

Architectural
Structural
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Materials Testing
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Civil/Planning

Job No. 191138

December 9, 2023

El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910

Attn: Ryan Howser

Re: Letter of Intent
Westsider's Garage
626 S 29th St
Lot 16B, A Resubdivision of Lots 15, 16 and 17 in Staggs Industrial Development
Colorado Springs, Colorado 80904
PCD File No. PPR2316

Owner/Applicant: Hicok Limited, LLC
626 S 29th St
Colorado Springs, Colorado 80904

Engineer: RMG Engineers and Architects
David G. Walker, P.E.
5085 List Drive, Suite 200
Colorado Springs, CO 80919

INTENT

This Letter of Intent is to provide edits and address the Review Comments

REQUEST

The applicant is proposing to bring the property into compliance with current codes and standards. A license agreement will be submitted for the portion of existing building that is located in the 20' waterway (plat book H-2, page 51) at the back of the property. An administrative determination of non-conformity (ADM 23-018) has determined the lot and structure to be legally non-conforming.

PROJECT LOCATION / DESCRIPTION

The project site is 0.48 acres and is in zoning district M. The parcel number is 7410106013 and the existing land use is vehicle repair and vehicle / RV storage. The parcel is a portion of land in the East Half of Section 10, Township 14 South, Range 67 West of the 6th P.M., County of El Paso, Colorado. The site is bordered on the east by 29th street, to the south by an existing warehouse, to

the north by an existing garage / warehouse and to the west by an existing warehouse. The approximate gross building size is 4,650 +/- square feet.

EXISTING CONDITIONS

The site is currently an existing vehicle repair garage / storage. The site slopes southeast towards the existing roadway at approximately 2%.

DRAINAGE / FLOODPLAIN

The parcel is in Zone X (an area outside of the 500-year flood plain with minimal flood hazard concern) according to Map Number 08041C0726 G, effective date December 7, 2018. The site is located in the Midland Basin and the proposed improvements will not adversely affect any adjacent properties or existing drainage patterns. Drainage basin fees are not applicable because no platting action is occurring. A drainage report, SWMP report, or GEC plans will be not required at this time due to the site disturbance being less than 1 acre. There will be no changes to the drainage patterns or flows, due to no new structures or change in impervious areas.

UTILITIES

Colorado Springs Utilities (CSU) provides the water, gas and electric to this site currently. An existing septic system on site provides sanitary sewer.

TRAFFIC

The business started in 1980. Since the auto repair has been in business prior to the implementation of the road impact fees, 2010, and there is no new/change to the existing land use (auto repair). The road impact fee is not applicable.

The employee count is 4 and only small cars and trucks enter the site. Therefore the daily vehicle trip generation is below the county threshold of 100 trips per day / 10 per hour and there will be no increase in the number of vehicular trips generated to the site. There are no additional proposed intersections or change in the type of traffic to be generated or in land use for the site. An acceptable LOS will be maintained and there is no history of safety or accident problems in the vicinity. Therefore, no traffic impact study is required as stated in El Paso County Engineering Criteria Manual, Appendix B Transportation Impact Study Guidelines Section B.1.2.D No TIS Required.

PROPOSED IMPROVEMENTS

The proposed improvements on site are to include landscaping to provide a minimum of 5% coverage of the site, parking lot striping to provide the required number of parking spaces. There will be no impact to the waterway in the rear of the property.

PLAN REVISION

It is noted that the revisions to plans and notes will be changed or added as noted on the review comments sheet under a separate cover.

I hope this provides the information you have requested. Should you have questions, please feel free to contact our office.

Cordially,

RMG – Rocky Mountain Group



David G. Walker, P.E.
Sr. Civil Project Manager