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HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

Letter of Intent

Plot Plan

Owner Information

Kuhl Investors, LLC.
10610 Maltese Point
Peyton, CO 80831
Project Name: Peak Gymnastics & Fitness

Owner Representatives

Hammers Construction, Inc.
Zack Crabtree – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lots 9A, Filing 1, Rolling Thunder Business Park
Address: 10611 Maltese Point
Peyton, CO 80831
Lot Size: 1.68 acres
Zoned – PUD
Parcel number: 5311-01-009 & 53111-01-010

Request and Justification

Request approval for the new construction of a 14,250 sf building built on the property indicated above used for gymnastics/retail. 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.

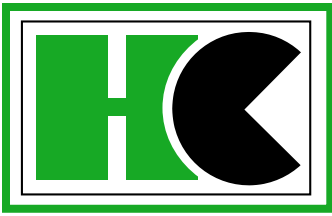
The lot will be entered from Maltese Point. The lot is currently vacant. A 14,250 sf building is being proposed on the property indicated above.

Traffic

The owner intends to occupy this building for the purpose of gymnastics/fitness, so we are proposing a typical gymnastics/retail business with 5-10 employees. Since the businesses will be consistent with other businesses in the park, we believe a traffic study is not required since we will be well below the 100 trip.

Alternate parking plan

We are requesting an alternate parking requirement (see additional documents to support this request). A gymnastics facility is not an exact defined use within the El Paso County zoning regulations. We have been approved to calculate the parking at 1 space 200 sf. We feel this is a reasonable request and would not be a detriment to the property or surrounding area.



Alternate landscape plan

We are requesting an alternate landscape plan to relocate the trees along Golden Sage Road. Due to existing utility easements and the existing drainage pond located on the south side of our property, we are unable to fit the required street trees along Rolling Thunder Road. We were able to fit 3 of the required 8 trees on Rolling Thunder and are place 5 trees along Golden Sage Road. We are proposing to place these required trees along Golden Sage Road. We feel this will be a better location as it will enhance the major intersection of Woodmen Road and Golden Sage Road and give a more desirable aesthetic appearance and provide better screening of the building. In addition, no utilities are located on the westerly property line and we feel this is a reasonable solution to keep the trees on our property.