

CLOSING STATEMENT

We would like to give one last example to put everything in perspective:

Under the new business proposal, the required parking per code for individual businesses would be; Music Venue (130), Retail (11), MMJ (2), and Whiskey Distillery (11). The total minimum parking requirement = **154 minimum Parking Spaces**

Under the Commercial Center Classification for the entire site (Note; Coleman's and Ryan's 46 spaces are incorrect by code) =

Now a relief of 63 minimum spaces are required (59% decrease).

Furthermore, the Commercial Center could change businesses without a new parking variance *increasing* parking demand & impact.

And here is the additional problem;

Joseph Coleman only has 26 onsite parking spaces available AND

Ryan has approved this Parking Variance.

Manipulating the code to minimize parking requirements AND passing a Parking Variance DOES NOT change the parking impact and demand.

Moreover, the new businesses parking demand & impact will intensify from the previous businesses (verified by the code; 154 parking spaces needed for the new businesses vs. 65 parking spaces needed for Blue Star/Bristol). And it has already been established that the previous businesses have had Adverse Impact.

The Consequences the City is facing due to Ryan's code violations:

The City would be Negligent and Liable for damages to our properties and business. This constitutes future continuous damages resulting in millions of dollars that we would be filing for. Yet Ryan nor Joseph would not be held accountable; it would be the taxpayers, the Ivywild community. We don't want that. We don't want our community, the community that has supported us for over 50 years, to have to pay for Ryan's mistakes.

What is the Goal?

We believe our goals are the same as the City's goals, the Ivywild Community's goals, this Committees goals, and even Joseph Coleman's goals; Which is to have successful businesses go into this property. And part of that success is to *provide adequate parking* for those businesses. One of the reasons Blue Star failed is because Joseph Coleman did not have adequate parking for his restaurant. I personally know this because I witnessed his customers continuously looking for parking every weekend.

This leads us to the ultimate question; **What is the solution?**

There are many solutions and options that we have presented throughout this document to provide adequate long-term parking for this property.

But in order to get to these solutions this Parking Variance must be denied, and the City & Zoning Codes have to be correctly applied.

In addition, Joseph Coleman needs to provide adequate parking (at least the minimum standard) and not create the Adverse Impact on the surrounding properties, businesses, and community.

Also, if there is another Nonuse Parking Variance application for this address, we request that Ryan Tefertiller is not involved in the decision-making process because of his handling of this application and not correctly applying multiple City & Zoning Codes.

On behalf of the Edelweiss restaurant, my mother and father, my brother, the Ivywild community and myself; we appreciate the Committee for taking the time to listen to our appeal. Thank You.

Jeff Connolly May 10, 2019

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To whom it may concern,

I was employed at Edelweiss restaurant for approximately 8 months in 2012 as a parking lot attendant. My primary functions were to assist Edelweiss customers in finding parking, and to prevent unauthorized parking on Edelweiss property by patrons of other businesses. Approximately half of the people that attempted to park on Edelweiss property were customers of Blue Star, Bristolas, Etc. Thankfully I was able to inform most violators before towing was necessary. Unfortunately, unauthorized parking on Edelweiss property has been an on going problem.

Respectfully,

Jeff Connolly