



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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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

Owner Representatives

Hammers Construction, Inc.
Lisa Peterson – Design (Applicant) Lpeterson@hammersconstruction.com
Joe Butler – Project Manager jbutler@hammersconstruction.com
1411 Woolsey Heights
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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".



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.

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.