



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Letter of Intent

Vacation of Interior Lot Line

Owner Information

Clark Family Trust
3585 Hill Cir.
Colorado Springs, CO 80904
Project name: Struthers-Polaris RMC

Add "PCD File No. V-22-007"

Owner Representatives

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

Site

Lot Sizes:
Lot 1 – 76,122 SF (1.75 Acres)
Lot 2 – 51,721 SF (1.19 Acres)
Combined Lot Size: 127,873 SF (2.93 acres)
Zoning: PUD
Parcel numbers:
Lot 1 - 71363-03-010
Lot 2 - 71363-03-011
Legal Description (Lot 1) - Lot 1 Struthers Ranch Sub Fil. No. 4
Legal Description (Lot 2) - Lot 2 Struthers Ranch Sub Fil. No. 4
To be platted as: 1A Struthers Ranch Sub Fil. No. 4A

Request

We will be vacating the interior lot line and a 10'-0" drainage and utility easement between Lots 1 and 2, as well as the 30'-0" access easement along the lot line we are going to vacate. We are also proposing to vacate the access and utility easement as shown on the plan for Decorative View. Due to site grading, the current access roadway does not work or meet slopes per code if forced to keep as current configuration. We will revise this by separate documentation. Since this is a private easement, we will provide the exact configuration once we receive this from our surveyor.

The As-Platted drawing shows the access/utility easement beginning at the intersection of Decorative View and Struthers Ranch Road being vacated. The As-Replatted drawing shows the access/utility easement for Decorative View remaining but being shifted downwards at the end. Clarify narrative regarding the change to Decorative View and provide revision to status on the configuration of Decorative View. PCD File No. PPR2248 shows the same configuration for Decorative View as the "As-Replatted" drawing.



Existing and proposed facilities, structures and roads

The property is currently vacant and we are proposing a 12,000 SF building. The property is accessed off of Struthers Ranch Rd. There is an existing curb cut that we are utilizing and will add sidewalk to tie into the east and west property lines.

Reference site development plan application under review, PCD File No. PPR-22-048.