

Architectural  
Structural  
Geotechnical



Materials Testing  
Forensic  
Civil/Planning

Job No. 191138

March 28<sup>th</sup>, 2023

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

Attn: Ryan Howser

Add "PCD File No. PPR2316"

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

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

Engineer: RMG Engineers and Architects  
David Walker, P.E.  
2910 Austin Bluffs Pkwy, Suite 100  
Colorado Springs, CO 80918

ADM 23-018 has already determined the lot and structure to be legally non-conforming.

### 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) will be submitted for the existing building located within the 15' rear setback. A driveway application will be submitted for the commercial driveway access.

### 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 6<sup>th</sup> P.M., County of El Paso, Colorado. The site is bordered on the east by 29<sup>th</sup> street, to the south by an existing warehouse, to the north by an existing garage / warehouse and to the west by an existing warehouse.

State the building size of the existing warehouse and associated structures.

**EXISTING CONDITIONS**

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

Include statement that there will be no changes to the drainage patterns or flows, due to no new structures or impervious areas.

**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.

**UTILITIES**

Provide the anticipated amount of land disturbance (grading, etc.) if any is proposed. Discuss the change in imperviousness if there is none please state so.

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 road impact fee is not applicable since there is no change to the existing land use. 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.

Please add the section of the ECM that is being met, ECM Appendix B.1.2.D

**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 and fencing to provide screening of the property.

State what the ADT for the site is. Per the ITE 11th Edition the vehicle trip generation per 1,000 sqft GFA is 2.25. State the amount of employees and type of vehicles entering the site.

Please include the year the auto repair business started on the property. Per EA research it was determined road impact fees would not be due since the auto repair has been in business prior to the implementation of road impact fees, 2010, and there is no new/change to the existing land use (auto repair).

Briefly discuss the waterway in the back of the property and any impacts.

The SDP does not show any proposed fencing. Please clarify statement or revise SDP.

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

A handwritten signature in blue ink, appearing to read "Tim Talboys". The signature is written in a cursive, fluid style.

Timothy Talboys  
Civil Staff Engineer