

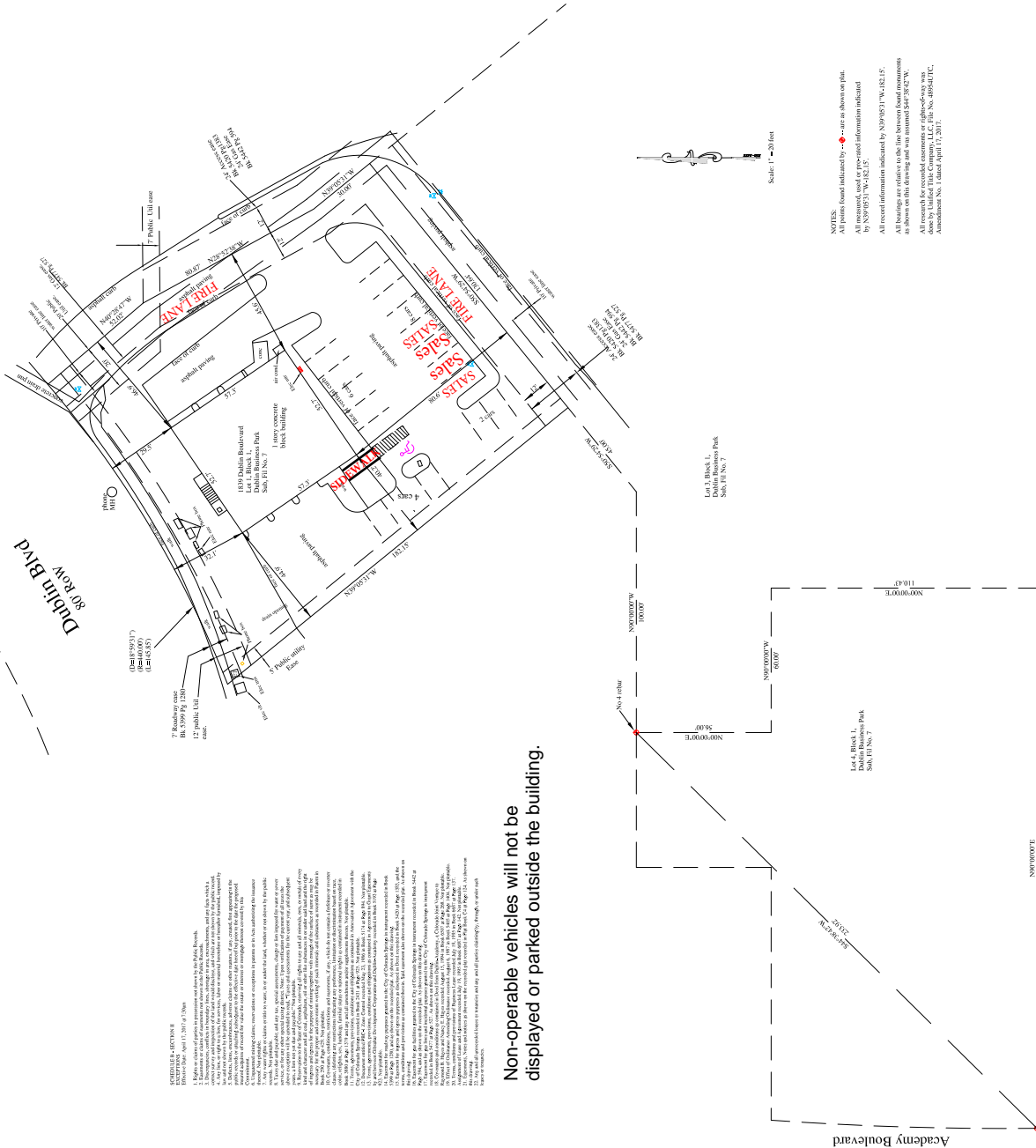
# PROPOSAL

## REF #: CPC CU 20-00076

### Improvement Location Certificate 1839 Dublin Boulevard Section 16, Township 13 South, Range 66 West of the 6th P.M., El Paso County, Colorado

Zoning= Planned Business Center with Conditions of Record (PBC/CR)  
Owned by A Pro Auto LLC (members: Barbara Curiel, Antonio Curiel, and Anthony Curiel) Land use type = auto repair/auto sales Tax schedule number = 6316216009  
Conditions of record:

1. Limit the number of units on the site to 60
2. Dedication of 1.39 acres within the Woodland Hills Master Plan, and provision of a 12 foot minimum trail easement along Cottonwood Creek, outside of 100-year floodplain.



Non-operable vehicles will not be displayed or parked outside the building.

Academy Boulevard

Successor's App  
US 50119416

322'38"

1000'00"

400'00"

50'00"

1000'00"

1000'00"

1000'00"

1000'00"

1000'00"

1000'00"

1000'00"

1000'00"

NOTES:  
All points found indicated by a red dot as shown on plan.  
All measurements, used or proposed information indicated by N319°05'31"W; 582.15'.  
All record information indicated by N319°05'31"W; 182.15'.  
All bearings are relative to the line between found monuments as shown on this drawing and are assumed to be 34°32'W.  
The survey was conducted by John H. Keilers, L.L.C., File No. 48554-LTC, Amendment No. 1, dated April 11, 2017.

I hereby certify that this improvement location certificate was prepared for Barbara Fawcett Kelly, the undersigned, and Unifred Title Company, LLC that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other improvements. I further certify that the improvements on the above described parcel on this date, May 3, 2017, except utility connections, are entirely within the described premises, and that the improvements are entirely within the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any encroachment or encroachment on any part of said parcel, except as noted.

John H. Keilers  
PLS No 23890

Map 3, 2017  
Date of Certification: May 3, 2017

John Keilers & Associates LLC  
9920 Otero Ave.  
Colorado Springs, Colorado 80920  
719-599-5938 cell 719-649-9243  
JackKeilers@gmail.com

NOTES:  
This certificate is subject to the terms, conditions, and legal actions first discovered such defect. In no event, may any action based upon this certificate be brought against the undersigned after the date of the certification shown herein.

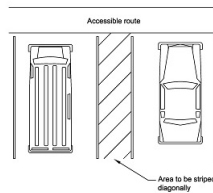
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Site size: 23,387 SF or 0.53 acres

Current building is 3019.71 SF This proposal designates 60 SF to Auto Sales, and 2959.71 SF to Auto Repair and Service space. No change to the interior or exterior of the actual building is planned other than the Van ADA STALL and access modifications note below.

Square Footage	Required	Provided
Automotive Sales Office Proposed 60 square feet	1 space per 400 square feet of office space plus adequate space for vehicle storage and display = 1 space required	4 spaces designated for sales.
Existing Auto Repair Garage - 2,959.71 square feet	1 space per 200 square feet of building area plus adequate space for vehicle storage= 15 space required	15 spaces designated for auto repairs and service.
ADA	1 Van ADA Stall Required	1 van accessible space in addition to above

Please note that 1 Van ADA Stall is required. The minimum width of a "van accessible" parking space shall be eight feet (8') if served by an adjacent accessible aisle which has a minimum width of eight feet (8').



General Notes information block:

Commercial Signage:

*“A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION”*

ADA Standard Note:

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 the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

ADA Parking space and Access Aisles:

ADA Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all direction

Traffic Control:

“ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.”

**HANDICAP  
SIGN  
VAN  
ACCESSIBLE**

6' wide concrete  
path to front door

Accessible route

curb modification to allow ramped access to  
new 6' wide concrete walkway

