



Steve Hammers, President

HAMMERS CONSTRUCTION, INC.

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• SPECIALIZING IN DESIGN / BUILD •

Letter of Intent

Plot Plan

Owner Information

Hallgren Properties Inc.
1110 Meadowbrook Pkwy
Colorado Springs, CO 80915
Project Name: Hallgren

Owner Representatives:

Zack Crabtree – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Contractor Information:

Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Lot 44, Filing 2, Claremont Business Park
1110 Meadowbrook Pkwy
Colorado Springs, CO 80915
Lot Size: 3.85 acres
Proposed Disturbed Area: 1.28 acres
Zoned – CS
Parcel number: 54081-02-048

Request and Justification

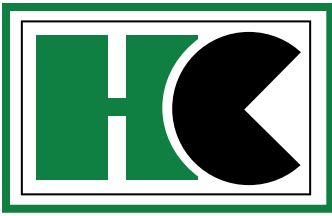
The Hallgren is a major distributor of architectural doors, frames and hardware as well as other building specialties for use in commercial construction projects. Request approval for new construction of a 12,000 s.f. office/warehouse/light manufacturing built on the property indicated above. This property is currently vacant. No signs are being proposed at this time. They will also be using the storage yard area for company vehicle parking and materials to build forms.

Existing and proposed facilities, structures and roads.

Lot 44 is entered from Meadowbrook Pkwy. The lot is currently vacant and doesn't have any existing facilities. A 12,000 s.f. building is being proposed on the property indicated above, complete with parking and drive aisles.

Construction Limit

During our earlier assistance meeting, we discussed developing and disturbing a portion of this lot and staff was okay with this proposal. We are proposing to develop 1.28 acres per plan. Construction documents only calculate this area for water quality and other sites improvements such as landscape area and sidewalks.



Traffic

The business going into this building will be a door supply company. They supply materials to commercial buildings. They have 6 full time employees in the office and 4 employees in the warehouse. In addition they have 1 drive that make deliveries in the afternoons. Their hours of operation are Monday through Friday from 7 am to 4 pm. They do have customers that come in to the store to buy items, but this is very limited to maybe 5 to 10 per week. We feel that this business will not impact the traffic and that we are under the maximum traffic counts. This would be a good location for the business as it will not impact the existing conditions on Meadowbrook Pkwy. Per the engineering criteria manual our vehicular traffic:

- The Daily Vehicle traffic will be less than 100 trip generations. The owners have 11 employees, plus about 2 customers on average per day. They can receive about 1 truck delivery on average per day. To ensure better traffic flow of truck deliveries, these trucks can turn around on site. With this further explanation, this business will not increase the trip generation in a detrimental way and therefore a traffic study report is not required.

Alternate Landscape Plan

- Request to not have any fingers in the parking stalls as this makes it more difficult for snow removal and allows better flow for vehicles backing up and turning capabilities.
- We are also requesting to allow substitution of shrubs and ornamental grasses for required trees. We are proposing 40 shrubs and 20 ornamental grasses for 6 trees.

We feel this still meets the County Land Development Code and provides cohesive plan that conforms with the business park.

Amendment:

All above still applies. We are submitting new plans as the owner requested to mirror the building on the site as he wants his building facing the entrance into the property.