UTILITY GENERAL NOTES
3 OF 11	UTILITY GENERAL NOTES
4 OF 11	TITLE SHEET
5 OF 11	C-1 SITE GRADING & EROSION CONTROL PLAN
6 OF 11	C-2 CIVIL NOTES AND DETAILS
7 OF 11	C-3 CIVIL NOTES AND DETAILS
8 OF 11	LANDSCAPE PLAN
9 OF 11	DETAILS AND NOTES
10 OF 11	PHOTOMETRIC
11 OF 11	ELEVATIONS



18 PROJECT INFORMATION

PROJECT INFORMATION	
PROPERTY INFORMATION	
OWNER NAME:	SAM THOMAS & ASSOCIATES LLC
	975 TERCEL DR
	PEYTON, CO 80831
LEGAL DESCRIPTION:	LOT 1 OF LARGENT SUBDIVISION
PARCEL NUMBER:	53124-01-008
ZONING:	CC
LOT SIZE:	53,143 SF (1.22 ACRES)
CURRENT USE:	VACANT COMMERCIAL LOTS
FLOODPLAIN STATEMENT:	ZONE X (MAP NO: 08041C0324F, DATED MARCH 17, 1947)
BUILDING INFORMATION	
NEW BUILDING AREA:	6,547 SF
BUILDING OCCUPANCY:	MIS-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	AUTO SERVICE/RETAIL
STRUCTURAL COVERAGE OF LOT:	12%
PAVEMENT COVERAGE:	57%
NEW BUILDING STRUCTURAL HEIGHT:	27'-6"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	
(NEW BUILDING ONLY):	
AUTO SERVICE 1 SPACE/200 SF	
5163 / 200 SF	26
SALES 1 SPACE/300 SF	
1384 / 300 SF	5
H.C. (1 SPACE/25 REQ'D)	
TOTAL PARKING SPACES REQUIRED:	33
TOTAL PARKING PROVIDED:	37
NEW STANDARD SPACES PROVIDED:	57%
H.C. SPACES PROVIDED:	2
LOADING SPACE PROVIDED:	14'x18' AREA PROVIDED
(SEE DETAIL 2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2018
LANDSCAPING:	SUMMER 2018
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC.
	1411 WOOLSEY HEIGHTS
	COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND	
---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	CONSTRUCTION LIMIT LINE
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH WROUGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS
---	W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
+	SIGN
○	EXISTING FIRE HYDRANT
→	TRAFFIC FLOW
○	MANHOLE
○	PROPOSED FIRE HYDRANT
□	WALL PACK LIGHTING
□	ELECTRICAL TRANSFORMER

19 SITE LEGEND

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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BIG O TIRES
6985 N. MERIDIAN RD
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: MAR. 20, 2018
DRAWN BY: D. AQUINO
PROJ. MGR: Z. GRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1053

RESUBMITTALS:

7016 3560 0000 9107 0898

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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COLORADO SPRINGS, CO 80915

Certified Mail Fee	\$3.45	0290
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	
Sent To IBS ENTERPRISES LLC		
Street and Apt. No., or PO Box No. 845 N. POWERS BLVD.		
City, State, ZIP+4® COLORADO SPRINGS CO 80915-3617		

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7016 3560 0000 9107 0928

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PEYTON, CO 80831

Certified Mail Fee	\$3.45	0290
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	
Sent To GERHARD & DORIANNE MALINOWSKI		
Street and Apt. No., or PO Box No. 10890 ARROWGRASS LOOP		
City, State, ZIP+4® PEYTON, CO 80831-6863		

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7016 3560 0000 9107 0904

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SAN ANTONIO, TX 78269

Certified Mail Fee	\$3.45	0290
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	
Sent To DIAMOND SHAMROCK REFINING & MARKETING CO C/O VALERO ENERGY CORP.		
Street and Apt. No., or PO Box No. P.O. BOX 690110		
City, State, ZIP+4® SAN ANTONIO, TX 78269-0110		

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7016 3560 0000 9107 0911

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CALHAN, CO 80808

Certified Mail Fee	\$3.45	0290
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	
Sent To FARMER STATE BANK OF CALHAN		
Street and Apt. No., or PO Box No. P.O. BOX 9		
City, State, ZIP+4® CALHAN, CO 80808-0009		

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7016 3560 0000 9110 3930

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OFFICIAL USE

Certified Mail Fee
\$ 3.45
Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) \$ 2.75
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
\$ 50
Total Postage and Fees
\$ 62.70

Postmark
Here

Sent To Falcon Highlands Metro District
Street and Apt. No., or PO Box No.
31 N. Tejon St. Ste. 500
City, State, ZIP+4®
Colorado Springs Co 80903

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions