



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | 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

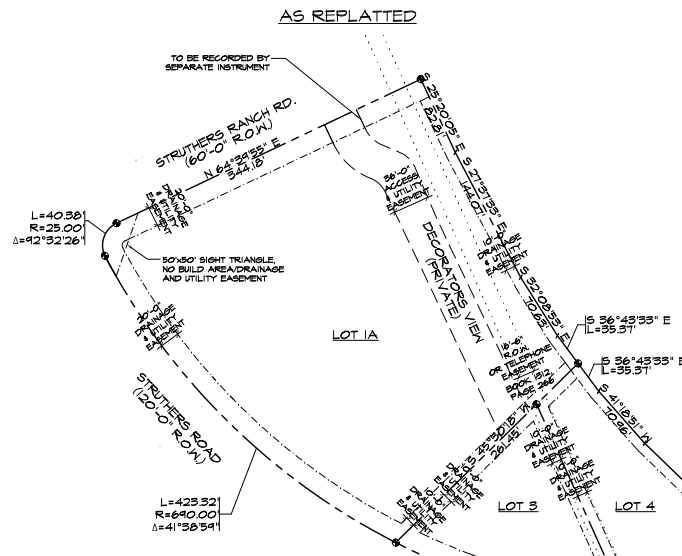
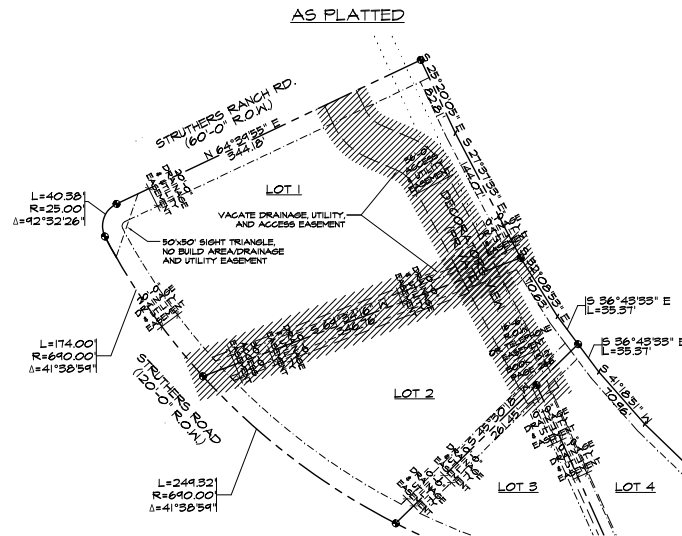
4. Request and justification

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.

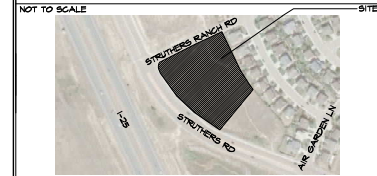
VACATION OF INTERIOR LOT LINE STRUTHERS RANCH SUB FIL. NO. 4A



DRAWING INDEX

1 OF 1 - SITE EXHIBIT

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION:
OWNER NAME: CLARK FAMILY TRUST
3555 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): T1565-05-010
PARCEL NUMBER (LOT 2): T1565-05-011
ZONING: R1D
LOT SIZE (LOT 1): 76,122 S.F. (1.75 ACRES)
LOT SIZE (LOT 2): 5,121 S.F. (1.14 ACRES)
CURRENT USE: VACANT
FLOODPLAIN STATEMENT: ZONE X (MAP NO. 08041C0216, EFFECTIVE DATE DEC. 1, 2016)

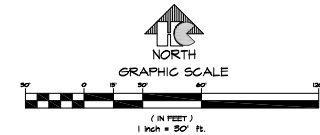
VACATION OF INTERIOR LOT LINE:
PROPOSAL: WE WILL VACATE THE INTERIOR LOT LINE BETWEEN LOTS 1 & 2 AND MAKE IT ONE LOT.
LOT SIZE OF COMBINED LOTS: 127,243 S.F. (2.89 ACRES)
NEW LEGAL DESCRIPTION: LOT 1A STRUTHERS RANCH SUB FIL. NO. 4A

PETITIONER:
COMPANY: HAMMERS CONSTRUCTION, INC.
1411 WOODLEY HTS.
COLORADO SPRINGS, CO 80915

PHONE NUMBER: (719) 510-1544
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 SPECIALIZING IN RESIDENTIAL & INDUSTRIAL
PRESIDENT: STEVE R. HAMMERS
VICE PRESIDENT: LISA PETERSON
1411 WOODLEY HTS.
COLORADO SPRINGS, CO 80915
(719) 510-1544 FAX (719) 510-1008
www.hammersconstruction.com

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STRUTHERS-POLARIS RVC
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:

1 of 1
SITE PLAN

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