



PLANNING + NEIGHBORHOOD SERVICES Land Use Review

Appeal of a City Planning Commission Decision to City Council

Appeal of a City Planning Commission Decision to City Council

Complete this form if you are appealing a **City Planning Commission, Historic Preservation Board or Downtown Review Board Decision** to City Council.

Appellant Contact Information

Dianne Bridges	7193145554
Name of Appellant	Phone Number
316 E Dale Street Colorado Springs CO 80903	
Address (Include City, State, ZIP)	
diannebridges@msn.com; bobbruce@rjblawyerllc.com	
Email	

Project Information

ONE Vela		
Project Name		
14 W Costilla		
Site Address (TSN if not yet addressed)		
A Form-Based Zone Development Plan for the ONE Vela Mixed Use Building		
Type of Application Being Appealed		
FBZ-24-0016		
All File Numbers Associated with the Application		
Ryan Tefertiller	2/4/2025	8.B.
Project Planner's Name	Hearing Date	Item Number on Agenda

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.

	2/13/2025
Signature of Appellant	Date



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Appeal Submittal Should Include:

All Items Are Required

- Completed Appeal Form (this document).
- Evidence of "Affected Party" Status – check the box below and provide justification for the chosen box.
- Notice of Appeal Statement (see requirements on page 3 of this document).
- \$176 fee payable to the City of Colorado Springs.

Submit all 4 items above to into the City Clerk's Office at 30 South Nevada, Colorado Springs, Colorado. Appeals are accepted for 10 days after a decision has been made. Submittals must be received no later than 5pm MST 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 no later than 5 pm MST.

If you need additional assistance with this application, please call the Land Use Review front desk at (719) 385-5905.

Affected Party Status

Please indicate, per UDC Subsection 7.5.415.A(1)(a) (Right to Appeal), which of the definitions of "Affected Party" that applies to the Appellant.

- (1) The applicant for the decision being appealed;
- (2) The owner or tenant of a lot or parcel of land located within one thousand (1,000) feet of the subject lot; or
- (3) Any owner or tenant of a lot or parcel of land located within three (3) miles of the subject property who has preserved standing by:
 - (a) Testifying at the public hearing on the application;
 - (b) Submitting written comments prior to the public hearing on the application; or
 - (c) In the case of applications approved by the Manager or an administrative official, submitting written comments to the Manager or administrative official during the comment period before the Manager or administrative official's action.



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Notice of Appeal

UDC 7.5.415.A.2 (Notice of Appeal):

- (1) The specific provision(s) of this UDC that is the basis of the appeal;
- (2) Which of the following criteria for reversal or modification of the decision is applicable to the appeal:
 - (a) The decision is contrary to the express language of this UDC;
 - (b) The decision is erroneous; or
 - (c) The decision is clearly contrary to law; and
- (3) Describe how the criteria for the relevant application have or have not been met.

[See attached Notice of Appeal](#)

RJB LAWYER, LLC

1543 Champa St., Suite 400
Denver, CO 80202
(303) 573-5498

Robert J. Bruce, Esq.
bobbruce@rjblawyerllc.com

February 13, 2025

Colorado Springs City Clerk
Office of the Clerk and Recorder
30 South Nevada Avenue, Suite 101
Colorado Springs, CO 80903

RE: Appeal of the Decision of Downtown Review
Board in Case No. FBZN-24-0016

Dear City Clerk:

I am counsel to Dianne Bridges relative to her appeal. Please contact me as well as Dianne Bridges on this Appeal of the Decision of Downtown Review Board in Case No. FBZN-24-0016, dated February 4, 2025.

Very truly yours,

RJB LAWYER, LLC



Robert J. Bruce

TO: The Downtown Review Board
c/o Colorado Springs City Clerk

FROM: Dianne Bridges

RE: Case No. FBZN-24-0016

DATE: February 13, 2025

NOTICE OF APPEAL OF DECISION OF
DOWNTOWN REVIEW BOARD IN CASE NO. FBZN-24-0016,
DATED FEBRUARY 4, 2025

A. THE APPELLANT

The Appellant in this matter is Dianne Bridges, who is an affected party to the decision on appeal in this case. Ms. Bridges is a resident of Colorado Springs, Colorado. Her residence is within a three (3) mile radius of the subject property. Her address is 316 E Dale Street, Colorado Springs, CO 80903. Ms. Bridges testified before the Downtown Review Board on February 4, 2025.

B. DECISION BEING APPEALED

This is an appeal of the decision of the Downtown Review Board in its Case No. FBZN-24-0016, approving a Form-Based Development Plan for the ONE Vela Mixed Use Building on a 1.09 acre, FBZ-CEN (Form Board Zone – Central Sector) zoned property located on the Northeast Corner of Sahwatch and W. Costilla St.

C. BASIS OF APPEAL

1. The approval is premature under the URD. By Staff's own account in its presentation, numerous issues must still be resolved before final approval and construction. While Staff indicates that it will resolve the issues "without impacting compliance with Form-Based Code Standard or guidelines," the deferral of this decision to Staff inappropriately transfers quasi-judicial decision-making authority to Staff. This can be remedied by denial of this application pending resolution of the open issues for presentation of the Downtown Review Board at a later date.
2. The approval is unlawfully vague and is therefore void. The Downtown Review Board's approval was based on a motion to approve the application with "technical revisions." The approval was not specific as to which technical revisions were approved. As such, it is vague and therefore void. See e.g., Sellon v. City of Manitou Springs, 746 P.2d 229 (Colo. 1987); Stroud v. City of Aspen, 532 P.2d 720 (Colo. 1975).

3. The approval amounts to unlawful spot-zoning of the property. The approval of this project and especially its extreme height is inconsistent with the surrounding area. As such, it constitutes spot zoning, which is prohibited under Colorado law. King's Mill Homeowner's Association v. City of Westminster, 557 P.3d 1186 (Colo. 1976); Clark v. City of Boulder, 362 P.2d 160 (Colo. 1961).
4. The approval of the height of the building, resulting in the tallest building in Colorado Springs, is an abuse of discretion. The ONE Vela building will exceed the height of any other building in Downtown Colorado Springs by 50-68 feet, depending on the point from which it is measured. There is no justification for this height, and it unduly sets a precedent for additional approvals of construction that will change the skyline and diminish the mountain views which are the hallmark of the City of Colorado Springs. The record lacks justification for the height of the building. Merely labeling the design as "iconic" does not remedy the significant change. Given the precedential nature of the height of the building, an appointed board, such as the Downtown Review Board should not make decisions affecting the future of the skyline. In doing so, the Downtown Review Board abused its discretion. Further, the fact that this project will be publicly subsidized through the urban renewal authorities demonstrates a further abuse of discretion in not allowing the matter to be resolved by elected decision makers and as such is also an abuse of discretion.

D. REQUESTED RELIEF

The Appeal requests that the Downtown Review Board decision be vacated and that the application be deemed denied.

E. FEE

A fee of \$176.00 is being tendered along with this appeal.

DATED this 13th day of February, 2025.

Respectfully Submitted,



Dianne Bridges
316 E Dale Street,
Colorado Springs, CO 80903
Phone: (719) 314-5554
Email: diannebridges@msn.com



CITY OF COLORADO SPRINGS

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

RECEIPT

DATE: 2/13/2025

Receipt #: 146134

License Type: PER_SUB_TYPE

Payment Type: Check

Reference #: 1590

LICENSE NO: 10FDD-00000-#0001

Post Date: 2/13/2025

Receipt Total: \$176.00

PAYEE:

THE MAVERIK OBSERVER

For the Licensed Premises at:

Comments: PLANNING APPEAL FPR FBZ-24-0016

LISAB@HOILES.COM; DIANNEBRIDGES@MSN.COM; BOBBRUCE@RIBLAWYERLLC.COM

PAYMENT DETAILS:

Description

Quantity

Amount

Planning Appeal Fee

1

\$176.00