



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,

A handwritten signature in black ink, appearing to read "Dale W. Decker". The signature is written in a cursive style and is positioned to the left of a vertical line.

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.

FIGURE 4

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 Braodmoor, 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