



HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights I Colorado Springs, Colorado 80915-5400
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I **SPECIALIZING IN DESIGN / BUILD** I

Steve Hammers, President
shammers@hammersconstruction.com

Letter of Intent

Plot Plan

Owner Information

Ruckus Investment, LLC
8021 Grant Way
Littleton, CO 80122
Project Name: CBP 13-2

Owner Representatives

Hammers Construction, Inc.
Yury Dyachenko – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lot 13, Claremont Business Park Fil NO 2
Address: 7204 Cole View
Colorado Springs, CO 80915
Lot Size: 0.51 acres
Zoned – CS
Parcel number: 54081-02-017

Request and Justification

Request to amend approved site development plan (PPR-07-028). We are maintaining the request for a new construction of a 5,000 sf building built on the property indicated above. We will have 1,500 sf of office space and 3,500 sf for warehouse use. We will add necessary parking, drive aisles and landscaping per El Paso County requirements. The changes we are making for this amended plan is to remove all the work on Lot 12 as that is owned by someone else and has an existing building on this lot. We are also updating the civil plans to show a water quality feature. No free-standing signs are being proposed at this time.

Existing and proposed facilities, structures and roads.

The lot will be entered from Cole View. The lot is currently vacant. A 5,000 sf building is being proposed on the property indicated above.

Traffic

We are proposing a 1,500 sf office space and 3,500 sf warehouse business with 5-10 employees. Since the businesses will be consistent with other businesses in the park, we believe a traffic study is not required since we will be well below the 100 trip.

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