



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Project Statement

Owner Information

David J. Wolf
601 W. Highway 30
Kimball, NE 69145-1122
Project Name: Wolf Lot 2

Owner Representatives:

Hammers Construction, Inc.
Lisa Peterson – Design (Applicant)
Robert Green – Project Manager
1411 Woolsey Heights
Colorado Springs, CO 80910
(719) 570-1599

Site:

Legal: LOT 2 WOLF BUSINESS PARK FIL NO 2
Address: 2168 Wolf Ct.
Monument, CO 80132
Lot Size: 60,548 sf (1.39 acres)
Zoned – PD
Parcel number: 71113-06-007

Description:

Request approval for the new construction of a 12,500 sf. building used for office and warehouse space. We will add necessary parking, drive aisles and landscaping per City of Monument requirements. This property is currently vacant. No free-standing signs are being proposed at this time.

Justification:

This request will be consistent with other business proposed in this business park and approved use in PD zone.



Storage Yard:

The Storage yard will consist for the storage of equipment and materials. This yard will have an opaque 6'-0" high chainlink fence, see detail 2 on page 2 for further detail. The building will be fully fenced however the Storage location will be on the North, East and South East corner of the back of the building, see site plan. We feel these measures are adequate to meet the code requirements and will not be detrimental to the surrounding areas.

Use:

The intent is to construct the building for office and warehouse uses (main uses) as the floor plan and permit documentation show. Once the work is completed, the owner intends to lease the building and will market it for these uses.