



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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

Specializing in Design/Build

Letter of Intent
Site Development Plan

Letter of Intent must address all reports and plans included in the submittal. Revise Letter of Intent to address specific criteria and findings of each report

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: CBP2-7-1

Owner Representatives

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

This is confusing, should it be 2-1-7?

Site:

Legal: Claremont Business Park 2, Fil No. 1 Lot 7
Address: 7716 Gary Watson Point
Colorado Springs, CO 80915
Lot Size: 1.24 acres
Zoned – CS
Parcel number: 54081-01-057

Request and Justification

Request approval for the new construction of a 10,000 sf building built on the property indicated above; 1,500 sf will be used for office space & 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.

Existing and proposed facilities, structures and roads.

The lot will be entered from Gary Watson Point. The lot is currently vacant. A 10,000 sf building is being proposed on the property indicated above.

Traffic

A traffic study was submitted with the preliminary plan (SP 197) and these uses were accounted for in this study.

Address specific findings and recommendations from Traffic Impact Study

Ownership

Hammers Construction is buying this building and is the owner of this lot. Our intent is to build the building as office and warehouse uses (main uses) as the floor plan and permit documentation shows. Once the work is completed, we intend to sell the building and will market it for these uses. In summary, Hammers Construction will be occupying the building at this time, if Hammers leases to users other than those described above, that revision of site plan may be required if additional parking spaces are needed and/or if traffic counts increase.

Letter of Intent_V1.pdf Markup Summary

Cloud+ (2)



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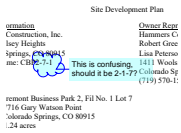
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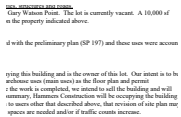
Address specific findings and recommendations from Traffic Impact Study

Engineer (2)



Subject: Engineer
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This is confusing, should it be 2-1-7?



Subject: Engineer
Page Label: 1
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