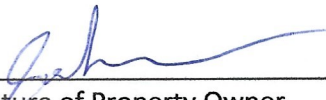




General Owner and Applicant Acknowledgement

Signature Statement

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.



 Signature of Property Owner

4/24/24

 Date

Signature of Consultant

Date

Signature of Developer

Date

Contact Information

Property Owner:	Click here to enter text. Johnny Nolan	Contact Name:	Click here to enter text. Johnny Nolan
Email:	Click here to enter text. jsbnolan@comcast.net	Phone:	Click here to enter text. 719-359-0930
Developer:	Click here to enter text.	Contact Name:	Click here to enter text.
Email:	Click here to enter text.	Phone:	Click here to enter text.
Consultant	Click here to enter text.	Contact Name:	Click here to enter text.
Email:	Click here to enter text.	Phone:	Click here to enter text.



Mineral Rights Notification Application Requirements

Applicant: Johnny C Nolan

Project Name: 822 W. Colorado (Tire Store)

City File Number(s): 24TMP-020934

The Applicant certifies that he has complied with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process. The Applicant certifies that the records, including filed requests for surface development notification forms, of the El Paso County Tax Assessor and the Clerk and Recorder were examined. The Applicant further certifies the following:

<input type="checkbox"/>	Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that <ol style="list-style-type: none"> The mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (30) days prior to the hearing; Has attached a listing of the Mineral Estate Owner(s) with mailing addresses, and Has attached a copy of the notice that was mailed. Said notice contained the time and place of the public hearing, the nature and subject of the hearing, legal description of the property and the name of the applicant.
<input type="checkbox"/>	Yes, a separate mineral estate owner(s) was identified, but the Applicant certifies that <ol style="list-style-type: none"> No mailing addresses of record(s) are known; they have attached a listing of the Mineral Estate Owner(s); and no further action was taken.
<input checked="" type="checkbox"/>	No separate mineral estate owner(s) were identified and no further action was taken.

Pursuant to 24-65.5-103(4), C.R.S., I certify that above is true and accurate and that I have acted in good faith to comply with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process.

Dated this 15th day of April, 2024.

Signature [Handwritten Signature]

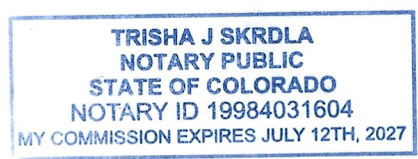
Notary Certificate:

"STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 15th day of April, 2024 by Johnny Nolan.
Witness my hand and official seal.

My Commission Expires: July 12th 2027

[Handwritten Signature]
Notary Public

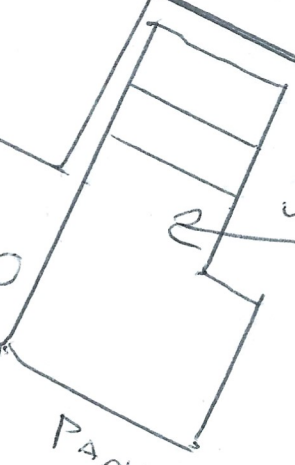
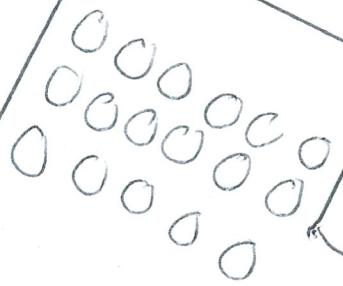


PROJECT STATEMENT

It is our intent to apply for a Conditional Use and non-use variance for a Minor Automobile and Light Vehicle repair use with Accessory Outdoor Display of Goods. (Outdoor Display). Both the vehicle repair and outdoor display are conditional uses within the MX-M zoning district. This property has always been automotive, starting out as a gas/service station in 1961 (pictures provided). All work will be done inside the shop. We will not be storing excess vehicles or parts on premise only vehicles waiting for new tires of current inventory of tires ready to mount. Outdoor display of inventory from which customer chooses will be displayed next to the west of main building entrance and some stacked neatly next to interior of fencing. The tires will all be enclosed on the lot and will not consume any required parking or access requirements. We currently have nice black metal fencing around property which looks professional, although you can see through it, I believe it looks considerably better than the wind-blown tarping that gets put up and then gets ripped to shreds with our occasional windstorms. (I have provided pictures of existing fencing) The tire display in no way affects any sidewalk traffic or would impede emergency personnel from accessing property if needed.

Alley

9th Street



work
done
here

Parking

Tire Display
here

Parking

Concord Rd



LANDSCAPING WOULD STAY THE SAME FOR THE PRESENT TIME WITH BLACK IRON FENCING, LANDSCAPING ROCKS AND CLEAR SIDEWALKS.



Northeastern view of Avenue Discount Gas Station from 9th Street



Northern view of Avenue Discount Gas Station from Colorado Boulevard



GES, Inc.

*Global
Environmental
Services*

SITE PHOTOGRAPHS

PREPARED FOR:

Mr. Quan Van Nguyen

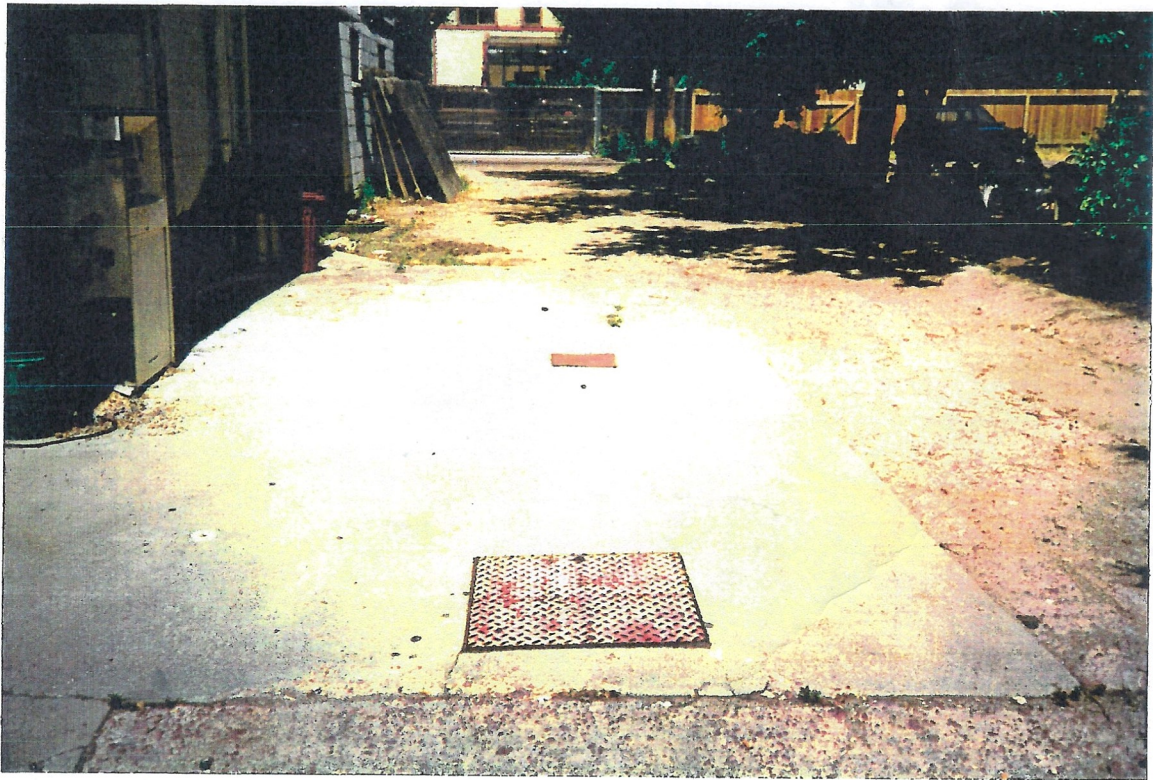
PROJECT NO:

970072

**PHASE I ESA
AVENUE DISCOUNT GAS STATION
822 WEST COLORADO AVENUE
COLORADO SPRINGS, COLORADO**



View of parking area and location of the three 8,000 USTs, (left to center of photo)



Viewing north: location of 4,000 gallon UST at the Site



SITE PHOTOGRAPHS

PHASE I ESA
AVENUE DISCOUNT GAS STATION
822 WEST COLORADO AVENUE