



HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

Steve Hammers, President
shammers@hammersconstruction.com

REVISION RESPONSE LETTER

**RE: National Mill Dog
Site Development Plan
File Number: PPR-1937**

DATE: October 18, 2019

TO: Lindsay Darden
Planner II
Development Review
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910-6107
O: (719) 520-6313
F: (719) 520-6695

FROM: APPLICANT
Hammers Construction, Inc.
Lisa Peterson
Designer
1411 Woolsey Heights
Colorado Springs, CO 80915
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Dear Lindsay,

Upon receipt and review of your comments provided to us on September 24, 2019, we offer the following response. We have incorporated comments received from the development services department into these revisions. Please review and call with any questions you might have.



Site Plan:

1. *Please label all of the smaller existing structures shown on the site plan and/or aerial.*
Updated – Labeled all smaller existing structures on site plan.
2. *Label any areas of outdoor space where animals have access.* **Updated**
3. *Clarify if veterinary services are provided at this location for animals not involved with the rescue, if this is just space where a veterinarian can visit and provide care on-site, or if there is a licensed onsite veterinarian.* **Our scope of work for this project does not include a veterinary area, we will only be providing space for kenneling animals.**
4. *Check the parking calculations for total parking required and provided. It may be helpful if you stop breaking them down by building and calculate on total usage for the site. Utilizing your square footages from the site plan, I calculate: Vet/Office 4,505 SF/100 = 23 spaces; Kennels 15,635 SF/1000 = 16 spaces; Total Spaces Required = 39 spaces; HC parking = 2 spaces required, one shall be van accessible.* **We would like to keep our calculations split between the two existing buildings. Per project PPR-17-003 (the vet/kennels building) had its own parking calculations, the planner did not want to disturb the existing building or parking. So, we determined the original the amount of new spaces needed to accommodate this submittal and added that amount as shown per approved application. The original parking has 21 existing spaces which per our calculations as shown meets this project's parking requirements (which were 3 spaces over the parking requirement for the existing building). We did not count these extra spaces with the vet building so we feel the separation between these submittals are justified. In addition, no new staff will be added for this new building, we are only be providing additional space for the kenneling of more dogs.**
5. *Footnote 7 of Table 5-4 indicates that kennels shall be setback a minimum of 200 feet from all property line to new kennel building to demonstrate compliance with that requirement. Noted. We are 212'-4" away from property line. (dimension shown on site plan)*