



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: Rolling Thunder Business Park  
PUD Amendment  
File Number PUD203**

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**DATE:** October 13, 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

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**Dear Lindsay,**

**Upon receipt and review of the comments provided to us on September 13, 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. Is office space proposed to support the brewery or taproom of gym uses? If so, please show on the floorplan. **No. This space is not the main operations headquarters for the owner's businesses, and as such, all important documents and files will be held offsite**
2. Application comment: Verify uses. We just had someone come in for a new sign permit that said gymnastics no longer in building. **Gymnastics will no longer be a use at this property. We are submitting a permit to change the use to brewery. The application stated exiting uses which is what is approved until the permit is approved.**
3. The title commitment indicates severed mineral rights. Please submit a mineral rights certification for next submittal. Please note that any mineral rights owner located shall be notified prior to public hearing. **After considerable research by the title company (see email attached), there are no mineral rights owners named, and therefore, no notice is required. The completed mineral rights certification has been submitted separately.**
4. Commitment Letter comment: The water usage proposed matches the JDS memo which did not address the bar/taproom use. Just the amount of water to brew beer. Please update as applicable. **One sink will be added to the building during the interior remodel and will be located in the bar area as shown on the floor plan. The sink usage has been analyzed and clarified in the revised memo, which maintains the projected use is well below the allotted amount. The Tap Room does not have any added plumbing nor does it require any redirected water. Therefore, the amount originally committed by Falcon Highlands Metropolitan District remains sufficient.**

**PPRBD - Enumerations (Brent Johnson, 327-2888)**

1. Regarding a request for approval of an amendment to a PUD development plan, Enumerations has the following comments: 1. It appears that the space labeled on the plan as personal training will be a separate tenant space with no connection to the brewery space. If that is the case, Then each tenant space will need to be assigned a suite number. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: [brent@pprbd.org](mailto:brent@pprbd.org) W: [pprbd.org](http://pprbd.org) **This is not a separate tenant space. The dashed line on the plans is to indicate separation of uses within the building for calculation of occupancy, parking, etc. There are no interior walls in that area.**

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

Respectfully submitted,

Lisa A. Peterson  
Designer/Applicant