



HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

Steve Hammers, President
shammers@hammersconstruction.com

REVISION RESPONSE LETTER

RE: UTE PASS RENTAL, INC
Site Development Plan
File Number PPR-18-028

DATE: October 23, 2018

TO: Gabe Sevigny
County Planner
Development Review
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910
O: (719)-520-7943
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FROM: APPLICANT
Hammers Construction, Inc.
Lisa Peterson
Designer
1411 Woolsey Heights
Colorado Springs, CO 80915
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Dear Gabe,

Upon receipt and review of your comments provided to us on October 18, 2018, 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.



EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPT
Current Planning

- *This does not accommodate the access issue on the SDP*
 - **The units in question will be walk up units only. We have 5' at the bare minimum in front of the last unit. This space still allows for plenty of staging area to accommodate maneuvering of storage items (boxes, furniture, etc.) via hand carrying or using a cart to haul their belongings. As mentioned, the owners will provide carts to the clients for better ease of moving their belongings for these units**
- *If trash can be generated on the site, a trash enclosure must be provided*
 - **There will be no trash enclosure on the site. The only trash being generated will be in the office which is very minimal and the owner will take this trash with them to dispose of properly themselves. The storage use does not generate any trash. People will store their belongings in the unit and remove them when they are done. Therefore, no trash is generated from this use.**
- *The drainage report from the first submittal shows an existing building around this location. Show that existing building as to be removed*
 - **In regard to the existing building, we believe it has been demolished. This structure was demolished before we were involved with this application so not sure why it was shown on the report. The drainage report has been updated to reflect this.**
- *Is this line the existing C & G along Hwy 24? If so, please label as such*
 - **There is no curb and gutter along Hwy 24. This is edge of asphalt and has been labeled as such**

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

Respectfully submitted,

Lisa A. Peterson
Designer/Applicant