



THE PLANNING & DEVELOPMENT DEPARTMENT APPEAL TO CITY PLANNING COMMISSION

Complete this form if you are appealing an **Administrative** decision to City Planning Commission.

APPELLANT CONTACT INFORMATION:

Appellants Name: Jim Pearl / LISA STARK Telephone: 719.260.5982 / 719.314.5993
Address: 1125 CRAGIN RD / 1135 CRAGIN RD City COS
State: CO Zip Code: 80920 E-mail: pathi.pearl@q.com / mad4sterling@yahoo.com

PROJECT INFORMATION:

Project Name: 1115 CRAGIN RD COS, CO 80920
Site Address: 1115 CRAGIN RD COS, CO 80920
Type of Application being appealed: plat restriction amendment
Include all file numbers associated with application: AR PEA 21-0073, AR APR 22-00128
Project Planner's Name: DREW FOX
Hearing Date: _____ Item Number on Agenda: _____

YOUR APPEAL SUBMITTAL SHOULD INCLUDE:

1. Completed Application
2. \$176 check payable to the City of Colorado Springs
3. Appeal Statement.
 - See page 2 for appeal statement requirements.

Submit **all** 3 items above to the **Land Use Review office (30 S Nevada, Suite 105, Colorado Springs, CO 80903)**. Appeals are accepted for 10 days after a decision has been made. Submittals must be received no later than 5pm on the due date of the appeal. Incomplete submittals and / or submittals received after 5pm or outside of the 10 day window will not be accepted. If the due date for the submittal falls on a weekend or federal holiday, the deadline is extended to the following business day.

If you would like additional assistance with this application please contact the Land Use Review office at 385-5905.

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.

Lisa Stark
Jim Pearl
Signature of Appellant

5/31/2022
5/31/2022
Date

CITY AUTHORIZATION:

Assigned to: _____

Intake Staff: _____

Receipt No: _____

Payment: \$ _____

Date Application Accepted: _____

Appeal Statement: _____

Completed Form: _____

We are appealing the Land Use Review decision to grant a plot restriction amendment for [redacted] at the address of 1115 Craig Rd. This appeal is being made on the basis that the request does not meet the criteria of City Code 7.503. Resolutions for amending plot restrictions and such an amendment would be contrary to the conditions set forth in the neighborhood master plan. The current decision benefits only one by allowing the shed (with current lot area and size). Direct adverse impact to our properties with added reverse impact to residents in PE#1, PE#2, and PE#3 by loss of open space buffer previously guaranteed by master plan.

We feel the requirement provided by applicant does not adequately support the decision to amend the plot restrictions. Applicants' reasons were landscaping, ~~erosion~~ erosion mitigation, and fencing, none of which violate the intent of the no build area which was approved by master plan as a 75ft building setback.

THE APPEAL STATEMENT SHOULD INCLUDE THE FOLLOWING

- If you are appealing a decision made Administratively the following should be included in your appeal statement:
 - i. Identify the explicit ordinance provisions which are in dispute.
 - ii. Show that the administrative decision is incorrect because of one or more of the following:
 1. It was against the express language of this zoning ordinance, or
 2. It was against the express intent of this zoning ordinance, or
 3. It is unreasonable, or
 4. It is erroneous, or
 5. It is clearly contrary to law.
 - iii. 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.