COM194

LEGAL DESCRIPTION:

Lot 4, SSC Subdivision, County of El Paso, State of Colorado.

NOTES:

1) No research was performed for easements or rights of way.

2) El Paso County Schedule No.: 6510214017

3) Address: 1437, 1441, 1447, 1451, 1453, 1455 Burnham Street, Colorado Springs, CO

4) This is not a Land Survey Plat or Improvement Survey Plat.

5) 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.

## Approved

**By:Craig Dossey, Executive Director**
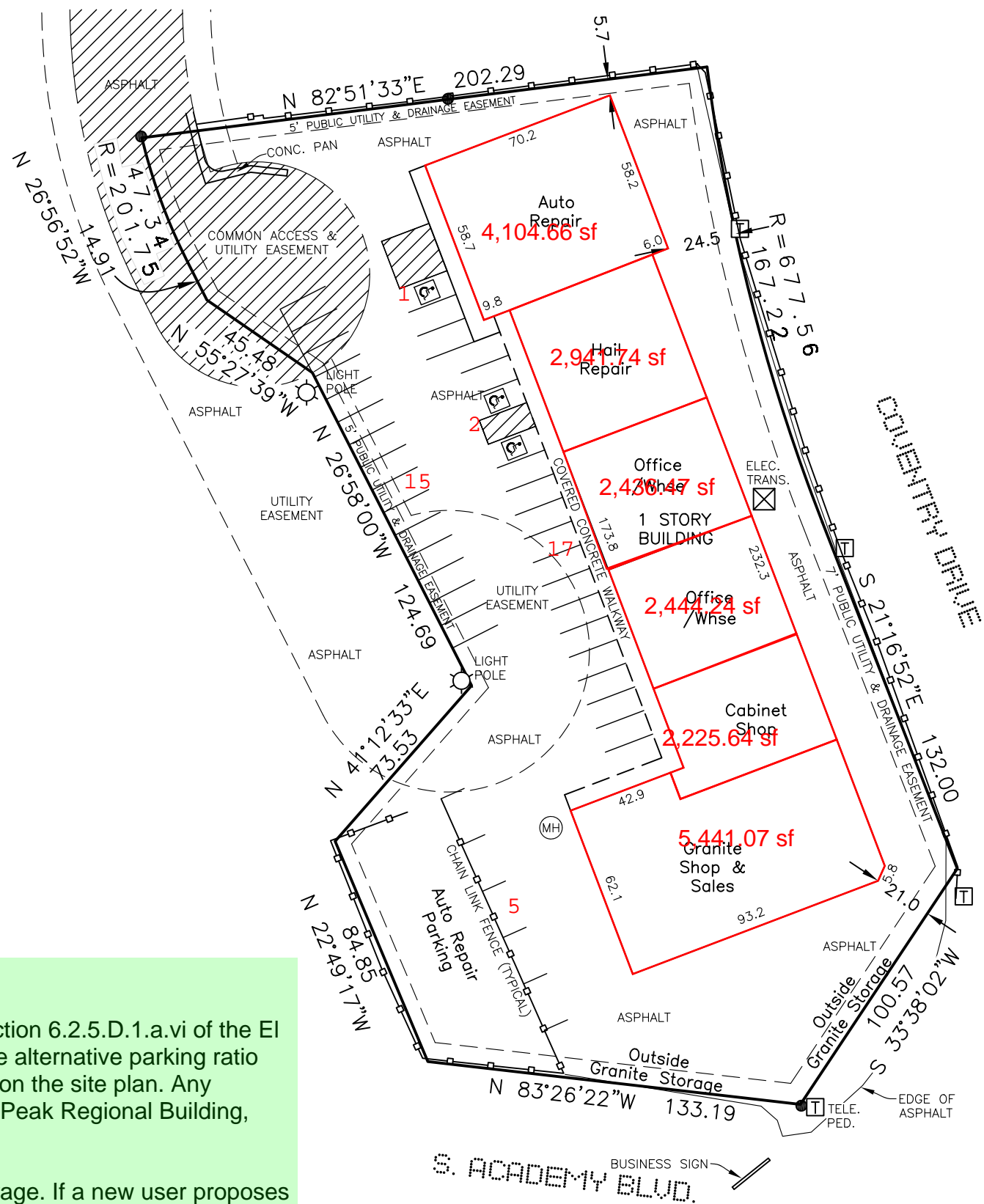**Date: 08/31/2020**

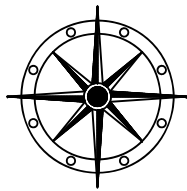El Paso County Planning & Community Development

Alternative Parking Ratio Condition of Approval

The approval includes the PCD Director approving an alternative parking ratio pursuant to Section 6.2.5.D.1.a.vi of the El Paso County Land Development Code to allow for 37 spaces with 3 ADA parking spaces. The alternative parking ratio approval only applies to those uses specifically included in the letter of intent and as depicted on the site plan. Any change of use, even those not necessarily requiring a change in occupancy permit with Pikes Peak Regional Building, shall require a new site plan review and may require additional parking to be provided.

NOTE: The granite storage is display for the home improvement center and is not outside storage. If a new user proposes outside storage in the area it will require a new site plan review with the required screening being provided.
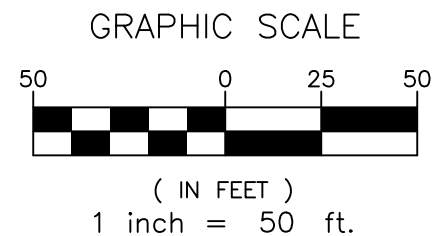


Site plan drawing showing building lots labeled: Auto Repair 4,104.66 sf; Hail Repair 2,941.74 sf; Office/Whse 2,420.45 sf; Office/Whse 2,441.24 sf; Cabinet Shop 2,225.64 sf; Granite Shop & Sales 5,441.07 sf. S. ACADEMY BLVD.

8-20-2019 — County Comments, add parking

## SITE PLAN

**COMPASS SURVEYING & MAPPING, LLC**
721 SOUTH 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-354-4120
WWW.CSAMLLC.COM

GRAPHIC SCALE
50   0   25   50
( IN FEET )
1 inch = 50 ft.

PROJECT NO. 18326
JANUARY 10, 2019
SHEET 1 OF 1