



## THE PLANNING & DEVELOPMENT DEPARTMENT APPEAL TO CITY COUNCIL

Complete this form if you are appealing City Planning Commission's, Downtown Review Board's or the Historic Preservation Board's decision to City Council.

### APPELLANT CONTACT INFORMATION:

Appellants Name: Genevieve Gustavson, Sarah Spiller  
Bonnie Christensen Telephone: 719-488-4383, 413-214-3480, 303-548-3066  
Address: 5645 Majestic Dr., 8430 Laurel Ln., 8145 Sawback Tr. City Colorado Springs  
State: CO Zip Code: 80919 E-mail: ginn-gustavson@msn.com, skantany@gmail.com, bonnie@mychristensen.net

### PROJECT INFORMATION:

Project Name: New Blodgett Open Space Master Plan  
Site Address: Blodgett Open Space  
Type of Application being appealed: Master Plan  
Include all file numbers associated with application: n/a  
Project Planner's Name: n/a  
Hearing Date: April 11, 2024 Item Number on Agenda: not numbered (last action item)

### YOUR APPEAL SUBMITTAL SHOULD INCLUDE:

1. Completed Application
2. \$176 check payable to the City of Colorado Springs
3. Appeal Statement

CITY CLERK'S OFFICE  
2024 APR 19 PM3:34

- See page 2 for appeal statement requirements. Your appeal statement should include the criteria listed under "Option 1" or "Option 2".

Submit all 3 items above to the City Clerk's office (30 S Nevada, Suite 101, 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, 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 or would like to speak with the neighborhood development outreach specialist, contact Katie Sunderlin at [sunderka@springsgov.com](mailto:sunderka@springsgov.com) (719) 385-5773.

### 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.

Genevieve Gustavson  
Bonnie Christensen  
Sarah Spiller  
Signature of Appellant

4/19/2024  
4/18/2024  
4/18-2024  
Date

**THE APPEAL STATEMENT SHOULD INCLUDE THE FOLLOWING**

- ☐ **OPTION 1:** If you are appealing a decision made by City Planning Commission, Downtown Review Board, or the Historic Preservation Board that was **originally** an administrative decision the following should be included in your appeal statement:
1. Verbiage that includes justification of City Code 7.5.906.A.4
    - 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.
- ☐ **OPTION 2:** If the appeal is an appeal of a City Planning Commission, Form Based Zoning Downtown Review Board, or Historic Preservation Board decision that was **not made administratively initially**, the appeal statement must identify the explicit ordinance provision(s) which are in dispute and provide justification to indicate how these sections were not met, see City Code 7.5.906.B. For example if this is an appeal of a development plan, the development plan review criteria must be reviewed.

[X] Appeal of a parks board decision.

As this is an appeal of a parks board decision, we are not referencing Chapter 7 of the city's development code. Instead our appeal is based on the following:

1. The Parks, Recreation and Cultural Services Department's deeply flawed citizen input process didn't present to citizens all possible options for the future of Blodgett Open Space and disregarded citizen evidence/input.
2. Inaccurate and/or incomplete information presented by the Parks, Recreation and Cultural Services Department to the public, the TOPS Working Committee and the parks board regarding fire, parking/traffic, and wildlife.
3. An appearance that special-interests steered the decision-making process resulting in a plan which favors a limited demographic, veers radically from the original purchase intent, and replaces a thorough and scientific preservation-based master plan with a recreation-based master plan.

**CITY AUTHORIZATION:**

Payment: \$ \_\_\_\_\_

Date Application Accepted: \_\_\_\_\_

Receipt No: \_\_\_\_\_

Appeal Statement: \_\_\_\_\_

Intake Staff: \_\_\_\_\_

Completed Form: \_\_\_\_\_

Assigned to: \_\_\_\_\_



## CITY OF COLORADO SPRINGS

OFFICE OF THE CITY CLERK  
30 S. NEVADA AVE., SUITE 101  
COLORADO SPRINGS, CO 80903  
719-385-5901

### RECEIPT

DATE: 4/19/2024

**Receipt #: 121246**

License Type: \_PER\_SUB\_TYPE

Payment Type: Cash

Reference #:

LICENSE NO: 10FDD-00000-#0001

Post Date: 4/19/2024

**Receipt Total: \$176.00**

**PAYEE:**

**Genevieve Gustavson/Sarah Spiller/Bonnie Christensen**

**For the Licensed Premises at:**

Comments: New Blodgett Open Space Master Plan  
Genevieve Gustavson/Sarah Spiller/Bonnie Christensen  
5645 Majestic Dr COS  
8430 Laural Ln COS  
8145 Sawback Tr COS  
719-488-4383  
413-214-3480  
303-548-3066  
ginny\_gustavson@msn.com  
skantany@gmail.com  
bonnie@mychristensen.net

**PAYMENT DETAILS:**

**Description**

Planning Appeal Fee

**Quantity**

1

**Amount**

\$176.00