



# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400  
(719) 570-1599 | [www.hammersconstruction.com](http://www.hammersconstruction.com)  
*Specializing in Design/Build*

*30*  
*Years*  
Est. 1991

## Letter of Intent Site Development Plan

### Owner Information

Great Dane Ventures, LLC  
5903 High Noon Ave.  
Colorado Springs, CO 80923  
Project Name: Smith Plumbing & Htg

### Owner Representatives

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

### Site:

Legal: Lot 2, Elm Grove Villa Subdivision  
Address: 1875 Main Street  
Colorado Springs, CO 80911  
Lot Size: 70,567 sf/1.62 acres  
Zoned – CC, CAD-O  
Parcel number: 65013-12-002

### Request and Justification

Request approval for the new construction of a 14,500 sf gross building built on the property indicated above, 3,500 sf will be used for office space, 2,500 sf used for storage & 8,500 sf will be used for warehouse space. We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No free-standing signs are being proposed at this time.

Zoning: The proposed site meets or exceeds all CC zoning standards. The proposed business has serviced the adjoining neighborhood for over 20 years and owns the adjacent property that they operate out of currently. This property is also located in the CAD-O and will not cause any conflicts with this overlay district standards.

### Existing and proposed facilities, structures and roads

The lot will be entered from Main Street. The lot is currently vacant. A 14,500 sf (12,000 sf footprint) building is being proposed on the property indicated above.

### Traffic

We feel this proposal will not exceed the 100 daily trips. The owner will have 20-30 employees (this includes both office and field employees) Half of these employees will be in company vehicles that go out on a call to troubleshoot MEP services. These employees are also allowed to take their work vehicle home, which would bring the trip generation down further. No customers come to this business as this is a dispatch call center and not intended for purchase of parts. The business may have 1-2 deliveries per day. Based on this we are below the daily trip count and should not need additional traffic reports.



#### Alternate Landscape Plan

Requesting to reduce the landscape setback along Cable Lane a road that has been closed to through traffic for a number of years. The requirement is to have a 10'-0" landscape setback along a non-arterial road. We will still be installing 5'-0" of landscaping along this side of the property and we will still be enhancing the visual appeal from adjacent properties. Our site is a very narrow site. In order to get the size building shown (and size needed for the owner's business expansion), we will need this relief in order to meet the minimum setbacks and to meet the parking requirement. In addition, the 30' driveway width needs to have a minimum of 30'-0" in order to meet the life safety regulations as well as the owner's maneuverability of company vehicle to operate their business properly and effectively. All other landscape requirements are met and there are existing trees on the other side of Cable Lane that provides a great screening buffer. We are not adjacent to any residential homes on Cable Lane, so we feel this is a great compromise since the shape of this property is so narrow.