



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400  
(719) 570-1599 | [www.hammersconstruction.com](http://www.hammersconstruction.com)

*Specializing in Design/Build*

## **Notice to Adjacent Property Owners**

This letter is being sent to you because Hammers Construction, Inc. is proposing a land use project in El Paso County at the reference location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Randy Maxwell (Project Manager)  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
(719) 570-1599

3. Property information

Site address: 847 Struthers Ranch Rd. Colorado Springs, CO 80921  
Parcel Number: 71363-03-010, 71363-03-011  
Proposed Building: 12,000 sf  
Zoned – PUD

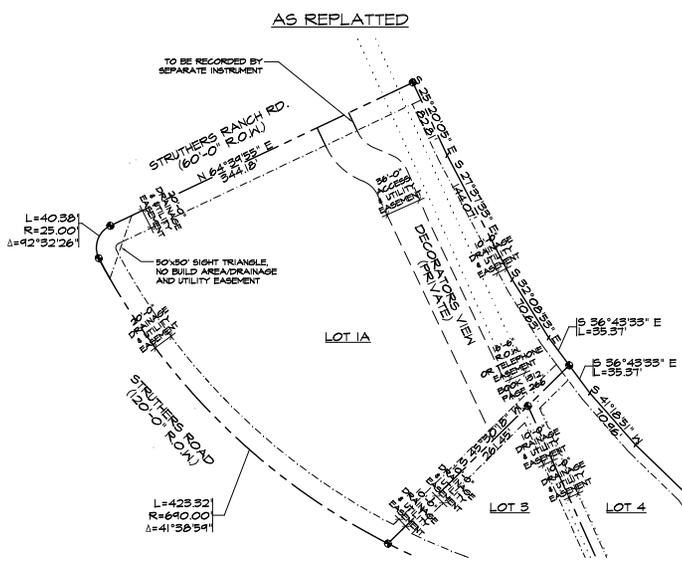
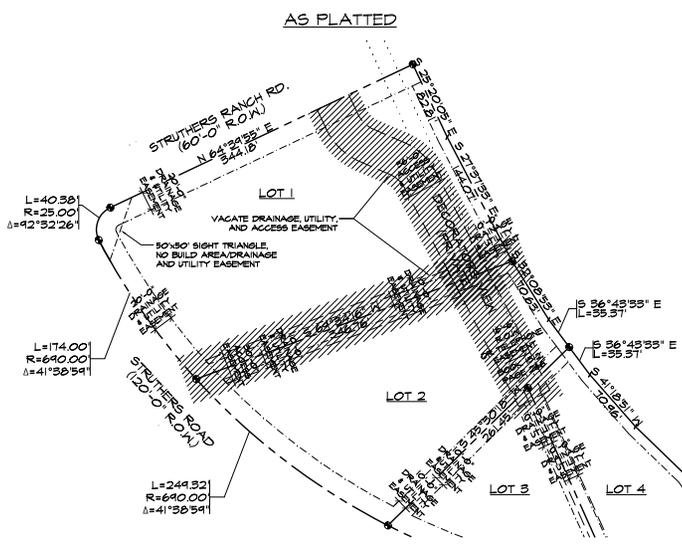
4. Request and justification

This letter is being sent to you because we are requesting a vacation to the interior lot line between lots 1 and 2 and the coordinating drainage, utility, and access easements attached to this property line in order to place a new 12,000 sf building on the mentioned lots. Also, we will be vacating and relocating the access easement into the lot off of Struthers Ranch Rd.

5. Existing and proposed facilities, structures, roads, etc.

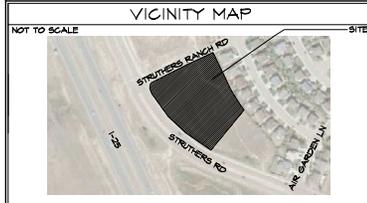
The lot will be entered from Struthers Ranch Rd. The lot is currently vacant. A 12,000 sf building is being proposed on the property's indicated above.

# VACATION OF INTERIOR LOT LINE STRUTHERS RANCH SUB FIL. NO. 4A



## DRAWING INDEX

1 OF 1 - SITE EXHIBIT



## PROJECT INFORMATION

**PROPERTY INFORMATION:**  
 OWNER NAME: CLARK FAMILY TRUST  
 3559 HILL CIR.  
 COLORADO SPRINGS, CO 80904

**LEGAL DESCRIPTION (LOT 1):** LOT 1 STRUTHERS RANCH SUB FIL. NO. 4  
**LEGAL DESCRIPTION (LOT 2):** LOT 2 STRUTHERS RANCH SUB FIL. NO. 4  
**PARCEL NUMBER (LOT 1):** T1565-05-00  
**PARCEL NUMBER (LOT 2):** T1565-05-01  
**ZONING:** R1D  
**LOT SIZE (LOT 1):** 76,122 S.F. (1.75 ACRES)  
**LOT SIZE (LOT 2):** 51,121 S.F. (1.14 ACRES)  
**CURRENT USE:** VACANT  
**FLOODPLAIN STATEMENT:** ZONE X (MAP NO. 08041C0216, EFFECTIVE DATE DEC. 1, 2016)

**VACATION OF INTERIOR LOT LINE PROPOSAL:**  
 WE WILL VACATE THE INTERIOR LOT LINE BETWEEN LOTS 1 & 2 AND MAKE IT ONE LOT.

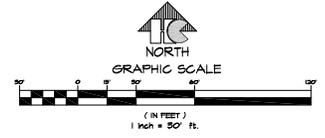
**LOT SIZE OF COMBINED LOTS:** 127,243 S.F. (2.89 ACRES)  
**NEW LEGAL DESCRIPTION:** LOT 1A STRUTHERS RANCH SUB FIL. NO. 4A

**PETITIONER:**  
 COMPANY: HAMMERS CONSTRUCTION, INC.  
 141 WOODLEY HTS.  
 COLORADO SPRINGS, CO 80915

**PHONE NUMBER:** (719) 510-1548  
**FAX NUMBER:** (719) 510-1008  
**PETITIONER NAME:** LISA PETERSON  
**PETITIONER E-MAIL:** lpeterson@hammersconstruction.com

### SITE LEGEND

---	PROPERTY LINE
---	ACCESS EASEMENT
---	DRAINAGE & UTILITY EASEMENT
---	TELEPHONE EASEMENT
⊙	PROPERTY CORNER



**HAMMERS CONSTRUCTION INC.**  
 COMMERCIAL, GENERAL CONTRACTORS SPECIALTY IN DESIGN-BUILD  
 PRESIDENT: STEVE R. HAMMERS  
 VICE PRESIDENT: JAMES R. HAMMERS  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1599 FAX (719) 570-0908  
 www.hammersconstruction.com

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**STRUTHERS-POLARIS RMC**  
 NEW BUILD  
 247 STRUTHERS RANCH RD.  
 COLORADO SPRINGS, CO 80921  
 EL PASO COUNTY, COLORADO

DATE: SEP 12, 2022  
 DRAWN BY: A. MADALONE  
 PROJ. MGR: R. MAXWELL  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1245

**REVISIONS:**


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 Struthers Ranch Homeowners  
 Street and Apt. No., or PO Box No.  
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

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