



102 E. Pikes Peak, Suite 500
Colorado Springs, CO 80903
(719) 955-5485

July 30, 2020

Letter of Intent
Early Grading Permit (EGP-20-004)

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Owner Representatives

Hammers Construction, Inc.
Robert Green – Project Manager
Lisa Peterson – Design (Applicant)
Virgil A Sanchez – Civil Engineer

Project Name: Claremont Business Park 2 Filing No. 1 Early Grading

Property Information:

Address: 1111 Meadowbrook Pkwy Colorado Springs, CO 80915
Lot Size: 13.72 acres Zoned: CS CAD-O
Parcel number: 54081-01-054, 54054-12-001, 54054-12-002,
54054-12-003, 54054-12-004

Request and Justification

Proposing to begin early grading of the site in advance of the approval of the Claremont Business Park 2 Preliminary Plan and the Claremont Business Park 2 Filing No. 1 Final Plat. The project proposes a 10 lot commercial and industrial warehouse/storage complex. Our intention is to seek approval to grade Lots 1-7, and Tract A. Lots 8-10 and Tract B construction will occur at a later date. Our proposal is consistent with the adjacent development. The uses we are intending for the remaining lots are planned for office, light industrial/warehouse and retail type uses which is consistent and are approved uses within the CS zone. We feel this proposal will help to develop the area faster and enhance the neighborhood (the owner has already received interested calls on the smaller lots granted the proposal is approved). Not to mention it will help increase revenue for the County and support the neighboring residential and commercial business already existing in the area. All lots will include the required zoning setbacks per CS zone and including a maximum height of 45 feet, as stated on the Preliminary Plan drawing. Approval of this request will allow site grading to commence while the entitlement documents are in process.

Please let me know if you have any questions or need any additional information.

Virgil A. Sanchez

Virgil A. Sanchez, P.E.
M&S Civil Consultants, Inc.