



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

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: CBP 2 – 1, Lot 1

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: Claremont Business Park 2, Fil No. 1 Lot 1
Address: 7715 Gary Watson Point
Colorado Springs, CO 80915
Lot Size: 0.51 acres
Zoned – CS, CAD-O
Parcel number: 54081-01-057 (TBD)

Request and Justification

Request approval for the new construction of a 7,000 sf building built on the property indicated above, 850 sf will be used for office space & 6,150 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 7,000 sf building are being proposed on the property indicated above.

Traffic

A traffic study was submitted with the preliminary plan (SP 197) and final plat (SF 2014); this use were accounted for in this 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 that described above, that revision of site plan may be require if additional parking spaces are needed and/or if traffic counts increase.



1-7-21

El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

RE: Alternate Landscape Plan Request

Location: Claremont Business Park-2, Lot 1, Fil. No. 1, El Paso County

On behalf of Hammers Construction, we are requesting approval for alternate landscape plan for the landscape setback tree requirement based on the following points.

- Substitute the required street trees along Meadowbrook Parkway with upright evergreen trees. There are 7 required trees and 12 upright provided.
- Justification is based on the limited space to plant street trees due to storm drain along setback.
- The proposed juniper plant root system extends to approximately 24" below grade so these plants will not negatively impact the utilities.
- Landscape plan, dated 12-7-20 (revised), complies with all other landscape policies required by El Paso County.

Thank you for your consideration in this matter.

John MacKay, PLA