



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

REVISION RESPONSE LETTER

**RE: Claremont Business Park 2 Filing 1, Lot 7
Site Development Plan
File Number PPR2030**

DATE: January 29, 2021

TO: John Green
Planning & Community Development
El Paso County
2880 International Circle, Suite 110
Colorado Springs, CO 80910
O: (719) 520-6300

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

Upon receipt and review of the comments provided to us on January 7, 2021, 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.



1. Please add ADA route. **Added.**
2. Please confirm that this area will not be used for outside storage. If outside storage is proposed. It is to be indicated on the plans and then 100% screening is required. **No outside storage is being requested with this submittal. If storage will be needed in the future, the owner will need to follow screening requirements per EPC zoning code.**
3. Access Aisle must be located on passenger side of parking spaces. Revise with access aisle on passenger side. **Per ICC a117.1-2009, 502.4.1: "Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Access aisles shall not overlap with the vehicular way. Parking spaces shall be permitted to have access aisles placed on either side of the car or van parking space. Van parking spaces that are angled shall have access aisles located on the passenger side of the parking space." Our parking is not angled, so our design is good as shown. No changes made from this comment.**

Same response as above if this is not acceptable please provide further clarification.

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

Respectfully submitted,

**Lisa A. Peterson
Designer/Applicant**