



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

Cathedral Rock Church  
590 Highway 105 Ste 190  
Monument, CO 80132  
Project name: Cathedral Rock Church

#### Site

Address: 846 Struthers Ranch Rd.  
Lot Size: 221,284 SF (5.08 acres)  
Zoning: PUD  
Parcel number: 71363-01-013  
Legal Description: Tract A Struthers Ranch Sub Fil

Filing No.2

#### Owner Representatives

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

Please include a section on drainage in the LOI

#### Request

Request approval to build a 8,125 SF building used for religious institute built on the property indicated above future building locations have been shown on site for coordination, but are not part of this application. All improvements will meet El Paso County zoning requirements, complete w/ parking, drive aisles and landscaping. No signs are being proposed at this time. This is an approved use in the PUD zone.

#### Existing and proposed facilities, structures and roads

The property is currently vacant, and we are proposing a 8,125 SF building as described above. The property is accessed off of Struthers Ranch Rd. There is an existing curb cut that we are utilizing and will add sidewalk to tie into the east and west property lines.

#### Zoning

We are meeting all dimensional standards per county zoning code. Our building doesn't encroach on building setbacks (25'-0" front, 25'-0" rear and 25'-0" on sides). Landscape setbacks along roadways are being complied with. Our allowed building height is 45'-0" max and our actual building height is 25'-10".

Please state required and provided (see I/s plan for buffer req)

Max height 40 ft per Struthers Ranch PUD guidelines



### **Utilities**

The project connects to or extends adequate public utilities to the site. See utility plan for future detail. We will be handling the proper submission requirements to the following entities providing utilities to this site: Donala water and sanitation, Black Hills Energy, and Mountain View Electric Association.

### **Traffic**

Traffic Memo provided, see attachment.

Please provide traffic memo per ECM criteria B.1.2.C

Provide number of required and provided for off-street, accessible and bicycle parking spaces

### **Parking**

The project provides off-street parking as required by El Paso County. We are required to have 69 spaces per code. See breakout on page 1 under project information. All parking stalls, drive aisles, loading/ unloading areas, and waste removal areas meet the location and dimension standards set by the El Paso County. See details for compliance on page 2 of the submittal.

### **Landscaping**

The project provides landscaped areas per El Paso County code. We are providing the minimum required 10'-0" landscape setbacks along Struthers Rd and Struthers Ranch Rd. We are also providing a 15'-0" landscape buffer to the east side of the property that abuts the residential properties to the east. See landscape sheets for further details.

### **Photometric**

The project provides the required lighting specifications per El Paso County code. See photometric plans included with this project's submittal for further details.

Please provide section descriptions:

- 6.2.7. Operational Standards
- 6.2.8. Maintenance Plans
- 6.2.10. Signs, On-Premise (state if no signage proposed)
- 6.3.1. Air Quality
- 6.3.2. Drainage
- 6.3.3.A and C. Fire Protection and Wildfire Mitigation

# V1\_Letter of Intent.pdf Markup Summary

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## Engineer (2)

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ant) L.peterson@hammersconstruction.com  
butler@hammersconstruction.com

Please include a section on  
drainage in the LOI

25 SF building used for religious institute b  
locations have been shown on site for coat  
movements will meet El Paso County zoning  
and landscaping. No stone are being used

**Subject:** Engineer  
**Page Label:** 1  
**Author:** Bret  
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Please include a section on drainage in the LOI

As submission requirements to the authority  
in water and sanitation, Black Hills Energy

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per ECM criteria B.1.2.C

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page 1 under project information. All part  
d waste removal areas meet the location an

**Subject:** Engineer  
**Page Label:** 2  
**Author:** Bret  
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Please provide traffic memo per ECM criteria  
B.1.2.C

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## Planner (5)

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@hammersconstruction.com  
ammersconstruction.com

Filing No.2

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**Author:** weeks  
**Date:** 10/15/2024 3:20:35 PM  
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Filing No.2

ng code. Our building doesn't  
sd 25'-0" (on sides). Landscape  
owed building height is 45'-0" max

Max height 40 ft per  
Struthers Ranch PUD  
guidelines

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Max height 40 ft per Struthers Ranch PUD  
guidelines

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Please state required  
and provided (see I/s  
plan for buffer req)

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Please state required and provided (see I/s plan for  
buffer req)



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**Author:** weeks  
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Provide number of required and provided for  
off-street, accessible and bicycle parking spaces

photometric plans included with this project's submittal for the

Please provide section descriptions:  
6.2.7. Operational Standards  
6.2.8. Maintenance Plans  
6.2.10. Signs, On-Premise (state if no signage proposed)  
6.3.1. Air Quality  
6.3.2. Drainage  
6.3.3.A and C. Fire Protection and Wildfire Mitigation

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Please provide section descriptions:  
6.2.7. Operational Standards  
6.2.8. Maintenance Plans  
6.2.10. Signs, On-Premise (state if no signage proposed)  
6.3.1. Air Quality  
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