



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

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

*Specializing in Design/Build*

## Project Summary

Early Assistance Meeting

### Owner Information

Triple A Real Estate, LLC  
19350 Pinon Park Rd  
Peyton, CO 80831  
Project name: Premier RV

### Site

Address: 11145 & 11185 E. Highway 24  
Peyton, CO 80831

Lot Size: 10.01 acres & 4.98 acres

Current Zoning: C-2 & RR-5

Parcel number: 5313000050 & 5313001013

Legal Description:

TRACT IN N2 SEC 13-13-65 AS FOLS, BEG AT MOST WLY COR OF TR CONV BY BK 1991-306 SD COR BEING ON SELY R/W LN OF HWY 24, TH SWLY ALG SD R/W LN 500.73 FT, ANG L 90< SELY 871.2 FT, ANG L 90< NELY 500.0 FT TO MOST SLY COR OF AFMD TR, TH NWLY 871.2 FT TO POB

TRACT IN N2 SEC 13-13-65 AS FOLS, BEG AT NE COR OF SEC 13, TH WLY ON N LN 2803.89 FT TO ELY R/W LN OF HWY 24, TH ANG L 63<01' SWLY ON ELY R/W LN 783.66 FT TO POB, TH CONT ON PREV COURSE 250 FT, ANG L 90< SELY 871.2 FT, ANG L 90< NELY 250 FT, ANG L 90< NWLY 871.2 FT TO POB, EX PT CONV TO STATE DOT BY REC #200150579

### Owner Representatives

Hammers Construction, Inc.  
Lisa Peterson – Design (Applicant)  
Lpeterson@hammersconstruction.com  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
(719) 570-1599

### Request

Owner would like to discuss with El Paso County the requirements that will be needed based on the CDOT ROW improvements for both properties that they use for their business. With the access closure to both properties, it really changes the design for this property. Some issues to discuss:

- Signage (existing pole sign, that will need to be relocated)
- Electrical power pedestals



- New access location
- New impervious surfacing to get to the building from the rear
- Drainage requirements with these changes
  - Water run off
  - Underground water dam to man hole
  - Ditch redesign
- Security fencing/gates
- Cistern access