



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400

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Specializing in Design/Build

Letter of Introduction

Site Development Plan

Owner Information

Colorado HTC

19091 E. Colfax Ave.

Aurora, CO 80011

Project name: Colorado HTC

Site

Lot Size: 190,160 SF (4.36 acres)

Zoning: MU-C

Parcel number: 0182134324001, 018213400010, 018213400009

Legal Description: Lot 1, Block 1, 7-Eleven at Colfax and Ceylon Subdivision Filing No. 1,
County of Adams, State of Colorado.

Owner Representatives

Hammers Construction, Inc.

Lisa Peterson – Design (Applicant)

Elliot Smith – Project Manager

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Request

Request approval to build (2) 25,000 SF shell buildings, used for office, medical office, lab space, etc. Each building is proposed to have up to 5-7 lease spaces. Our client's vision is to create a community of collaboration where Health Tech, Medical Doctors and Life Science companies can come together to have a common think tank space to help accelerate science and technology for human health. We will meet the requirements set forth by the City of Aurora for all zoning, landscaping, parking, drive aisles etc.

In addition to our DP submittal, we will also be submitting a subdivision plat to vacate all existing interior lot lines to combine the existing three lots into one parcel.

Existing and proposed facilities, structures and roads

The property is currently vacant and we are proposing (2) 25,000 SF building as described above. The property is accessed off of Ceylon St, and proposing 2 access points.

Justification

We are meeting all dimensional standards per city zoning code. Our building doesn't encroach on building setbacks (25'-0" front and 25'-0" on west side & 25'-0" on east side). Landscape



setbacks along roadways are being complied with. Our allowed building height is 45'-0" max and our actual building height is 21'-7". The proposed building mentioned above is an approved use for this zone and we have met the aesthetic requirements for the city of Aurora for the exterior finishes for these buildings.