



Steve Hammers, President  
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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 9 & 10, Filing 1, Rolling Thunder Business Park  
Address: 10611 Maltese Point  
Peyton, CO 80831

Lot Size: 1.70 acres ← 1.68 acres

Zoned – PUD

Parcel number: 5311-01-009 & 5311-01-010

#### Request and Justification

Request approval for the new construction of a 14,800 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 14,800 sf building is being proposed on the property indicated above.

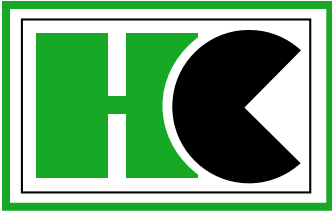
#### Traffic

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. A gymnastics facility is not an exact defined use within the El Paso County zoning regulations. In the past we have used 1 space 200 sf, but we feel that 1 space per 250 sf is more adequate. Gymnastics studios normally have a drop off flow to the parking layout as parents usually don't wait for their kids to finish the class. They normally drop their kids off and pick up their kids when the class is over. In addition, 1 space to 250 sf is what the City of Colorado Springs and

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Town of Monument use for their parking guideline for this type of use. We feel this would meet the requirement and allow us to better meet the parking calculations. Furthermore, if additional parking is needed, overflow parking is allowed on Maltese Point. Since this business usually has classes after 5 pm and on the weekends this will not affect other businesses in this Park since they are typically a M-F and 8-5 operation. We feel this is a reasonable request and would not be a detriment to the property or surrounding area.

Discuss the drainage on the site in this letter of intent.

# Markup Summary

dsdgrimm (3)

to be in the same way for that parking structure for this type of use, would mean the engineering and design is to be done prior to the parking lot. Furthermore, if additional parking is needed, another parking structure would be needed. Since this business already has a lot of parking, it is not clear how the new parking structure would affect other businesses in this Park since they are typically a lot of parking. The City is a reasonable request and would not be a detriment to the surrounding area.

Discuss the drainage on the site in this letter of intent.

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