

**Outline Development Plan
Camaro Dave's Custom Car Restoration Shop
Town of Firestone
Weld County
State of Colorado
Sheet 1 of 5**

Vicinity Map



Owner/Developers
Jon Bradley & Laura Lee Zermuehlen
7601 Weld CR 21
Fort Lupton, Colorado 80621

Legal Description
All of Lots 15, 16, 17, 18, 19 and 20, Block 22, as shown on the Replat of the 1907 Plat of the Town of Firestone, recorded at Reception No. 1635587 in the offices of the Weld County Clerk and Recorder, said parcel also being known as 178 First Street, being a part of the Northwest Quarter of Section 30, Township 2 North, Range 67 West of the 6th PM, Town of Firestone, Weld County, Colorado.



JBZ *LBZ*

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Project Concept

Camaro Dave's

David Wynne
(303) 332-6379
850 E. 73rd Ave #10
Denver, CO 80229

Firestone Planning Department
Town Hall
151 Grant Ave.
Firestone, CO 80520

November 6, 2012

Subject: 178 First St. Firestone, CO

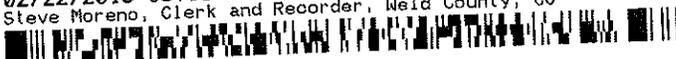
To Whom it May Concern

The intent of this letter is to support the decision of Firestone to allow Camaro Dave's to do business at the above mentioned address. Camaro Dave's is not an automotive repair shop; We do not perform your average vehicle maintenance. You will not find dirty grease and oil on our floors, our tools and equipment or in unmaintained containers. However, when we periodically get dirt and grime on our hands this is not from your four door sedan or diesel work truck. Our grease and grime is usually 40 or more years old.

Camaro Dave's is a very high end custom car restoration shop. Its difficult to put a definition to what we do because of the extensive services we offer. Our shop builds luxury classic cars with a touch of modernism. Old classic cars get an updated look including new engines and suspension so when the eager owner gets in their classic it becomes a reliable and comfortable car. Camaro Dave's "average" job can be anywhere from a full frame off restoration, an engine swap or even updating parts. We have long term customers and their cars usually stay with us for months to a year depending on the work being done. In addition to building \$100,000.00+ vehicles, we want to put them on display! At any given time we have some of Colorado's most attractive cars in our shop, so the showroom that is offered with the building will house many museum worthy cars. The cars will be displayed tastefully and represent the quality and pride we provide to each car that leaves our doors.

Camaro Dave's is a professional, wholesome and attractive business well known through out the classic and custom car world. We are a regular stop for a few celebrities including Guy Fieri from the food network. Camaro Dave's has been featured in and on the cover of "Super Chevy" and "American Muscle" magazines, as well as "Chrom n Flammin" a German magazine and 2 other European magazines. Our shop has been showcased in many online magazine articles such as "Power TV" and "Hot Rod TV". Professional recognition from the producers and host on "2 Guys Garage" by featuring Camaro Dave's on the weekly show.

- Camaro Dave's is a owner operated shop with no employees.
- We are not the typical high volume automotive repair facility, in fact most of our customers live out of the state.
- None of the vehicles that we are working on will ever be parked outside overnight or become an eyesore.
- Camaro Dave's has previously invested in attractive and tasteful signage, and plan to do the same in Firestone.
- Camaro Dave's would like to plant roots in the Firestone community including participation in community events, working with city officials to plan a small fundraiser car show or related events, city parades etc.



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- Camaro Dave's considers itself to be an extremely personal/ specialized business that the Firestone community can benefit from including convenience and new revenue.
- Since signing our lease on October 1st, 2012 we have experienced an overwhelming welcome from the neighborhood including the immediate neighbors who have all said how excited and eager they are that our type of business is coming to Firestone.
- The business will not bring traffic congestion or parking issues due to the low volume of vehicles/ customers at any given time.
- We carry an extensive line of restoration type automotive parts.

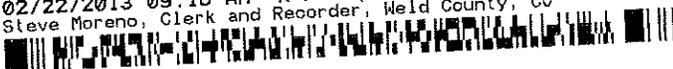
As a small business, Camaro Dave's would like to have the chance to grow with Firestone and contribute to the community as much as possible. Doing business on First St. would be a privilege and hopefully a business Firestone would be proud to have.

Thank you for the opportunity to introduce Camaro Dave's.

Sincerely,

David Wynne
Camaro Dave's
(303) 332-6379

David Wynne



SSZ QBZ

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Land Use Table

There is an existing primary building of 6,000 square feet on the existing 0.43 acre lot.

Land Use

Uses shall be restricted to the C-1 uses and custom car restoration, when conducted inside a building. Outdoor storage of vehicles is permitted.

Environmental Impact Mitigation

There are no known environmental conditions on the property.

Private Maintenance and Enforcement

The property owner and tenant are collectively responsible for maintaining the property.

Parks, Trails and Open Space

No parks, trails or open space are associated with use of this property.

Drainage

Drainage facilities for this property have already been provided.

Utilities

The existing building on the property has existing public water and sewer service.

Water Dedication

No additional water dedication will be required for this property.

Parking

Existing parking is provided.

Architecture

No significant architectural modifications to the exterior of the building are contemplated.

Signage

One wall sign is permitted on the north elevation and one wall sign is permitted on the west elevation; maximum area of 30 square feet plus 1 square foot per lineal foot of applicable building frontage, not to exceed 100 square feet, maximum height of 25 feet, lighting permitted on the west elevation only. In lieu of one wall sign, a projecting wall sign; maximum area 25 square feet, maximum height of 25 feet, lighting permitted on the west elevation only.

A freestanding sign with a height of approximately 11 feet; maximum area of 32 square feet, lighting permitted, exists on the west side of the property.

