



# COLORADO SPRINGS PLANNING

## 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

*RICHARD SEVCIK / NORTH FORK Neighborhood* 719 247 8655  
 Name of Appellant Phone Number

*11772 THUNDER MOUNTAIN AVE, COLORADO SPRINGS, CO 80908*  
 Address (Include City, State, ZIP)

*RS@TRUEVINE.NET*  
 Email

#### Project Information

*KETTLE CREEK NORTH*  
 Project Name

*THUNDER MOUNTAIN AVE EAST OF POWERS BLVD*  
 Site Address (TSN if not yet addressed)

*APPROVAL OF DEVELOPMENT PLAN (REFERRAL FROM CITY COUNCIL)*  
 Type of Application Being Appealed

*AR PUD 20-00538 AR FP 20-00539*  
 All File Numbers Associated with the Application

*KATELYNN WINTZ* *6/14/2023* *7.A & 7.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.

*[Signature]* *2023 JUN 21 11:30* *6/16/2023*  
 Signature of Appellant CITY CLERK'S OFFICE 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.

2023 JUN 21 A 11:30  
CITY CLERK'S OFFICE



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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.

The Colorado Springs Planning Commission's decision to approve the Kettle Creek North Development is UNREASONABLE (UDC 7.5).

There are 2 issues for my family and North Fork community residents.: 1) disaster evacuation is unreasonably compromised by the addition of 247 homes; 2) morning commute traffic past the Pine Creek High School is already unreasonable, without the addition of 247 homes. The only thoroughfare exiting out of North Fork is Old Ranch Road; only one thoroughfare exit is unreasonable.

**ACTION REQUESTED:** Delay the Kettle Creek North Development until a new north bound or west bound traffic/evacuation route is constructed for North Fork residents.

2023 JUN 21 A 11:30  
CITY CLERK'S OFFICE



RICHARD W. SEVCIK  
CHARLENE SEVCIK

12625

11-4288/1210 4170

6/16/2023

Date

Pay to the  
Order of

City of Colorado Springs

\$ 176.00

One hundred seventy six

Dollars



Photo  
Safe  
Deposit®  
Death benefit



Wells Fargo Bank, N.A.  
California  
wellsfargo.com

For

*[Signature]*

MP

⑆ 121042882⑆ 028557211⑆ 12625

Harland Clarke

AMERICA THE BEAUTIFUL



## CITY OF COLORADO SPRINGS

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

# RECEIPT

DATE: 6/21/2023

**Receipt #: 99224**

License Type: \_PER\_SUB\_TYPE

Payment Type: Business Check

Reference #: 12625

LICENSE NO: 10FDD-00000-#0001

Post Date: 6/21/2023

**Receipt Total: \$176.00**

PAYEE:

**RICHARD SEVCIK/NORTH FORK NEIGHBORHOOD**

For the Licensed Premises at:

Comments: FOR KETTLE CREEK NORTH PLANNING COMMISSION APPEAL  
ARPUD 20-00538 & ARFP 20-00539  
RS@TRUEVINE.NET

PAYMENT DETAILS:

**Description**  
Planning Appeal Fee

<b>Quantity</b>	<b>Amount</b>
1	\$176.00