

CITY OF COLORADO SPRINGS

INTEROFFICE MEMORANDUM

DATE: June 24, 2019
TO: Peter Wysocki, Director of Planning
FROM: Sarah Johnson, City Clerk
SUBJECT: Notice of Appeal

ITEM NO. 6.B.: CPC SN 19-00045

An appeal has been filed by Lewis Kuhn Swan PC on behalf of Save The Canyons at Broadmoor and Erin M. Slivka regarding the Planning Commission action of June 20, 2019.

I am scheduling the public hearing on this appeal for the City Council meeting of July 23, 2019. Please provide me a vicinity map.

CC: Lonna Thelen

Eric Blamires
135 Beckwith Dr
Colorado Springs CO 80906

Lewis Kuhn Swan PC
620 N Tejon #101
Colorado Springs CO 80903



Appeal of City Planning Commission's Decision to City Council

Project Name: Blamires Way Street Name Change
Site Address: Imola Lane
Tax Schedule Number: 6507408042
Type of Application being appealed: Street name change
Include all file numbers associated with application: CPC SN: 19-00045
Project Planner's Name: Lonna Thelen
City Planning Commission Hearing Date: June 20, 2019

CITY CLERK'S OFFICE
2019 JUN 24 A 11:45

SUBMITTAL REQUIREMENTS: Submit an application for an appeal to City Council to the City Clerk's Office (30 S Nevada, Suite 101, Colorado Springs, CO 80903) with the following items included:

- Appeal Statement:
- If the appeal is an appeal of a decision that was made administratively and then appealed to City Planning Commission, the appeal must include justification of City Code 7.5.906.A.4:
 - Criteria For Review Of An Appeal Of An Administrative Decision: In the written notice, the appellant must substantiate the following:
 - Identify the explicit ordinance provisions which are in dispute.
 - Show that the administrative decision is incorrect because of one or more of the following:
 - It was against the express language of this zoning ordinance, or
 - It was against the express intent of this zoning ordinance, or
 - It is unreasonable, or
 - It is erroneous, or
 - It is clearly contrary to law.
 - Identify the benefits and adverse impacts created by the decision, describe the distribution of the benefits and impacts between the community and the appellant, and show that the burdens placed on the appellant outweigh the benefits accrued by the community.
 - If the appeal is an appeal of a City Planning Commission decision that was not made administratively initially, the appeal must identify the explicit ordinance provision(s) which are in dispute and provide justification to indicate how these sections were not met. For example if this is an appeal of a development plan, the development plan review criteria must be reviewed.
- A check for \$176 payable to the City of Colorado Springs.

CONTACT INFORMATION:

Appellant's name: Save the Canyons at Broadmoor / Erin Sivka Telephone: (719) 639-2013
Address: 620 North Tejon St, Ste. 101 City: Colorado Springs
State: CO Zip Code: 80903 e-mail: MKUHN@LKS.LAW

APPELLANT AUTHORIZATION:

The signature(s) below certifies that I (we) is(are) the authorized appellant and that the information provided on this form is in all respects true and accurate to the best of my (our) knowledge and belief. I(we) familiarized myself(ourselves) with the rules, regulations and procedures with respect to preparing and filing this petition. 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.

Signature of Appellant: Michael Kul Date: June 24, 2019

City Authorization:

Payment \$ 176

Date Application Accepted _____

Receipt No: 115184

Appeal Statement _____

Intake Staff: E. Wagner

Completed Form _____

Copy of Notice and Order (if applicable): _____

Assigned to: _____

Broadmoor (“The Canyons”). Accordingly, City Council must remedy this error by reversing the decision of the Planning Commission in CPC: SN 19-00045.

Factual Background

The Canyons is a community located in the southern tip of Colorado Springs that was developed in 2007 as part of the Broadmoor Glen South Filing No. 13. The neighborhood is Tuscan themed. Among other things, homes must have low-sloping terracotta roofs and wooden shutters; many also have cobblestone driveways, arched doorways, and fountains. The community infrastructure complements the aesthetics. The neighborhood boasts cobblestone bridges, elegant entrances, and Mediterranean-inspired streetlights.

As relevant here, the streets also have Tuscan names. During the development of The Canyons, many Tuscan names were considered, including Mirabelle Court, Luca Lane, Ravenna Grove, San Marino Court, Novella Grove, and Imola Way. *See* Exhibit 1 (emails discussing street names). The City ultimately approved the latter three names but required that the main road, Farthing Drive, remain unchanged as a logical continuation of an existing street. These streets have since been embedded in mapping software like Apple Maps. *See* Exhibit 2, p. 45 (filings with the Planning Commission).

Imola Lane borders two homes in The Canyons neighborhood—6421 and 6413 Farthing Drive—and provides access to Dr. Blamires’s property located at 5475 Imola Lane, which sits just outside The Canyons. Imola Lane is also an access point for the undeveloped 52-acre plot located at Schedule 6507300029. When that land is developed, Imola Lane will likely connect to Broadmoor Bluffs Drive.

In 2015—nearly a decade after Imola Lane was constructed and named—Dr. Blamires purchased the property now located at 5475 Imola Lane. Four years later, Dr. Blamires filed an application to rename Imola Lane to “Blamires Way” because, in his words, he wants to “leave a legacy of [his] last name[.]” *See* Exhibit 2, p. 34.

On June 20, 2019, the Planning Commission, in a split vote, approved the name change over the objection of numerous homeowners who live in The Canyons neighborhood. In fact, the *only* homeowner who has expressed a positive impression of “Blamires Way” is Dr. Blamires himself. The Commissioners appeared to base their decision on the fact that other developers have, in the past, been permitted to name streets after themselves and that Dr. Blamires’s property is the only property that presently has an Imola address.

Argument

I. Legal Standard.

Section 7.7.704(D)(7) of the City Code requires an applicant who wants to rename an existing street to prove three elements: (1) that the efficient, timely and convenient delivery of services and goods, public and private, to the people and their property will not be adversely affected; (2) that the review requirements are met; and (3) that the street name change promotes the health, safety, convenience and general welfare of the citizens. The burden of proving each of these three elements is on the applicant, here Dr. Blamires. Viewed against this standard, the City must reverse the Planning Commission and deny the requested street name change based on Dr. Blamires’s failure (and inability) to meet the third element.

II. A Citizen's Vanity Does Not Promote the Health, Safety, Convenience and General Welfare of the Citizens as a Matter of Law.

Dr. Blamires's initial application made only a bald statement that the "name change for Imola Lane is applicable to the convenience and general welfare of the citizen whose property is accessed by this road." Exhibit 2, p. 4. In a subsequent submission, Dr. Blamires clarified that the reason for the proposed change was his ego. *See id.*, p. 34 ("I would like to follow in the footsteps of many other developers in the city and leave a legacy of my last name[.]").¹ The Planning Commission adopted this reasoning and disregarded the aesthetic harm to The Canyon neighborhood and the logistical problems created by it, and in doing so, erred as a matter of law.

A. Vanity does not promote the health, safety, or convenience of the citizens.

There can be no serious dispute that one citizen's vanity does not promote the health of the citizens—if anything, it is emblematic of megalomania, a symptom of psychiatric conditions.

Renaming a street for egotistical reasons certainly does not promote the safety of the community. In fact, it undercuts it. Homeowners in The Canyons neighborhood, and particularly those homes bordering Imola Lane, have used the street as a landmark for well over a decade. Out of habit, these homeowners have grown accustomed to saying they live on the corner of Farthing Drive and Imola Lane. To grant a street name change after all these years would sow confusion if they were on the phone with first responders and referenced Imola out of habit. This, of course, is in addition to the risk of conflicts in existing mapping and directional software.

¹ Dr. Blamires also claimed—without evidence—that his friends and family have had difficulty locating Imola Lane on maps. *See* Exhibit 2, p. 34. This is undercut by a brief review of mapping software. *See, e.g., id.* at 45. Moreover, the argument is nonsensical. Dr. Blamires offers no explanation for how changing the name of Imola Lane to Blamires Way would somehow increase awareness of the street on public maps. To the contrary, arbitrarily changing a 12-year-old existing name would decrease awareness of the street's location. The only awareness that would be increased is of Dr. Blamires himself.

Nor is changing Imola Lane to Blamires Way more convenient to the citizens. In addition to being longer and more difficult phonetically, it could cause confusion as to whether Blamires Way is a public or private road, making it less convenient. Dr. Blamires's claimed self-importance simply does not promote the convenience of the citizens.

B. Vanity does not promote the "general welfare" of the citizens.

That leaves Dr. Blamires with "general welfare." True, Dr. Blamires's vanity may advance *his personal* welfare by saying that Blamires Way is "his street." But the Code does not use the term in the singular. It says, "citizens"—*i.e.*, the people and the public. The concept of "general welfare" cannot apply to a single citizen, particularly when the aesthetic and logistical damage to an entire surrounding neighborhood is inconsistent with the purpose, text, and spirit of the Code. Simply put: one citizen's ostentation does not advance the "general welfare" of the "citizens" as a matter of law. The Colorado Supreme Court has for decades held that preservation of aesthetic values is a legitimate governmental interest; to that end, it is entirely permissible for a municipality to regulate street signage that may cause distraction or other ills. *See Veterans of Foreign Wars, Post 4264 v. City of Steamboat Springs*, 575 P.2d 835, 840-41 (Colo. 1978).

Dr. Blamires (and some of the Commissioners) noted other instances in which the City permitted developers to name streets after themselves and implied that vanity is permissible under the Code. This "me too" argument overlooks a critical distinction: those instances involved the naming of *new* streets, the standard for which is laxer and not governed by Section 7.7.704(D)(7) of the City Code. It makes perfect sense that the Code affords more discretion with the naming of new streets because, unlike existing roadways, there is not a reliance factor that is undoubtedly present here as it relates to residents of The Canyons. Recall that the City required

that Farthing Drive, an existing street, maintain its name. This same analysis should govern here with the same result.

One citizen's ego does not advance the health, safety, convenience and general welfare of the citizens as a matter of law. Accordingly, the City must reverse the Planning Commission on this basis alone.

III. The Aesthetic and Logistical Harm to The Homeowners in the Canyons Outweighs Dr. Blamires's Vanity.

But even if Dr. Blamires could show that his vanity project tangentially "promoted the health, safety, convenience and general welfare of the citizens" (he did not and cannot), the Planning Commission's decision must still be set aside as arbitrary and capricious. The decision completely disregards the aesthetic and logistical harm that a name change would effectuate on the homes within The Canyons—homes that existed years before Dr. Blamires purchased his property, much less before he decreed he deserved his own street. While Dr. Blamires's property may be the only home currently accessed by Imola Lane, the road was built and named to complement The Canyons' Tuscan-themed neighborhood, particularly the homes bordered by it.

Furthermore, additional homes may be developed along Imola Lane when it is eventually extended to Broadmoor Bluffs Drive. Certainly, these future homeowners would prefer not to live on street named for their grandiose neighbor, especially when the naming convention is inconsistent with an entire surrounding neighborhood and is, instead, entirely the product of egomania. Such a name could well decrease property values. *See* www.businessinsider.com/the-name-of-your-street-could-affect-your-houses-value-2015-2. The City should facilitate proper development and naming because doing so increases the size of the City's property tax basis.

To give more weight to Dr. Blamires's self-admiration than the harm The Canyons future and present homeowners will suffer is arbitrary and capricious.

Conclusion

The Planning Commission's decision to rename Imola Lane to Blamires Way based solely on the vanity of one citizen was arbitrary and capricious and contrary to the plain text of the Code. The City Council must reverse this specious decision and deny the requested street renaming.

Dated: June 24, 2019.

LEWIS | KUHN | SWAN PC

/s/ Michael D. Kuhn

Paul F. Lewis, #14183

Michael D. Kuhn, #42784

Andrew E. Swan, #46665

620 North Tejon Street,² Suite 101

Colorado Springs, CO 8090

Phone: (719) 694-3000

Fax: (866) 515-8628

Email: plewis@lks.law

mkuhn@lks.law

aswan@lks.law

*Attorneys for Appellants Save the Canyons at
Broadmoor and Erin M. Slivka*

² Perhaps the undersigned should consider renaming "Tejon Street" to "Lewis Kuhn Swan Avenue" if the Planning Commission's decision is left standing.

Larry Larsen

From: HARDY, Wendy V.
Sent: Monday, October 03, 2005 10:59 AM
To: Larry Larsen
Subject: RE: AR FP 05-00444

Larry,
I reserved the following street names in July 2005 for Broadmoor Glen South #13:
San Marino Ct
Imola Ln
Novella Gv

Please let me know if you have questions or comments regarding the approval. I have left a message for Mr DeLay if the street names are incorrect or changed since July.

Thanks,
Wendy Hardy
CSPD IT
719-444-7492
hardywe@ci.colospgs.co.us

-----Original Message-----

From: Larry Larsen
Sent: Monday, October 03, 2005 9:55 AM
To: HARDY, Wendy V.
Subject: RE: AR FP 05-00444

Wendy:

I assume the applicant has contacted you. Correct?
Are you okay with the proposed new street names for Broadmoor Glen South #13.

Larry
55090

-----Original Message-----

From: HARDY, Wendy V.
Sent: Tuesday, June 07, 2005 3:15 PM
To: Larry Larsen
Subject: AR FP 05-00444

Mirabelle Ct - unacceptable public street name
Luca Ln - unacceptable public street name
Ravenna Gv - acceptable private street name
Farthing Dr - logical continuation of existing street

Thanks,
Wendy Hardy
CSPD IT
719-444-7492
hardywe@ci.colospgs.co.us

Larry Larsen

From: Karen Rostvold [karen@pprbd.org]
Sent: Tuesday, May 24, 2005 2:04 PM
To: Larry Larsen
Cc: HARDY, Wendy V.
Subject: AR FP 05-00444

Broadmoor Glen South #13:

All proposed street names require the approval of Wendy Hardy, Colorado Springs Police Dept., hardywe@ci.colospgs.co.us.

Ravina Ct. and Mirabel Ln. already exist within El Paso County, and I'm sure the two proposed street names shown on the proposed plat will sound alike.

Karen Rostvold
Enumerator
719-327-2908

Larry Larsen

From: HARDY, Wendy V.
Sent: Tuesday, June 07, 2005 3:15 PM
To: Larry Larsen
Subject: AR FP 05-00444

Mirabelle Ct - unacceptable public street name
Luca Ln- unacceptable public street name
Ravenna Gv - acceptable private street name
Farthing Dr - logical continuation of existing street

Thanks,
Wendy Hardy
CSPD IT
719-444-7492
hardywe@ci.colospgs.co.us



GENERAL APPLICATION FORM

FORM 2011.01.17

Project Name: Blawires Way

Existing Zone: R1-9H SDF Acreage: []

Site Address: []

Direction from nearest Street Intersection: Luola Lane and Farthing Dr.

Tax Schedule Number(s): 65074 08 042

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

<input type="checkbox"/> 2020 Land Use Map Amendment	<input type="checkbox"/> PUD Concept Plan	<input type="checkbox"/> New	<input type="checkbox"/> MJ	<input type="checkbox"/> MN	<input type="checkbox"/> MM
<input type="checkbox"/> Administrative Relief	<input type="checkbox"/> PUD Development Plan	<input type="checkbox"/> New	<input type="checkbox"/> MJ	<input type="checkbox"/> MN	<input type="checkbox"/> MM
<input type="checkbox"/> Amendment to Plat Restriction	<input type="checkbox"/> PUD Zone Change				
<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Street Name Change				
<input type="checkbox"/> Building Permit to Unplatted Land	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Prelim	<input type="checkbox"/> Prelim & Final	<input type="checkbox"/> Final	
<input type="checkbox"/> Building Permit Prior to Platting	<input type="checkbox"/> Subdivision Waiver	<input type="checkbox"/> Design		<input type="checkbox"/> Process	
<input type="checkbox"/> CMRS No. <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> Use Variance	<input type="checkbox"/> New	<input type="checkbox"/> MJ	<input type="checkbox"/> MN	<input type="checkbox"/> MM
<input type="checkbox"/> Concept Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM	<input type="checkbox"/> Vacation of Plat				
<input type="checkbox"/> Conditional Use <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM	<input type="checkbox"/> Vacation of Public Right-of-Way				
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Waiver of Replat				
<input type="checkbox"/> Development Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM	<input type="checkbox"/> Zone Change; Proposed Zone: _____				
<input type="checkbox"/> Historic Preservation <input type="checkbox"/> Re-roof <input type="checkbox"/> Hearing Request	<input type="checkbox"/> FBZ Development Plan	<input type="checkbox"/> New	<input type="checkbox"/> MJ	<input type="checkbox"/> MN	<input type="checkbox"/> MM
<input type="checkbox"/> Landscape Plan <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Irrigation	<input type="checkbox"/> FBZ Conditional Use	<input type="checkbox"/> New	<input type="checkbox"/> MJ	<input type="checkbox"/> MN	<input type="checkbox"/> MM
<input type="checkbox"/> Master Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM	<input type="checkbox"/> FBZ Interim Use Plan				
<input type="checkbox"/> Nonuse Variance	<input type="checkbox"/> FBZ Minor Improvement Plan				
<input type="checkbox"/> Preservation Easement Adjustment	<input type="checkbox"/> FBZ Warrant				
<input type="checkbox"/> Property Boundary Adjustment					

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

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.

I, as the property owner, wish to receive copies of all correspondence regarding this project.

[Signature]

[Signature]

Signature of Property Owner Date Signature of Applicant/Consultant Date

CONTACT INFORMATION (please print or type)

Applicant/Consultant: Eric Blawires Contact Name: Eric Blawires

Address: 135 Beckwith Dr. City: Colorado Springs Phone: 719.660.2791

State: CO Zip Code: 80906 E-Mail: eblawires@gmail.com

Property Owner: Eric Blawires Phone: 719.660.2791

Address: Same as above City: []

State: [] Zip Code: [] E-Mail: []

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb Initial Review Level: AR CPC DRB HP

Payment \$ 1,378.00 Assigned to: Lonna Thelen Date: 4/8/19

Receipt No.: 83327 City File No.: C.P.C. SN 19-00045 Exhibit 2 Page 1 of 45



Street Name Change Application Requirements

REVIEW CRITERIA: Street name changes must meet all of the criteria listed in the Subdivision Code before an application can be approved by Land Use Review.

The following criteria must be met in order for any Street Name Change to be granted:

1. No adverse impact. The efficient, timely and convenient delivery of services and goods, public and private, to the people and their property will not be adversely affected;
2. Requirements of the Subdivision Code have been met;
 - Street system;
 - Street design;
 - Private streets;
 - Street names;
 - Installation of curbs, sidewalks and pedestrian curb ramps.
3. Purpose of Chapter. The street name change comes within the purpose of the Chapter to promote the health, safety, conveniences and general welfare of the citizens. An application for a street name change for a street that crosses jurisdictional boundaries shall require approval of all entities involved prior to the street name change becoming effective.

SUBMITTAL CHECKLIST: The following items will need to be included in any Street Name Change review submittal.

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input checked="" type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<input checked="" type="checkbox"/> 1. A clear description of the proposed waiver.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 2. A justification based on the review criteria addressing why the street name change should be approved.	
<input checked="" type="checkbox"/> 1 copy of a Site Plan showing all "Plan Contents" below	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A legal description of the proposed project	<input type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input checked="" type="checkbox"/>

PLAN CONTENT REQUIREMENTS: The site plan must include the following information.

<input checked="" type="checkbox"/> Provide an area for the Land Use Review file number in the lower right-hand corner of all sheets.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input checked="" type="checkbox"/> Subdivision name with all applicable recording information	<input type="checkbox"/>
<input checked="" type="checkbox"/> The requested street name change area	<input type="checkbox"/>
<input checked="" type="checkbox"/> Dimensions of rights-of-way	<input type="checkbox"/>
<input checked="" type="checkbox"/> Names of all adjacent property owners	<input type="checkbox"/>
<input checked="" type="checkbox"/> Names of all adjacent streets	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name, address and phone number of applicant/owner	<input type="checkbox"/>



PRE-APPLICATION MEETING SUMMARY

Area: South Date: 12/20/18

Pre-Application No.: 18-112

Lot Size: _____

TSN: 6507408042

Zone: R1-9 DF HS

Applicant(s) Present: Luanne Ducett, Scott

Site Location: 5475 Imola Ln

Project Description: subdivide into 2 lots

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|--|---|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input checked="" type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> MJ <input checked="" type="checkbox"/> MN <input type="checkbox"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="checkbox"/> PP <input checked="" type="checkbox"/> FP <input type="checkbox"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="checkbox"/> Design <input type="checkbox"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Use Variance <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists
 MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- | | | |
|---|--|--|
| <input type="checkbox"/> Pre-Application Stage | <input type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input type="checkbox"/> Postcard | <input type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft. | <input type="checkbox"/> 1,000 ft. |
| <input type="checkbox"/> Custom distance: _____ | | |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Geo-Hazard Report
Contact: <u>Patrick Morris, 719-385-5075</u> | <input type="checkbox"/> Traffic Impact Analysis
Contact: _____ | <input checked="" type="checkbox"/> Drainage Report
Contact: <u>Jonathan Scherer, 719-385-5546</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line
<input type="checkbox"/> Elevation Drawings | <input checked="" type="checkbox"/> Wastewater Master Facility Report
<input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Land Suitability Analysis
<input type="checkbox"/> Other: _____ |
| LDTC MEETING: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Date: _____ | Time: _____ |

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

- The application is a request to change the street name change to Blamires Way and subdivide the lot into 2 lots.
- Contact Bootsy Jones (385-5362) to confirm that Blamiers is an allowed Street name.
- This site was previously 3 lots and then combined into one lot for the new residence. Provide proof that there is a buildable area via a land suitability analysis using the current development plan to show where a buildable lot is located. Working to show the lot where the previously platted lot 2 was is the best case scenario. Ensure the lot size is compatible with surrounding lot sized. If possible provide a letter of support from the most affected neighbor. Retain as much preservation area as possible.
- Provide a minor amendment to the existing development plan and a replat of the property. Bubble any areas of change on the development plan.
- Contact Patrick Morris to determine if a revised GH report is required.
- A drainage report or revision will be required.
- Street name changes must go before City Planning Commission and must be approved by El Paso County.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$4,245.00 - SN, FP, MA
 Number of Plans: 1 full size

Lonna Thelen, AICP LEED AP BD+C
 Principal Planner
 Land Use Review
 Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5383
 P.O. Box 1575, MC 155 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 lthelen@springsgov.com

STREET NAME CHANGE – PROJECT STATEMENT

Current Name: Imola Lane
Requested Name Change: Blamires Way

Description

Imola Lane was established as part of Broadmoor Glen South Filing No. 13, which is located in a portion of the south half of Section 7, Township 15 South, Range 66 West of the 6th P.M. in the City of Colorado Springs, El Paso County, Colorado.

Imola Lane is a 24 ft wide paved road with curb and gutter that begins at its intersection with Farthing Drive and proceeds southeast approximately 400 ft where it terminates at a private driveway. The road currently serves two properties, which lie to the east and south, but it also is adjoined by unplatted land to the west that is accessed via public right of way. Traffic volume on the street is low.

Eric Blamires, owner of LOT 1 BROADMOOR GLEN SOUTH FIL NO 15 (6507408042) located at 5475 Imola Lane, is requesting the name of the road be changed to Blamires Way.

Justification

No Adverse Impact

While the driveway of Lot 26 Broadmoor Glen South Filing No. 13 is accessed via Imola Lane, the address for that property is listed as 6413 Farthing Drive; therefore, only the property owner who is requesting the name change will undergo a change in address. The convenient and timely delivery of goods and services, public and private, to the surrounding people and their properties will not be affected.

Requirements Of This Section

The requested name (Blamires Way) meets all the regulations for renamed streets. Particularly, the following sections of the City Code 7.7.704.D were checked for compliance: 2.e (Duplicate Street Names) and 2.f (Street Names Similar To Other Streets). Blamires Way was checked against the existing street names for Colorado Springs, El Paso County, Colorado at the following website: https://geographic.org/streetview/usa/co/el_paso/colorado_springs.html.

Purpose Of Part

A name change for Imola Lane is applicable to the convenience and general welfare of the citizen whose property is accessed by this road.

LEGAL DESCRIPTION FOR IMOLA LANE

ALL OF THE PUBLIC RIGHT OF WAY OF IMOLA LANE AS DEPICTED ON THE PLAT OF "BROADMOOR GLEN SOUTH FILING NO. 15" AS RECORDED UNDER RECEPTION NUMBER 215713699 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, LOCATED IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF "PUBLIC RIGHT OF WAY / IMOLA LANE" AS DEPICTED ON SAID PLAT OF BROADMOOR GLEN SOUTH FILING NO. 15; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING NINE COURSES:

(1) THENCE N 00° 00' 00" E, A DISTANCE OF 70.06 FEET; (2) THENCE N 55° 46' 04" E, A DISTANCE OF 304.67 FEET; (3) THENCE N 73° 38' 36" E, A DISTANCE OF 168.91 FEET; (4) THENCE S 78° 08' 33" E, A DISTANCE OF 32.86 FEET; (5) THENCE EASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 61° 26' 37" (THE LONG CHORD OF WHICH BEARS N 76° 07' 54" E, A LONG CHORD DISTANCE OF 21.70 FEET), AN ARC LENGTH OF 22.45 FEET; (6) THENCE NORTHEASTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 50' 06" (THE LONG CHORD OF WHICH BEARS N 33° 31' 47" E, A LONG CHORD DISTANCE OF 78.89 FEET), AN ARC LENGTH OF 79.62 FEET; (7) THENCE N 46° 57' 03" E, A DISTANCE OF 43.81 FEET; (8) THENCE S 65° 12' 28" E, A DISTANCE OF 43.19 FEET; (9) THENCE S 50° 56' 31" E, A DISTANCE OF 5.05 FEET TO THE NORTHEAST CORNER OF "ADDITIONAL PUBLIC RIGHT OF WAY" AS DEPICTED ON SAID PLAT OF BROADMOOR GLEN SOUTH FILING NO. 15;

THENCE ALONG THE BOUNDARY OF SAID RIGHT OF WAY, THE FOLLOWING THREE COURSES: (1) THENCE S 46° 57' 03" W, A DISTANCE OF 60.79 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF A 124.99 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 51° 21' 28" (THE LONG CHORD OF WHICH BEARS S 21° 16' 26" W, A LONG CHORD DISTANCE OF 108.32 FEET), AN ARC LENGTH OF 112.04 FEET; (3) THENCE N 78° 08' 33" W, A DISTANCE OF 5.20 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID IMOLA LANE;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID IMOLA LANE, THE FOLLOWING EIGHT COURSES: (1) THENCE N 78° 08' 33" W, A DISTANCE OF 76.60 FEET; (2) THENCE WESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28° 12' 51" (THE LONG CHORD OF WHICH BEARS S 87° 45' 02" W, A LONG CHORD DISTANCE OF 12.19 FEET), AN ARC LENGTH OF 12.31 FEET; (3) THENCE S 78° 38' 36" W, A DISTANCE OF 138.27 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 52' 32" (THE LONG CHORD OF WHICH BEARS S 64° 42' 20" W, A LONG CHORD DISTANCE OF 7.77 FEET), AN ARC LENGTH OF 7.80 FEET; (5) THENCE S 55° 46' 04" W, A DISTANCE OF 253.19 FEET; (6) THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55° 46' 02" (THE LONG CHORD OF WHICH BEARS S 27° 53' 02" W, A LONG CHORD DISTANCE OF 23.38 FEET), AN ARC LENGTH OF 24.33 FEET; (7) THENCE S 00° 00' 00" E, A DISTANCE OF 31.24 FEET TO THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION; (8) THENCE N 89° 00' 33" W ALONG SAID BOUNDARY, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.



**City of Colorado Springs
Planning Department
Fee Receipt**

[Return to Fee Calculator](#)

Application	Department	Amount	Applicant	AnnexDisc
Street Name Change	EDRD	\$23.00		
Street Name Change	Land Use Review	\$1,330.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$1,378.00		

Intake Staff:	
Date:	3/20/2019
Planner:	Lonna Thelen
Receipt Number:	33327
Check Number:	1762
Amount:	\$1,378.00
Received From:	Saran and Eric Blamires - Imola St Name change

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: April 8, 2019
Planner: Lonna Thelen
Planner email: lthelen@springsgov.com
Planner phone number: (719) 385-5383
Consultant Email: eblamires@gmail.com
Consultant Name: Eric Blamires
TSN:

PROJECT:

<input type="checkbox"/>	Pre-application Notice	<input type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

PUBLIC NOTICE:

150 feet 500 feet 1,000 feet
 Modified (attach modified buffer)

PROJECT BLURB(S)

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

Street Name Change

Request by Eric Blamires for a Street name change from Imola Lane to Blamires Way. The site is zoned R1-9 DF HS and is located southeast of the intersection of Farthing Dr and Imola Lane.

POSTCARD

Include 3-5 highlighted points to best describe the project.

- This project proposes a street name change from Imola Lane to Blamires Way.
-

Neighborhood Meeting Information:

Date:

Time:

Location:

POSTER

Fill out applicable information below:

- A street name change from Imola Lane to Blamires Way.

Planning and Development Distribution Form

Directions: Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: 4/8/19

Admin Receive Date: 4-8-19

Project Name: **Blamires Way**

1. PUBLIC NOTICE:

- 150 feet 500 feet 1,000 feet modified (attach modified buffer)
 No public notice

2. Date buckslip comments are due (4/29/19 calendar days after submittal):

3. HOA (): HOA number or numbers - 117 & 178
 (Add emails for HOA to mailing list if no email address)

4. STANDARD DISTRIBUTION: Choose one application – delete all other applications under #4.

Street Name Change

Electronic plans

	<input type="checkbox"/> None	
24	<input checked="" type="checkbox"/> DR&S	SAPLEGATE@springsgov.com
11	<input checked="" type="checkbox"/> CSPD	biones2@springsgov.com
23	<input checked="" type="checkbox"/> Flood Plain / Enumerations	addressing@pprbd.org
98	<input checked="" type="checkbox"/> USPS	Elaine.f.medina@usps.gov
48	<input checked="" type="checkbox"/> Street Division	thuggins@springsgov.com Dscalfri@springsgov.com
65	<input checked="" type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPLEGATE@springsgov.com
56	<input type="checkbox"/> PlanCOS	plancos@springsgov.com

5. SCHOOL DISTRICT:

Electronic plans

	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District #2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District #3	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District #11	johnstp@d11.org
38	<input checked="" type="checkbox"/> School District #12	cooper@cmsd12.org
39	<input type="checkbox"/> School District #20	mark.hatchell@asd20.org
69	<input type="checkbox"/> School District #22	terryebert@ellicottschools.org
41	<input type="checkbox"/> School District #49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

Electronic plans

	<input type="checkbox"/> None	
46	<input checked="" type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil

		dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil Kim.van.treadway@us.af.mil
84	<input type="checkbox"/> Fort Carson	john.i.sanders71.civ@mail.mil
26	<input type="checkbox"/> USAFA	Victoria.Williams@us.af.mil carrie.muchow.ctr@us.af.mil
75	<input type="checkbox"/> Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

7. OPTIONAL DISTRIBUTION (Depending on Location of Site):

Electronic plans

	<input checked="" type="checkbox"/> None	
35	<input type="checkbox"/> Landscape Review	Cperry@springsgov.com
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
18	<input type="checkbox"/> Streamside Area Overlay	lthelen@springsgov.com
15	<input type="checkbox"/> Hillside Overlay	mdschultz@springsgov.com rteixeira@springsgov.com
42	<input type="checkbox"/> Historic Preservation Area Overlay	hvannimwegen@springsgov.com dsexton@springsgov.com
44	<input type="checkbox"/> Development Review Enterprise	kschmitt@springsgov.com Coordinated Sign Plans to Kurt if Submitted
56	<input type="checkbox"/> PlanCOS; Comprehensive Planning	plancos@springsgov.com ; cschueler@springsgov.com Corridor Plans in progress
20	<input type="checkbox"/> Airport Overlay	kandrews@springsgov.com
63	<input type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of plans within ½ mile of a County/City boarder
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
70	<input type="checkbox"/> Woodmen Road Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com
70	<input type="checkbox"/> Woodmen Heights Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
---	--

Total # of Plans: _____

Special notes or instructions:

SITE PLAN

BROADMOOR GLEN SOUTH FILING NO. 15
A Portion of the South Half of Section 7,
Township 15 South, Range 66 West of the 6th P.M.
in the City of Colorado Springs, El Paso County, Colorado

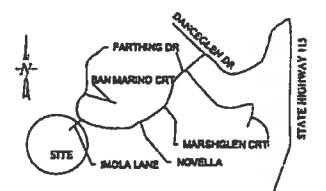
APPLICANT / OWNER
Eric Blamires
Property Address: 5475 I
Mailing Address: 135 Be
Phone: 719-660-2791
Date: 3-11-19

RE
Cu
Re

Change name of Imola Lane to Blamires Way

Revoc Trust
Trustees: Kevin R Daniels and Leonor P Daniels

Carter Brand LLC

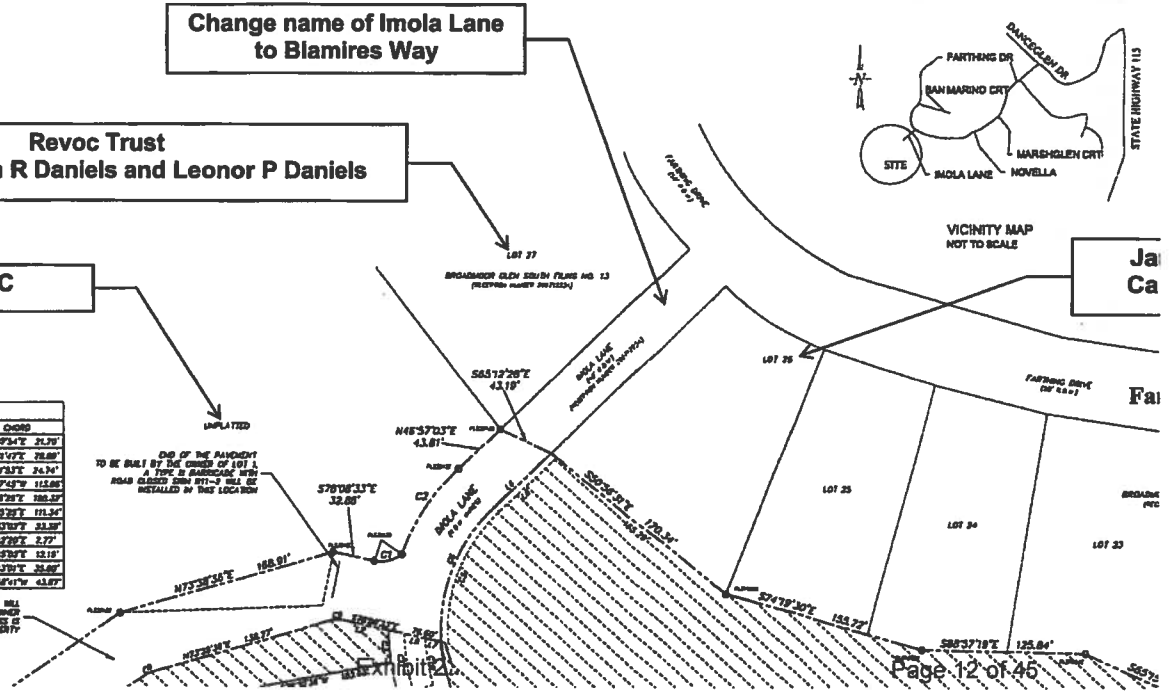


Ja
Ca
Fa

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD
C1	50.2533°	25.00'	22.45'	47.00'±2.17'
C2	26.2694°	130.00'	29.43'	43.27'±1.72'
C3	88.2634°	130.00'	24.76'	50.77'±3.57'
C4	47.2938°	148.85'	31.70'	40.27'±4.57'
C5	84.2938°	128.00'	118.04'	101.14'±2.57'
C6	89.5248°	130.00'	118.00'	101.20'±2.57'
C7	29.2694°	25.00'	24.52'	47.23'±2.17'
C8	17.2694°	25.00'	7.00'	10.44'±2.17'
C9	20.2533°	25.00'	12.31'	10.74'±2.17'
C10	14.2694°	142.00'	35.00'	50.00'±4.57'
C11	19.2548°	188.00'	44.00'	60.58'±4.57'

END OF THE PARCELS
 TO BE BUILT BY THE OWNER OF LOT 1
 A TYPE B PARCELS WITH
 ROAD CLOSED SIGN (R1-3) WILL BE
 INSTALLED IN THIS LOCATION

THE REMAINDER OF IMOLA LANE WILL
 BE BUILT BY THE PROPERTY OWNER
 TO THE SOUTH FROM ACCESS TO
 BE BUILT FOR BOTH PROPERTIES





**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division**

May 3, 2019

Eric Blamires
135 Beckwith Dr.
Colorado Springs, CO 80906

**RE: Blamires Way Street Name Change – Initial Review Comments
CPC SN 19-00045**

Dear Mr. Blamires,

City Land Use Review staff has completed its initial review of the above requested application. This letter is to inform you of the following concerns regarding the application and associated documents. Listed below are City Planning Department's review comments along with other departmental and external agency review comments that must be addressed prior to application approval.

BROAD PROJECT INPUT

The proposed project is a street name change from Imola Lane to Blamires Way. Staff finds that the application is largely acceptable; however, the following technical modifications must be completed.

TECHNICAL AND INFORMATIONAL ISSUES

Address the comments and make corrections which are listed below. **A detailed letter needs to accompany the revisions. The letter must address each comment in this review letter. If necessary, contact the appropriate department directly if clarification is needed.** Be advised that due to necessary changes or proposed revisions to the subject plan, plat or other support documents, that new comments may be added to the review letter.

Please resubmit updated documents to the Dropbox shared folder (ensure documents are labeled with appropriate resubmittal name, are flattened and saved no larger than 25MB).

Supplemental Information

Posting Affidavit: Affidavit to be submitted to Planning pursuant to City Code Section 7.5.902

Public Notice: Multiple public comments were received by City Planning. Provide a response to the comment received with the resubmittal.

STREET NAME CHANGE

Land Use Review

General Modifications

1. The owner is responsible for coordinating with Enumerations and Public Street Naming to file an official address name request and to change the street sign.
2. Make the following changes to the plan:
 - a. Outline in bold the entire are of the street to be changed. This should include the right of way area that is currently unbuilt.
 - b. Label the right-of-way area that is currently unbuilt as Imola Lane.
 - c. Dimension the ROW width for the area that is currently unbuilt
 - d. There is a note that states Permanent easement are Rec. No 205110277. The rest of the statement seems to say access to be vacated. If this is vacated include the reception number for the vacation. If not, remove the note about the vacation.

Engineering Development Review (Patrick Morris, 719-385-5075)

EDRD has no comments on this item.

Water Resource Engineering (Jonathan Scherer, 719-385-5546)

WRED has no comment on this item

Traffic

Traffic Engineering has no comments on this item.

Floodplain

No comment

CSPD, Street Name Administrator (Bootsy Jones, 719-385-5362)

Blamires Way is approved for the street name request. The applicant just needs to go through the rest of the formal street name change process.

Enumerations (Brent Johnson, 719-327-2880)

1. Since the applicants property is the only one affected by this street name change, Enumerations has no objection to re-naming the street.
2. Confirmation from Bootsy Jones that Blamires Way is an acceptable street name will be required before Enumerations will change the address for this property.
3. An official address change request must be submitted to Enumerations. Directions for requesting an address change can be found on our website: www.pprbd.org ->addressing->addressing forms-> request to change or verify address. Once Enumerations receives confirmation that the street name change has been recorded, Enumerations will process the address change.

Streets

No concerns from 2C overlay planning.

Please note that failure to submit revised plans/reports/information within 180 days will result in your application being formally withdrawn from consideration. Once withdrawn, any subsequent re-submittal will require the filing of a new application and payment of application fees.

If you have any questions regarding the above sections, please contact me at 385-5383.

Sincerely,

Lonna Thelen

Lonna Thelen, AICP, LEED AP BD&C
Principal Planner

C: File – CPC SN 19-00045
Owner – Eric Blamires

Enclosure: Public Comment letters

Thelen, Lonna

From: Battles, Kayla on behalf of PlanningDev
Sent: Monday, April 29, 2019 8:28 AM
To: Thelen, Lonna
Subject: FW: CPC SN 19-00045

Hi Lonna,

A message for you.

Kayla Battles
Planning Technician
Phone: (719) 385-5355
Email: kayla.battles@coloradosprings.gov

-----Original Message-----

From: mark and kathryn zamboni-cutter [<mailto:zamboni-cutter@hotmail.com>]
Sent: Sunday, April 28, 2019 11:04 PM
To: PlanningDev <PlanningDev@coloradosprings.gov>
Subject: CPC SN 19-00045

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

My only thought is that when a community names a street after someone it is usually as an honor for service to that community. Not that the family is anything but upstanding, but I don't think that it fits in this case to warrant a street name change. I don't know the usual process in deciding street names to begin with, but I'm sure thought went into the original naming.

Zamboni-Cutter
361 San Marino Ct.

Sent from my iPad

Thelen, Lonna

From: mark and kathryn zamboni-cutter <zamboni-cutter@hotmail.com>
Sent: Monday, April 29, 2019 7:28 AM
To: Thelen, Lonna
Subject: File Number CPC SN 19-00045

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

To whom it may concern:

Regarding the requested street name change:

In general I think that it is wrong and unfair for somebody to be able to change the name of a street because they are pretentious and have money to be able to do so. The petition indicates that the name change would not affect anybody which is certainly incorrect. Changing the name of one street certainly affects the community and neighbors surrounding that street even if they do not live on that particular street. Also it would affect anybody in the future who buys that house or buys lots on that street.

It seems ridiculous to be able to allow anybody who moves into a home to be able to change the street name to their last name. It seems like it would be chaotic and time-consuming for the city to change street names just based on the fact that somebody has the means to do so. Obviously this is an attempt to immortalize their name which is understandable if they did something significant for the community and neighborhood but this is certainly not the case.

I hope the city does not allow this to be changed.

I also hope that this does not cause a "snowball effect" where suddenly everyone in the community wants to change the street names to their last names. This would certainly cause even more strife in the neighborhood with the streets that have multiple homes and families all wanting their names immortalized.

Imola is it a historic city and certainly makes more sense as a name for the street given the surrounding street names and community.

A name change would certainly adversely affect the immediate neighbors in the surrounding community and any future residents of the neighborhood.

Sent from my iPad

Thelen, Lonna

From: TEAM Slivka <teamslivka@gmail.com>
Sent: Sunday, April 28, 2019 11:16 AM
To: Thelen, Lonna
Cc: 'david slivka'
Subject: FW: CPC SN 19-00045

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Ms. Thelen,

After speaking with you and discussing the process for formal objection, I would like to re-submit my objection with some amendments. Please accept the following as our final objection to Proposal CPC SN 19-00045.

1. We feel that since his personal residence/ property does not even border Farthing Drive, the street name should not change.
2. The street is a public road; by re-naming it we feel it may convey falsely that the street is his property, and it is not.
3. The street begins within the neighborhood named The Canyons at Broadmoor. The original developer as well as the current Home Owners Association intend for this neighborhood to consist of homes **“designed with a Tuscan or Mediterranean architectural influence” (Section 3-4; page 4, Canyons at Broadmoor Design Guidelines)**. The street name “IMOLA” as well as other previously established street names in the neighborhood “SAN MARINO and NOVELLA” convey a Mediterranean theme. IMOLA and SAN MARINO are both large cities in Italy. Likewise, Santa Maria NOVELLA is one of the most historical districts in the city of Florence, Italy.
4. The proposed name change could have an adverse impact specifically on the properties that share the corner of Farthing Drive and Imola Lane. Since multiple navigation sources (Waze, Google Maps, etc.) and current City Maps for Police and Fire Services would not be correct until an expensive update was completed, the residents of these properties could most certainly be negatively affected by a delay of delivered goods or services, or by a delay of emergency response services.
5. Finally, the proposed name change in no way meets the requirement for a **Purpose Of Part: “That the street name change comes within the purpose of this part, that is, to promote the health, safety, convenience and general welfare of the citizens.”** In fact, it could possibly do the exact opposite. If there were to be a true emergency at any of the properties located close by Imola Lane, rescue and or emergency services might not be able to efficiently respond due to the changing of a previously established, well known street name. This proposal in no way promotes health, safety, convenience and general welfare of any citizens of Colorado Springs, it may even adversely impact the Blamires family in a true emergency.

Please let this serve as our FORMAL objection to proposal CPC SN 19-00045.

Thank you,

Erin Slivka and David Slivka

Thelen, Lonna

From: Michelle Hammetter <michellehammetter@gmail.com>
Sent: Tuesday, April 23, 2019 11:04 AM
To: Thelen, Lonna
Subject: CPC SN 19-00045

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hi,

I object to the request to change the name of the street of which has been requested.

Thanks.
Michelle rodemer
380 San Marino court

Thelen, Lonna

From: Charles Anderson <charlesallananderson@gmail.com>
Sent: Monday, April 22, 2019 2:55 AM
To: Thelen, Lonna
Cc: Tammy Anderson
Subject: Objection to Renaming a Road in our Neighborhood

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Lonna Thelen:

I would like to voice Tammy and Charles Anderson's non concurrence with Dr. Blamire renaming the entire stretch of Imola Lane to Blamires Lane. I understand he does not own the street for it is a public road. So renaming the street will cause confusion for the road is not his property. If by chance he paid for the construction and the routine and non routine maintenance of the road, then perhaps my view would be different. The street is not his to rename or alter in anyway.

I'm not sure this email will suffice as a formal rejection, so if I need to send in a formal letter please advise. Both my Tammy and I object to renaming the road.

Sincerely,

Chuck Anderson

719-648-4702

Thelen, Lonna

From: TJ Klajnbart <klajnbarts@gmail.com>
Sent: Saturday, April 20, 2019 8:55 AM
To: Thelen, Lonna
Subject: Concerning Blamiers Way/File number CPC SN 19-000045

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Lonna,

We are writing in response to the notice we received in the mail from your office concerning the renaming of a street in our neighborhood. We have lived in the Canyons at Broadmoor for almost 9 years. Imola and the other streets in our neighborhood were originally named to reflect a Tuscany character our homes also carry in design through the use of corbels, solid wood doors, cedar accents and tile roofs. The Blamiers don't live in our neighborhood and renaming the road would most likely, and understandably so, give people the impression that the road belongs to them. We don't think they should be allowed to rename a street in our neighborhood after themselves. Furthermore, we don't think our tax dollars should be spent on something like this. With those main reasons, please accept this letter as an objection to the renaming of the street.

Most sincerely,
Jorge and Tammi Jo Klajnbart
6389 Farthing Drive

HIS EYE IS ON This SPARROW

Thelen, Lonna

From: Michael Kuhn <mkuhn@lks.law>
Sent: Friday, April 19, 2019 4:00 PM
To: Thelen, Lonna
Subject: File No.: CPC SN 19-00045; Imola Lane
Attachments: 190419_Blamires Way.pdf

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Ms. Thelen,

Please see the attached letter concerning the above project. We would appreciate notice of any decisions relate to this project.

Additionally, if you could kindly confirm receipt and advise whether this letter should be forwarded to anyone else, we would appreciate it.

Michael D. Kuhn



(719) 694-3000 - Main
(719) 639-2013 - Direct
(866) 515-8628 - Fax

620 North Tejon Street, Suite 101
Colorado Springs, Colorado 80903

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LEWIS | KUHN | SWAN PC
ATTORNEYS AND COUNSELORS AT LAW

THE WOLTMAN BUILDING
620 NORTH TEJON STREET, SUITE 101
COLORADO SPRINGS, COLORADO 80903
TELEPHONE: (719) 694-3000
FACSIMILE: (866) 515-8628
WWW.LKS.LAW

Michael D. Kuhn
Email: mkuhn@lks.law

April 19, 2019

Via email only (lonna.thelen@coloradosprings.gov)

Lonna Thelen
City Planner
City of Colorado Springs

Re: Imola Lane/"Blamires Way"
File No: CPC SN 19-00045

Dear Ms. Thelen:

This firm represents certain property owners in connection with the above development proposal. Please notify this firm of any updates or determinations on the application.

Eric Blamires, DMD recently built a home on Imola Lane which is located in The Canyons neighborhood. He now proposes that the City rename the street after him, specifically "Blamires Way." The proposal should be rejected because (1) it would adversely impact The Canyons neighborhood by altering its character; and (2) a vanity project does not promote the health, safety, convenience, and general welfare of the citizens. Simply put: the City should not give Dr. Blamires his "way" on this issue.

I. The Proposed Change Would Adversely Impact The Canyons Neighborhood.

The Canyons neighborhood is located in southern Colorado Springs and was developed as the Broadmoor Glen South Filing No. 13 subdivision. The neighborhood is Mediterranean themed, requiring, among other things, terracotta roofs on the homes.

In 2005, Wendy Hardy of the Colorado Springs Planning Commission approved proposed Mediterranean-themed street names for The Canyons development, including San Marino Court, Novella Grove, and Imola Lane. As relevant here, Imola Lane is named after Imola, Italy, which is a city in the Emilia-Romagna region of northern Italy. As a logical continuation of an existing street, the City required Farthing Drive to remain unchanged.

Section 7.7.704(D)(7)(a) of the City Code provides that the Planning Commission must deny a proposed street name change when the change would have an adverse impact on "people and their property." Here, changing Imola Lane to Balmires Way—for no reason other than the vanity of one citizen—would fundamentally alter the character of The Canyons neighborhood and

Lonna Thelen
City Planner
City of Colorado Springs
April 19, 2019
Page 2 of 2

those lots within the Broadmoor Glen South Filing No. 13 subdivision. The proposal should be denied on this basis alone.

II. The Proposed Change Does Not Promote the Health, Safety, Convenience, and General Welfare of the Citizens.

Alternatively, the proposed change must be denied because Dr. Blamires cannot meet his burden of proving that his vanity project promotes the health, safety, convenience, and general welfare of the citizens as required by Section 7.7.704(D)(7)(c) of the City Code.

Dr. Blamires proffers that the change promotes “the convenience and general welfare of the citizen whose property is accessed by this road.” Application, p. 4. This statement is conclusory and should be afforded no weight. It also wrongly cabins the analysis to Dr. Balmires, instead of the citizens as a whole.

Certainly, changing the name of an established street to an individual’s name does not make it more convenient to the citizens of this City. Imola Lane is already embedded in mapping software, such as Google Maps, Waze, and Apple Maps, which makes the name change more inconvenient to people seeking directions, including first responders (medical, police, and fire personnel).

The proposed name change also does not enhance the general welfare of the citizens of this City. While the proposed change may stoke Dr. Blamires’s ego and benefit *his* general welfare, it does quite the opposite for those who live in The Canyons neighbored and the future homes that will be developed when Imola Lane is eventually extended to Broadmoor Bluffs Drive (specifically when the property located at Schedule No. 6507300029 is developed).

Merely because you build the biggest house in a neighborhood does not mean you get to rename the streets after yourself. The proposed change should be denied.

Please apprise me of any developments regarding Dr. Blamires’s application and feel free to contact me should you want to discuss this matter further.

Sincerely,


Michael D. Kuhn

MDK/ap

cc: Clients

Thelen, Lonna

From: TEAM Slivka <teamslivka@gmail.com>
Sent: Friday, April 19, 2019 1:24 PM
To: Thelen, Lonna
Subject: RE: CPC SN 19-00045

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Ms. Thelen,

Yes, we would like to formally OBJECT to this name change of the street. The following reasons outline why we object to this proposal.

1. We feel that since his personal residence/ property does not even border Farthing Drive, the street name should not change.
2. The street is a public road; by re-naming it we feel it may convey falsely that the street is his property, and it is not.
3. Furthermore, this street begins within the neighborhood named The Canyons at Broadmoor. The original developer as well as the current Home Owners Association intend for this neighborhood to consist of homes "designed with a Tuscan or Mediterranean architectural influence" (Section 3-4; page 4, Canyons at Broadmoor Design Guidelines). The street name "IMOLA" as well as other previously established street names in the neighborhood "SAN MARINO and NOVELLA" convey a Mediterranean theme. IMOLA and SAN MARINO are both large cities in Italy. Likewise, Santa Maria NOVELLA is one of the most historical districts in the city of Florence, Italy.

Please let this serve as our FORMAL objection to proposal CPC SN 19-00045.

Thank you,

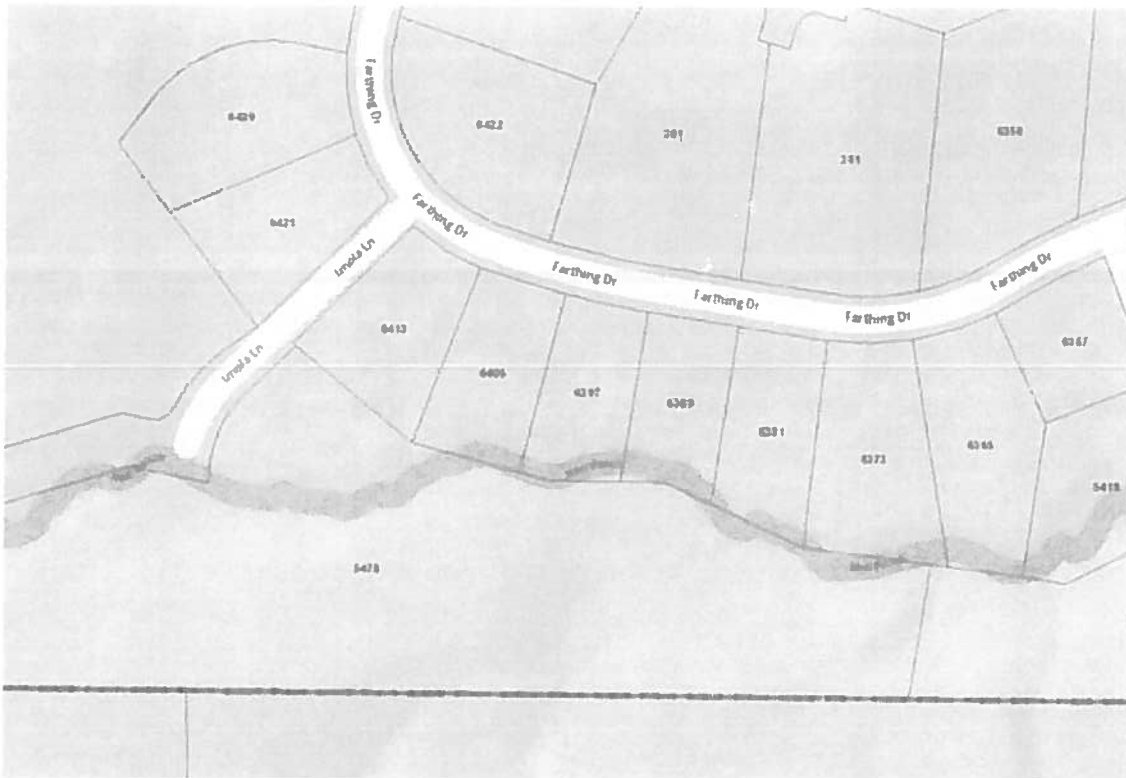
Erin Slivka and David Slivka

From: Thelen, Lonna [mailto:Lonna.Thelen@coloradosprings.gov]
Sent: Thursday, April 18, 2019 2:23 PM
To: TEAM Slivka <teamslivka@gmail.com>
Subject: RE: CPC SN 19-00045

Erin,

The request is to rename the entire stretch of Imola Lane to Blamires Lane beginning at Farthing Drive to his property. He would not own the street, it would still be public right of way, just named Blamires Lane. If after this email you want to provide formal comment on the project, please email me.

Thanks,
Lonna



Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com

From: TEAM Slivka [<mailto:teamslivka@gmail.com>]
Sent: Wednesday, April 17, 2019 4:47 PM
To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
Subject: CPC SN 19-00045

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Good Afternoon Ms. Thelen,

I am a property owner in the Canyon's at Broadmoor and I would like you to clarify the development proposal if you can. Is Mr. Blamires asking to COMPLETELY rename the road (from Imola Lane to Blamires Way) or is he asking to put up another street sign at the corner of Imola Lane and where his property boundary begins? I do not feel he should be able to rename a PUBLIC city street simply because his property is at the end of the street. He does not OWN the street, does he? I would have no objection to him putting up his own street sign to annotate where his property boundary begins off of Imola Lane.

Please clarify this if you can,

Thank you,

Erin Slivka

Thelen, Lonna

From: cv Le <jim_and_cv@yahoo.com>
Sent: Thursday, April 18, 2019 3:27 PM
To: Thelen, Lonna; CV LeCarrell
Subject: Proposal Blamires Way

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Greetings,

Regarding File # CPC SN 19-00045 and the request to change "Imola Lane" to "Blamires Way" - we are the family that live on the corner of Farthing and Imola @ 6413 Farthing Drive. I have a couple of thoughts:

a. Future: My understanding is that future development of land to the North west of the termination of Imola lane is possible. Although currently Imola Lane terminates at the Blamires home this may not be the case in the future. Why would the road be renamed for this family when in the future other families may develop the nearby land and utilize this road? Will they have the ability to change the road's name on their whim?

b. Precedence: Is Mr. Blamire a war hero? A profound Philanthropist? A nobel prize winner? Unless he's had a profound selfless impact on this country, world, or local community, I disagree with renaming a road at a homeowner's whim. For the city of Colorado Springs, renaming the road in the family's name sets a bad precedence unless the above condition is met. If he meets one of the above criteria (war hero, profound philanthropist, nobel prize winner) I would support the road name change.

v/r
James Carrell

SITE PLAN

BROADMOOR GLEN SOUTH FILING NO. 15
A Portion of the South Half of Section 7,
Township 15 South, Range 66 West of the 6th P.M.
in the City of Colorado Springs, El Paso County, Colorado

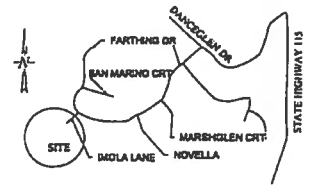
APPLICANT / OWNER
Eric Blamires
Property Address: 5475 I
Mailing Address: 135 Be
Phone: 719-660-2791
Date: 3-11-19

RE
 Cu
 Re

Change name of Imola Lane
 to Blamires Way

Revoc Trust
 Trustees: Kevin R Daniels and Leonor P Daniels

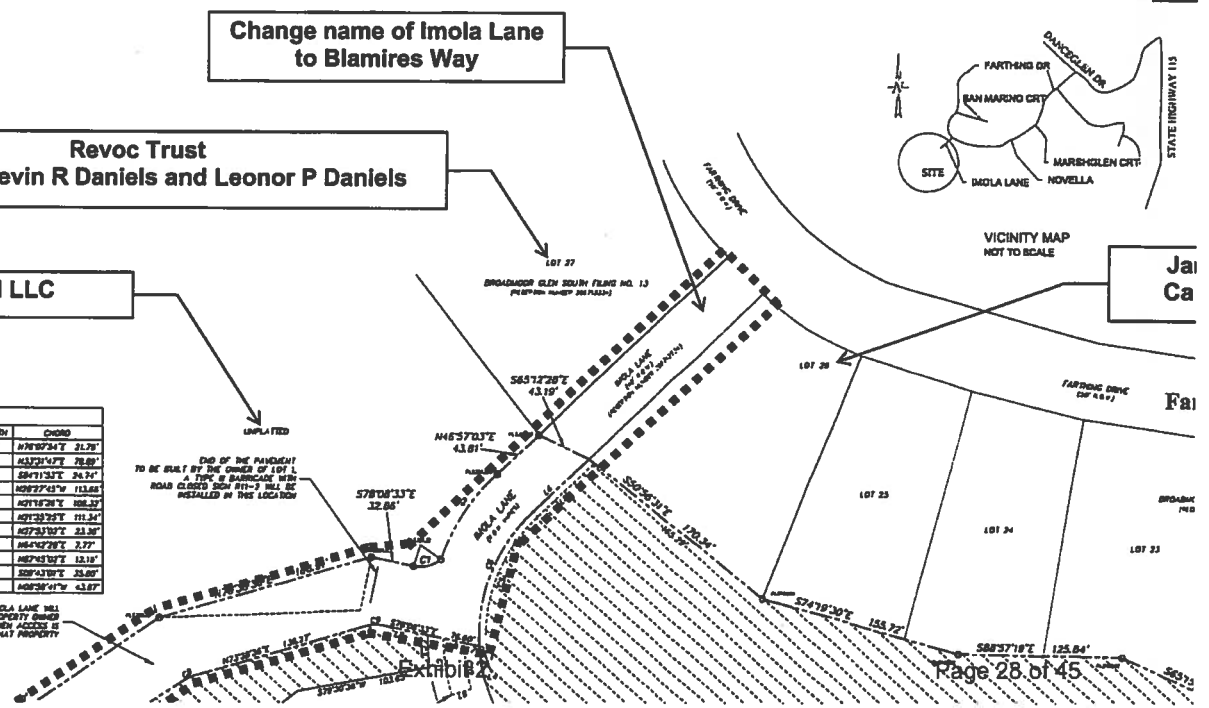
Carter Brand LLC



VICINITY MAP
 NOT TO SCALE

Jai
 Ca

CURVE TABLE				
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD
C1	51.7633°	75.00'	22.45'	N76°29'34" E 21.79'
C2	36.5870°	176.00'	76.67'	N43°21'47" E 76.69'
C3	68.2854°	170.00'	74.76'	S21°13'32" E 74.76'
C4	47.2954°	148.65'	117.60'	N27°27'41" W 113.65'
C5	31.9178°	138.00'	112.84'	S21°14'21" E 108.37'
C6	36°42'48"	138.00'	115.88'	S21°33'25" E 111.34'
C7	55°46'50"	35.00'	24.33'	S27°33'10" E 23.38'
C8	17°30'33"	35.00'	7.88'	N84°42'28" E 7.77'
C9	34°12'34"	35.00'	12.21'	N27°43'10" E 12.12'
C10	34°28'59"	143.00'	35.88'	S28°43'07" E 35.89'
C11	12°52'48"	158.00'	44.89'	N28°28'51" W 43.87'





May 13, 2019

Lonna Thelen, AICP, LEED AP BD&C
Principal Planner - Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901

RE: Blamires Way Street Name Change – Response to Initial Review Comments

Dear Ms. Thelen,

Below are the responses to the comments received from you regarding the Street Name Change Application (Imola Lane to Blamires Way). Also included are responses to the Public Comment Letters you forwarded.

Land Use Review – General Modifications

Comment – The owner is responsible for coordinating with Enumerations and Public Street Naming to file an official address name request and to change the street sign.

Response – Understood

Comment – Outline in bold the entire are of the street to be changed. This should include the right of way area that is currently unbuilt.

Response – Done

Comment – Label the right-of-way area that is currently unbuilt as Imola Lane.

Response – Done

Comment – Dimension the ROW width for the area that is currently unbuilt.

Response – Done

Comment – There is a note that states Permanent Easement are Rec. No 205110277. The rest of the statement seems to say access to be vacated. If this is vacated include the reception number for the vacation. If not, remove the note about the vacation.

Response – Since no proof of the permanent easement vacation could be located at this time, the note about vacating the easement has been removed.

Engineering Development Review – No comments

Water Resources Engineering – No comments

Traffic – No comments

Floodplain – No comments

CSPD – No comments

Enumerations

Comment - Confirmation from Bootsy Jones that Blamires Way is an acceptable street name will be required before Enumerations will change the address for this property.

Response – Confirmation has been obtained.

Comment - An official address change request must be submitted to Enumerations.

Response – Understood

Streets – No comments

Public Comment Letters

Each of the public comments received is addressed below in alphabetical order by last name. For brevity, only a synopsis of the comments is included.

Anderson, Charles and Tammy – *The street is a public road, not private property, and should not be renamed. If Dr. Blamires paid for the construction and maintenance of the road, then perhaps my view would be different.*

Response – Though a public road, Dr. Blamires paid for the construction of the street and is currently the sole property owner on the street. He is following the City procedures that allow for changing the name of a street.

Hammetter, Michelle – *Objects to the request to change the name of the street with no specific reasons mentioned.*

Response – Dr. Blamires is following the City procedures that allow for changing the name of a street.

Carrell, James – *Future property owners would be affected in that the street would be named for one of the other property owners on the street. In addition, renaming the*

street for Dr. Blamires would set a bad precedent since renaming streets is usually done to honor someone for a significant achievement.

Response – Currently, Dr. Blamires is the sole property owner on the street and paid for its construction, though it remains a public road. Dr. Blamires is following the City procedures that allow for changing the name of a street.

Klajnbart, Jorge and Tammi Jo – *Changing the street name would alter the Tuscan theme of the neighborhood. The street is a public road, not private property, and should not be renamed. Our tax dollars should not be spent on something like this.*

Response – Not all of the street names in the neighborhood are Tuscan themed and Dr. Blamires' property is not governed by that HOA. Though a public road, Dr. Blamires paid for the construction of the street and is currently the sole property owner on the street. He is following the City procedures that allow for changing the name of a street, which includes a significant fee.

Kuhn, Michael – *Changing the street name would alter the Mediterranean themed street names and fundamentally alter the character of the development. Dr. Blamires does not meet the burden of proof that renaming the street promotes the health, safety, convenience, and general welfare of the citizens as required by the City Code. Renaming the street would impact those seeking directions to houses adjacent to Imola Lane.*

Response – Not all of the street names in the neighborhood are Mediterranean themed and Dr. Blamires' property is not governed by that HOA. Though a public road, Dr. Blamires paid for the construction of the street and is currently the sole property owner on the street and his will be the only property whose address changes.

Slivka, Erin and David – *The street is a public road, not private property, and should not be renamed. Changing the street name would alter the Mediterranean themed street names in the development. Renaming the street would impact those seeking directions to houses adjacent to Imola Lane. Renaming the street does not promote the health, safety, convenience, and general welfare of the citizens as required by the City Code.*

Response - Though a public road, Dr. Blamires paid for the construction of the street and is currently the sole property owner on the street and his will be the only property whose address changes. Not all of the street names in the neighborhood are Mediterranean themed and Dr. Blamires' property is not governed by that HOA. He is following the City procedures that allow for changing the name of a street.

Zamboni-Cutter, Mark and Kathryn – *Renaming streets is usually done to honor someone for a significant achievement and this situation doesn't warrant a street name change. The current street name fits with the other street names in the neighborhood. Future property owners would be affected in that the street would be named for one of*

the other property owners on the street. Renaming the street does not promote the health, safety, convenience, and general welfare of the citizens as required by the City Code.

Response - Dr. Blamires is following the City procedures that allow for changing the name of a street. Not all of the street names in the neighborhood are Tuscan themed and his property is not governed by that HOA. Though a public road, Dr. Blamires paid for the construction of the street and is currently the sole property owner on the street and his will be the only property whose address changes.

A letter from Dr. Blamires outlining his involvement with the Imola Lane property and other considerations regarding this application is also enclosed.

If any of these responses need further detail or clarification, please let me know.

Sincerely,



Dale W. Decker
Terra Nova Engineering
721 S. 23rd Street
Colorado Springs, CO 80904

Enclosure: Letter from Dr. Blamires

May 9, 2019

Lonna Thelen, AICP, LEED AP BD&C
Principal Planner – Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901

Dear Ms. Thelen,

I purchased a 6 acre subdivided property, known as Broadmoor Glen South Filing No. 15 on September 29, 2015. This was a piece of undeveloped land with one access point (Imola Ln). The master plan of the property planned for the construction of 3-4 homes on the property.

A large pile of eroded clay lay over the stream running through the property which was dumped on the site from a property in The Canyons at Broadmoor. Imola Ln, a nearly 200 foot road, was in distress as there was no inlet at the southern end and over years of water stagnation, the road was cracking (photos included). Several large boulders (4 feet in diameter) were blocking the entrance of Imola Ln, for several years, to traffic use. Years of water erosion from the properties adjacent, known as 6421 and 6429 Farthing Dr, were flowing over their adjacent sidewalks onto the road and stagnating in the gutter and road asphalt on Imola Ln.

After purchasing the property, I worked for almost 1 year with a city planner and developer to ensure I was able to build my home to meet proper city code and allow access from Imola Ln. After the city approved the plan, I started construction with a contractor to build the road. The original plan was to continue construction, with an additional 100 feet, from the southern end of Imola Ln, connect to the utilities to have them reach the home build site, add a culvert and continue curb, gutter and sidewalk with a hammer head. When access was made to connect to the sewage, a problem was encountered and the sewage was also in distress. The city required me to then replace the sewage pipe from Farthing Dr, to the southern end of Imola Ln, which was roughly 200 feet. I knew this would require significantly more time and money and require a large revision to the previous contract. With the onset of further digging, we encountered poor soils, springs draining into the work site from the adjacent property owners, 6421 and 6429 Farthing Dr. I was then additionally required to add a French drain to ensure proper drainage of the neighbor's water. Additionally, I was required to follow the recent changes the city made for road construction in Colorado Springs, which included multiple layers to include gravel, rock and road base. Roughly \$600,000, of my money, was spent on planning, development and construction of a new 300 foot road for access to the planned home site. The outcome of building such a road and home has increased the property values of all the homes in the area and made a welcoming sign for those that desire to purchase or build a new home in this neighborhood.

Recently, my family moved into our home and we are the only residence with an address on Imola Ln. There is no planned development accessing Imola Ln.

The Canyons at Broadmoor will not be affected by this change because it is a dead end road with a single family home, outside of their HOA. There are five roads bordering The Canyons at Broadmoor, HOA. These roads include Farthing Dr, Marshglen Ct, Novella Grv, Imola Ln and San Marino Ct. Of these five roads, only 3 service The Canyons residents: Farthing, Marshglen Ct and San Marino Ct. Of these 3 roads, only one is of Italian origin. Novella Grv is a private road servicing a distinct HOA and Imola Ln services one home outside of the HOA.

Prior to acquiring this property, the road was abandoned by the HOA and in distress. Significant traffic from trespassers occurred then and continues to occur, more specifically of concern is the number of young adults coming through The Canyons HOA to park either on Farthing Dr or Imola Ln, "to go to the abandoned house", just a few yards west of my property. This does not seem to be of concern to The Canyons HOA as I alone deter the young adults from crossing multiple private properties to access this abandoned house for their pleasure.

As we've lived in this address for just over one month, we've had difficulty receiving mail, most friends and family are unable to find the address when they put it in the phone map app, online companies don't recognize the address as valid. We've had to walk the drivers of UPS, USPS, Amazon and FedEx to our address so that future drop-offs would arrive without delay or get sent back to the vendor as in the past.

I spent several years in purchasing available land, planning, developing and rebuilding a grossly damaged and dangerous road for the use of my home and potentially any future home owners that continue the road in the area. I would like to follow in the footsteps of many other developers in this city and leave a legacy of my last name, as a reminder of the time and effort spent in building into the structure of the City of Colorado Springs.

Sincerely,

Eric Blamires
5475 Imola Lane
Colorado Springs, CO 80906
719.660.2791
eblamires@gmail.com

LEWIS | KUHN | SWAN PC
ATTORNEYS AND COUNSELORS AT LAW

THE WOLTMAN BUILDING
620 NORTH TEJON STREET, SUITE 101
COLORADO SPRINGS, COLORADO 80903
TELEPHONE: (719) 694-3000

Michael D. Kuhn
Email: mkuhn@lks.law

THE CITADEL
3200 CHERRY CREEK SOUTH DRIVE, SUITE 520
DENVER, COLORADO 80209
TELEPHONE: (720) 667-3040
FACSIMILE: (866) 515-8628
WWW.LKS.LAW

May 21, 2019

Via email only – lthelen@springsgov.com

Lonna Thelen, AICP, LLED AP BD&C
Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901

Re: Imola Lane/“Blamires Way”
File No.: CPC SN 19-00045

Dear Ms. Thelen:

This letter responds to the submissions of Eric Blamires, DMD dated May 9, 2019, and his engineering firm, Terra Nova Engineering, Inc. dated May 13, 2019. Importantly, these submissions confirm that the only reason for the requested name change is to stroke Dr. Blamires’s ego or, in his words, to “leave a legacy of [his] last name.” But a resident’s vanity is not a legal basis under the City Code to change the name of an existing street. Nonetheless, my clients, who are homeowners in The Canyons development, respond to Dr. Blamires’s and Terra Nova’s sundry arguments in favor of the name change.

Dr. Blamires appears to concede that The Canyons neighborhood is Mediterranean-themed and that the street was named Imola Lane for that reason. He nevertheless argues that no property owner will be impacted by renaming the street because his property is not within The Canyons HOA and is the only property accessed by Imola Lane.

This argument takes too myopic a view of the harm caused by the street name change. Indeed, Imola Lane was named, constructed, and paid for as part of The Canyons development. As explained in our original submission, the developer of The Canyons went to great lengths to ensure that the neighborhood streets had Mediterranean names such as San Marino Court, Imola Lane, and Novella Grove. The City approved these names and residents purchased homes in reliance on them. Nor is there any question that Dr. Blamires purchased his property knowing full well about the name.

Dr. Blamires further posits that no party will be impacted by his vanity project because “[t]here is no planned development accessing Imola Lane.” *Id.* This is untrue, and Dr. Blamires knows it. In fact, Dr. Blamires *himself* has previously sought to subdivide his lot into two, the second of which would be accessed by Imola Lane. See Exhibit 1. Moreover, the 52-acre parcel located on schedule 6507300029 is currently for sale and may be subdivided into a number of lots that will be accessed by Imola Lane when it is extended to Broadmoor Bluffs Drive. See Exhibit 2. In any event, at least two homes in The Canyons HOA—6413 and 6421 Farthing Drive—border Imola Lane. Certainly these two properties are impacted by the requested name change.¹

Dr. Blamires also notes that a couple streets in The Canyons neighborhood do not have Mediterranean names. As explained in our original submission, those streets (namely Farthing) were continuations of existing roadways. And in any event, none of those streets were named after individuals, much less the name of an existing property owner.

Dr. Blamires’s claim that Imola Lane was “abandoned by the HOA and in distress” is factually wrong and legally irrelevant. The Canyons HOA never owned Imola Lane; it is a public street. Dr. Blamires has offered no evidence that the surrounding homeowners intended to extricate Imola Lane from the neighborhood. And he cannot: numerous homeowners and their children use the intersection of Farthing Drive and Imola Lane, particularly those homes located at 6413 and 6421 Farthing Drive.

Nor is it relevant that the City required Dr. Blamires to make certain improvements as part of the development of his home. The City often requires such improvements as part of the development process, but that does not give one a license to rename existing streets.

Finally, Dr. Blamires claims—without evidence—that most of his friends and family have found it difficult to locate Imola Lane on maps. This is yet another example of Dr. Blamires playing fast and loose with the truth. Indeed, the street name is deeply imbedded in mapping software; for example, attached as Exhibit 3 is a printout from Apple Maps, among the most widely used software for directions. Nor does Dr. Blamires suggest how a name change would increase public awareness of the name.

In short, Dr. Blamires’s wish to memorialize his name is not a sufficient legal justification to rename an existing street. The name “Imola” complements the aesthetics of The Canyons neighborhood, something numerous property owners relied on when they purchased their homes. The proposed name change, if granted, would be a reversible error as plainly contrary to the City Code.

¹ Forcing neighboring properties and future homeowners to live on or next to a street named for a current resident is feudalistic. The Canyons is not Dr. Blamires’s fiefdom wherein the residents must pay tribute for the privilege of accessing what most will assume is “his” street. The fact Dr. Blamires built a 15,000 square foot castle on property just outside The Canyons neighborhood does not give him an unfettered right to rename a public street for himself.

Lewis | Kuhn | Swan PC


Lonna Thelen, AICP, LLED AP BD&C

May 21, 2019

Page 3 of 3

Please let me know if you need anything further. Additional, please advise us of any hearings on this matter so that we can attend and be heard on behalf of our clients.

Sincerely,

A handwritten signature in black ink that reads "Michael D. Kuhn". The signature is written in a cursive style with a long horizontal flourish at the end.

Michael D. Kuhn

MDK/ap
Enclosures

cc: Clients

Exhibit 1

From: [redacted]
 To: [redacted]
 Subject: RE: Submittal for street name change
 Date: Tuesday, March 05, 2019 7:37:00 AM
 Attachments: [redacted]

Eric,

What you provided to me at the beginning of a submittal I had a pre-application meeting with them on Dec 20 (the pre-app summary form below) and I provided fees to Lanna on Dec 26. What is missing is the formal submittal from your consultants. They are required to fill out the checklists, prepare the documents and request a submittal for review. They have not done this yet. Until the formal submittals made your project has not started.

Thanks,
 Lonna

Lonna Thelen, AICP, LEED AP BD&C
 Principal Planner | South Team
 Phone: (719) 385-5383
 Email: lthelen@coloradosprings.gov

From: Eric Blamires [mailto:eblamires@gmail.com]
 Sent: Tuesday, March 05, 2019 7:05 AM
 To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
 Subject: Re: Submittal for street name change


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Lonna,

Scott Maynes told me there were two submittals, to include: 1. Subdivision of my property from one parcel to two parcels, and 2. The street name change from Inola Lane to Blamires Way. These were submitted in December. I've included pictures of the submittal. Is this accurate? Is there lacking information?

From: Lorenz, Lorenz & Hildebrandt
 Sent: Thursday, December 20, 2014 2:47 PM
 To: Louise Chislett
 Subject: 0479 units

Lorenz,
 attached is the pre-app summary and below are the fees for units EA. I did want to note that Street Name changes must be approved by City Planning Commission.
 Thanks,
 Lorenz



Development Application Fee and Receipt Worksheet

Application Code	Department	Fee/Rate	Units	Total
001 - Minor Amendment	Land Use Review	\$100.00	1	\$100.00
002 - Final Plan/Map - Minor Amendment	Land Use Review	\$1,000.00	1	\$1,000.00
003 - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
004 - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
005 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
006 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
007 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
008 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
009 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
010 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
011 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
012 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
013 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
014 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
015 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
016 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
017 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
018 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
019 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
020 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
021 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
022 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
023 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
024 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
025 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
026 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
027 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
028 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
029 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
030 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
031 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
032 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
033 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
034 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
035 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
036 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
037 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
038 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
039 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
040 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
041 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
042 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
043 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
044 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
045 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
046 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
047 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
048 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
049 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00
050 - Final Plan/Map - Subdivision Map	Land Use Review	\$1,000.00	1	\$1,000.00

Planner:
 Date: 12/20/2014

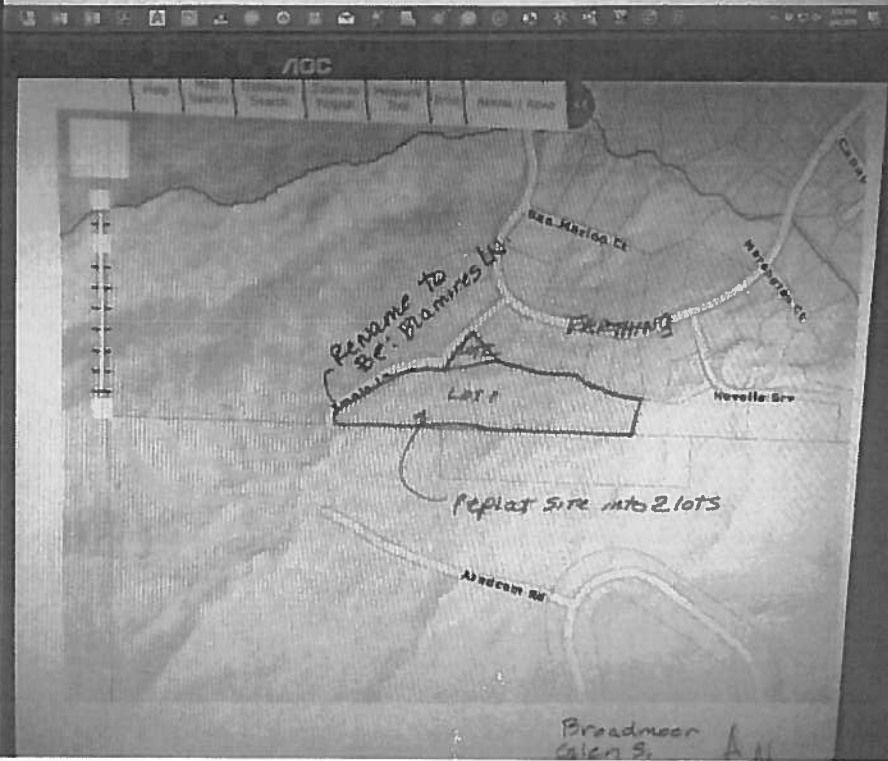


Exhibit 2

Broadmoor Glen Land

FOR SALE

Farthing Drive
Colorado Springs, CO 80906

**PRICE
REDUCED!**



PROPERTY INFORMATION

Location: In southwest Colorado Springs west of Hwy 115 off Broadmoor Bluffs Dr.

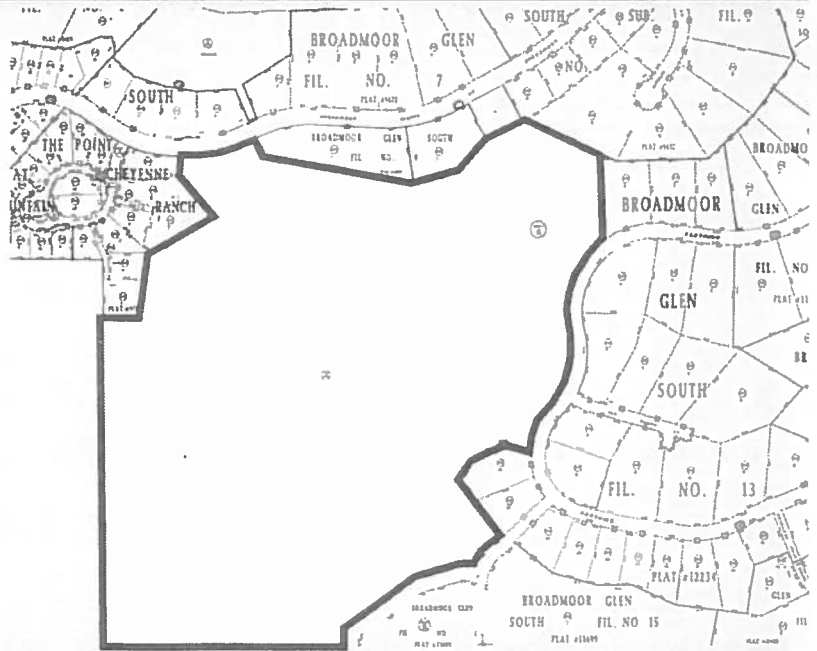
Tax Schedule#: 65073-00-029

Zoning: R1-9 (Single Family Residential)

Size: 52.28 Acres

Price: \$1,100,000 (\$0.48/SF)

Comments: One of the last remaining parcels in the Broadmoor Glen area



OLIVE
REAL ESTATE
GROUP, INC.

Alex Dumas
adumas@olivereg.com

FOR SALE



Alex Dumas
adumas@oliverreg.com

OLIVE REAL ESTATE GROUP, INC
www.oliverreg.com



Exhibit 2

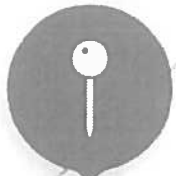
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Exhibit 3



Farthing Dr

Imola Ln



Imola Ln,
Colorado Springs

41°

Imola Ln
7.7 mi

