



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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

Specializing in Design/Build

REVISION RESPONSE LETTER

**RE: Tenenit Investment, LLC
File Number COM-20-067**

DATE: December 4, 2020

TO: Lindsay Darden
Planner II
Planning & Community Development
El Paso County
2880 International Circle, Suite 110
Colorado Springs, CO 80910
O: (719) 520-6302

FROM: APPLICANT
Hammers Construction, Inc.
Lisa Peterson
Designer
1411 Woolsey Heights
Colorado Springs, CO 80915
O: (719)-570-1599
F: (719)-570-7008

Dear Lindsay,

Upon receipt and review of the comments provided to us on November 15, 2020, we offer the following response. We have incorporated comments received from the development services department into these minor revisions. Please review and call with any questions you might have.



PCD Project Manager (Lindsay Darden, 520-6302)

1. Any exterior renovations proposed to the building for the new uses? Façade changes, entry doors, etc.? If so, let me know and I will request elevations. **No exterior renovations proposed.**
2. Dumpster or Trash Enclosure? **There is an existing trash enclosure near the southeast corner of the building that is used by the entire building. The trash enclosure was approved with the original building permit and continues to meet the needs of the occupants.**
3. Provide Bike Rack per Code. **Provided.**
4. Provide Bike Rack Detail. **Provided.**
5. List Bike Parking Required and Provided. **Added.**
6. Label dimensions of parking spaces (Typical). **All existing parking spaces are 9'-0"x18'-0" Typical.**
7. Accessible path to the entrance? This does not look wide enough to go from access aisle to door. **The path from the van accessible space is 3'-9" and then widens to 4'-8"; which meets the ADA requirement. This is not a sidewalk it is an existing apron which is a level surface to the existing asphalt. The hatched area is painted as crosswalk area to have a walkway space out of the way of traffic.**
8. Is the Auto repair business still utilizing this half of the building? If so, that should reflect in the parking calcs etc. and site data table. **Yes, they are utilizing half of the building and the information has been added.**
9. Uses should match those on the PUD: Brewery (Light Manufacturing) and whatever is in the other half of the building. **Uses have been revised. 5,000 sf of the existing building will continue to be used for Auto Repair. The other 5,000 sf of the building was most recently used as a gymnastics facility which has been noted. The intent is to permit this half to be used as a brewery per the floor plan provided. The brewery use falls under the light manufacturing use of the EPC zoning and is an approved use.**
10. Add County file No COM-20-067. **Added.**

If you have any further questions, please give me a call.

Respectfully submitted,

Lisa A. Peterson
Designer/Applicant