

- Add the following
- Owner contact telephone number, and email for responsible party **Added**
- Applicant name (if not owner), contact telephone number, and email for responsible party **Already shown at bottom of Project Information**
- Plan preparer name, telephone number, and email **Already shown in title block... Hammers Construction and all avenues to contact them**
- Existing/proposed land use and zoning **Already shown under Project Information, fourth line down, labeled "zoning"**
- Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches
- The footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines **No new buildings are being proposed, our existing building on site is clearly shown and labeled**
- Location of all sidewalks, trails, fences and walls, retaining walls, or berms
- Location and dimensions of all existing and proposed signage on site **No signage on site**
- The layout and location of all landscaping, including landscape setbacks, unless otherwise depicted in detail on a separate landscape plan. If depicted on a separate landscape plan then depiction of the landscape areas are required.
- Location of all garbage receptacles with a graphical depiction of the screening mechanism
- Location of all existing and proposed utility lines and associated infrastructure
- **No new utility work of any kind is being proposed. For information on existing utility work see previous submittal (PPR-06-023)**

Not yet available on El Paso County website since it has not been approved at the time of our submittal

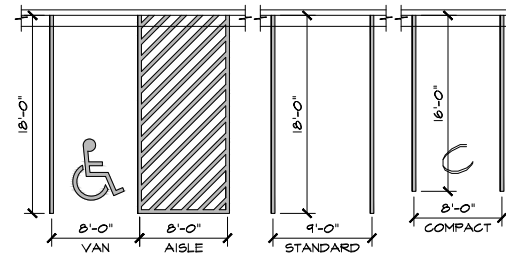
- Add ADA note as referenced in Chapter 6 of the LDC: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. **Added**

Called out existing fence to better show location on site. Existing retaining wall already called out. No sidewalk trails or berms exist on site

Landscaping is existing and was not disturbed or altered for this submittal, for information on existing landscaping see our previous submittal for this site (PPR-06-023). The existing landscape pages are also attached to this application for reference. A note has been added to the plans that no landscaping work is part of scope.

Existing dumpster shown on plan, screening of the dumpster was not mandatory at the time of our original submittal. We feel that since our scope of work only consists of the re-striping of the parking lot we should not be forced to comply with the new dumpster screening requirements. Adjacent property owners do not have one and they have no complaints from anyone in its existing state.

\*ALL STRIPING IS EXISTING AS SHOWN. DETAIL PROVIDED FOR REFERENCE ONLY.

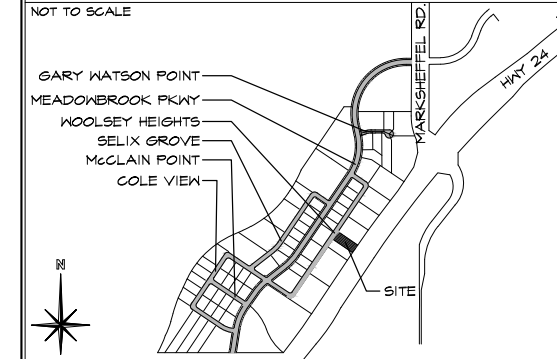


2 ADA / STANDARD PARKING SCALE: 1/8"=1'-0"

DRAWING INDEX

- 1 of 4 - D.P. SITE PLAN, PROJECT INFORMATION, DRAWING INDEX
- 2 of 4 - D.P. LANDSCAPE PLAN
- 3 of 4 - D.P. LANDSCAPE DETAILS
- 4 of 4 - D.P. BUILDING ELEVATIONS

VICINITY MAP

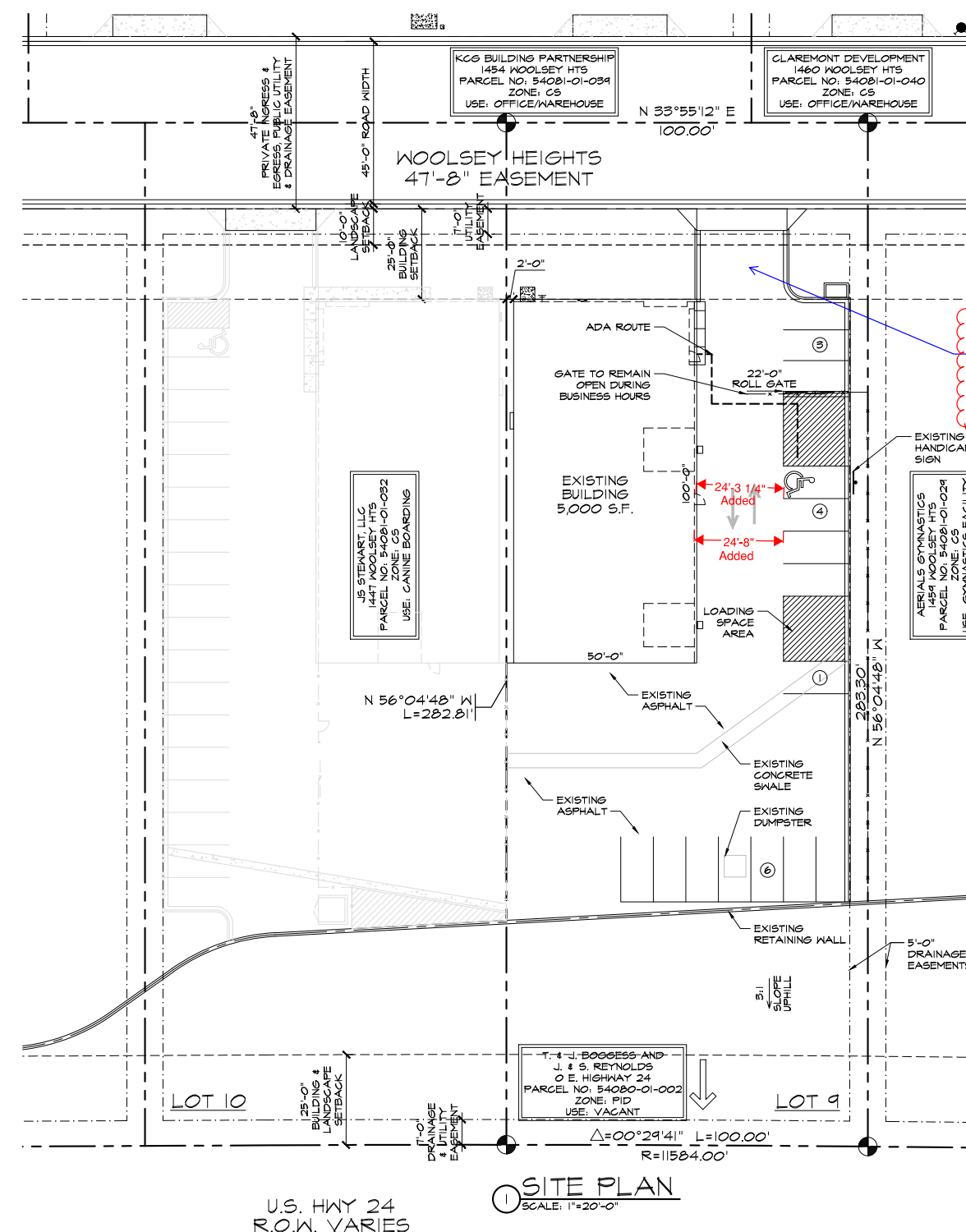


PROJECT INFORMATION

<b>PROPERTY INFORMATION</b>	OWNER NAME: BLACK CHERRY INVESTMENTS LLC 10445 MILE POST LOOP FOUNTAIN, CO 80017
LEGAL DESCRIPTION: LOT 9 CLAREMONT BUSINESS PARK FILING NO 1A	
PARCEL NUMBER: 54001-01-031	ZONING: CS-CAD-0
LOT SIZE: 20,290 SF (0.65 ACRES)	CURRENT USE: MMJ GROW WAREHOUSE/RETAIL
FLOODPLAIN STATEMENT: NONE (MAP NO. 08041C0756 G, DATED DECEMBER 7, 2018)	
<b>BUILDING INFORMATION</b>	GROSS BUILDING AREA: 5,000 SF (EXISTING)
CURRENT BUILDING OCCUPANCY: M, B & F-2	PROPOSED BUILDING OCCUPANCY: B/S-1
TYPE OF CONSTRUCTION: 11-B	FIRE SYSTEMS: NONE
AREA SEPARATION WALLS: NONE	
<b>ZONING CODE STUDY</b>	PROPOSED PRINCIPAL USE: OFFICE/AUTO REPAIR
STRUCTURAL COVERAGE OF LOT: 18%	PAVEMENT COVERAGE: 40%
BUILDING STRUCTURAL HEIGHT: 10'-7 1/2" (45'-0" MAX)	FRONT YARD SETBACK: 25'-0"
SIDE YARD SETBACK: NONE	REAR YARD SETBACK: 25'-0"
<b>REQUIRED PARKING SPACES:</b>	OFFICE-(1 SPACE/200 S.F.) 5
REPAIR GARAGE-(3 SPACES/BAY) 2 BAY x 5	6
3 EMPLOYEES 3	1
H.C.-(1 SPACE/25 REIPD) 14	TOTAL PARKING SPACES REQUIRED 14
TOTAL PARKING PROVIDED 13	STANDARD SPACES PROVIDED 13
H.C. SPACES PROVIDED 0	COMPACT SPACES PROVIDED 0
LOADING SPACE PROVIDED 1	18'x18' PROVIDED
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)	
<b>DEVELOPMENT SCHEDULE</b>	CONSTRUCTION: N/A (USE CHANGE ONLY)
LANDSCAPING: N/A	
<b>DEVELOPMENT APPLICANT</b>	COMPANY: HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER: (719)-570-1599	APPLICANT NAME: LISA PETERSON
APPLICANT E-MAIL: lpeterson@hammersconstruction.com	

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	ACCESS EASEMENT
---	CHAINLINK OPAQUE FENCE
---	6' HIGH WROUGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	PHONE LINE
---	OVERHEAD ELECTRIC LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
▲	TRAFFIC FLOW
□	MALL PACK LIGHTING
▲	SIGN
○	MANHOLE
□	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT



Please label access point and provide width dimension. **Added**  
Please apply for a driveway access waiver through EDARP, <https://epcdvplanreview.com/>. Under "Getting Started" click on "Initiate a minor application", select Access Permit, and enter a valid email address. The application will be sent to the email provided.  
In the application, please select "Secondary Access" the application will be sent to the access permit administrator for triage.

This is an existing driveway which we previously applied and paid for. There is no "Secondary Access" for this site... only the previously approved driveway

Please add "PCD File No. PPR-21-063". **Added**

This is the correct label according to our index for this submittal. Please update sheet number to match submittal.

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1599 FAX (719) 570-7008  
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**GEARHEAD**  
CLAREMONT BUSINESS PARK  
1453 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

DATE: OCT. 26, 2021  
DRAWN BY: JGANTERBERRY  
PROJ. MNGR: G.FAVELLO  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: MISC2021

SUBMITTALS:  
▲  
▲  
▲  
▲  
▲

1 of 4  
SITE PLAN & DETAILS

U.S. HWY 24  
R.O.W. VARIES

1 SITE PLAN SCALE: 1"=20'-0"

