

Applicant is required to apply for a driveway access waiver in accordance to plat note.



HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400
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Specializing in Design/Build

30
Years
Est. 1991

Letter of Intent Site Development Plan

Owner Information

Black Cherry Investments LLC
1453 Woolsey Hts
Colorado Springs, CO 80915
Project Name: Gearhead Garage Inc.

Owner Representatives

Add:
- Owner contact telephone number, and email for responsible party
- Applicants email
- State the uses as shown in the Land Development Code
- A discussion regarding the provision of utilities

Site:

Legal: Lot 9 Claremont Business Park Fil No 1A
Address: 1453 Woolsey Hts
Colorado Springs, CO 80915
Lot Size: 0.65 Acres
Zoned – CS-CAD-O
Parcel Number: 54081-01-031

Please add "PCD File No. PPR-21-063".

Request and Justification

Request approval for a change of use on the property indicated above from a medical marijuana grow warehouse/retail use to an auto repair shop/office use. These proposed uses are approved in the CS zone. The building's office layout has not changed, just being used as office space now, the grow portion has been converted to an auto repair garage. No landscaping has been impacted by changes. No free-standing signs are being proposed at this time.

Existing and Proposed Facilities, Structures and Roads

The property is entered from Woolsey Heights. The lot is currently occupied by the tenant we are doing the change of use for. A 5,000 sf building is existing on the property indicated above. Complete w/ landscaping, parking and drive aisles. All striping is existing as shown and meets the parking requirements per the zoning code. See Site plan for this breakout.

Please update to EPC Engineering Criteria Manual Appendix B.1.2.D

Traffic

The owner will have 3-6 employees during a typical business day. Since the business has (2) repair bays and a reduced number employees from the previously approved use, we feel a traffic study is not required since we will be below the 100 trip allowed per EPC code. In addition, the business has been in operation and have not had any issues with traffic complaints.

Landscaping

All landscaping is existing and we are not proposing to add any more as the site is maxed out with material. We are over our internal landscape square footage per the originally approved DP (PPR-06-023). We feel the existing landscaping is adequate for this request.

Please add a statement confirming the proposed use will not adversely impact adjacent properties or existing drainage patterns.