



**REGULAR CITY COUNCIL MEETING  
CITY COUNCIL CHAMBERS – CITY HALL  
#1 CITY HALL PLACE  
MONDAY, MAY 11, 2026 - 5:30 PM**

**MINUTES**

**A. CALL TO ORDER**

President Aliff called the meeting to order at 5:30 p.m.

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**Council Members Present:** Mark Aliff, Brett Boston, Roger Gomez, Joe Latino, Ted Hernandez, Dianne Danti, Selena Ruiz-Gomez.

**Council Members Present via Zoom:** None.

**Council Members Absent:** None.

**Administrative Staff Members Present:** Mayor Heather Graham, Chief of Staff Brian McCain, City Attorney Carla Sikes, City Clerk Clyde Bishop.

**E. SPECIAL RECOGNITIONS**

**E1 PROCLAMATION PRESENTATION: "CANDICE TARAVELLA DAY — MAY 21, 2026" — SUSAN WHITTEMORE, MOTHER & TODD WHITTEMORE, FATHER**

**F. PUBLIC FORUM**

- Troy Davenport spoke about the Fallen Officer Ceremony.
- Elvis Martinez various items

**G. COUNCIL MEMBER AND MAYOR COMMENTARY**

Council members expressed comments regarding community-related issues and events/functions they attended.

**H. REVIEW OF AGENDA**

The agenda was reviewed page by page.

**I. APPROVAL OF AGENDA**

Councilor Boston, seconded by Councilor Latino, moved to approve the agenda as distributed.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** None. Motion Passed 7-0.

## **J. READING AND APPROVAL OF MINUTES**

### **J1 CITY COUNCIL MINUTES 042726**

Councilor Boston, seconded by Councilor Latino, moved to dispense with the reading and approve the Minutes of the Regular Meeting dated **April 27, 2026**, as distributed.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** None. Motion Passed 7-0.

## **K. CONSENT AGENDA**

City Clerk Clyde Bishop read the Consent Agenda into the record.

## **L. COMMUNICATIONS**

### **L1 MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING FOR 2/11/2026**

## **M. RESOLUTIONS**

### **M1 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$271,050.32 WITH PARKER EXCAVATING, INC., FOR EMERGENCY SANITARY SEWER POINT REPAIR AT 38 WILLIAM WHITE BLVD, PROJECT NO. 24-033 (WWAN03) AND APPROVING THE PURCHASING AGENT'S EXECUTION OF THE SAME**

This Resolution was assigned as 16317.

### **M2 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$146,752.43 WITH PARKER EXCAVATING, INC., FOR EMERGENCY SANITARY SEWER POINT REPAIR AT 1919 N GRAND AVE, PROJECT NO. 24-033 (WWAN03) AND APPROVING THE PURCHASING AGENT'S EXECUTION OF THE SAME**

This Resolution was assigned as 16318.

### **M3 A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE PUEBLO REGIONAL ON-CALL TRANSPORTATION TECHNICAL ASSISTANCE AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND BOHANNAN-HUSTON, INC., A NEW MEXICO CORPORATION, IN THE AMOUNT OF \$38,000 FOR 22-069, TECHNICAL TRANSPORTATION PLANNING SERVICES FOR THE BICYCLE AND PEDESTRIAN MASTER PLAN UPDATE, AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME**

This Resolution was assigned as 16319.

**M4 A RESOLUTION APPROVING AMENDMENT NO. 7 OF THE AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND SHORT-ELLIOTT-HENDRICKSON, INC., IN THE AMOUNT OF \$20,724 FOR PROJECT NO. 21-075, DILLON AND EAGLERIDGE ROUNDABOUT, AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME**

This Resolution was assigned as 16320.

**M5 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$4,930.42 WITH PARKER EXCAVATING, INC., FOR EMERGENCY SANITARY SEWER POINT REPAIR AT 134 DUNSMERE AVE, PROJECT NO. 24-033 (WWAN03) AND APPROVING THE PURCHASING AGENT'S EXECUTION OF THE SAME**

This Resolution was assigned as 16321.

**M6 A RESOLUTION AUTHORIZING THE CITY OF PUEBLO TO CREDIT SANITARY SEWER FEES OF \$245.60 TO ALI MILLER**

This Resolution was assigned as 16322.

**M7 A RESOLUTION RATIFYING THE JOINT APPOINTMENT OF MARTINE P ORR, OLIVIA ST. ONGE, PAULA DAHL, HEATHER DEWEY, ALVA CLAUSSEN, BARBARA CLEMENTI, SANDRA SHERRER, AND DENNIS CHAPPELL TO THE COMMUNITY SERVICES ADVISORY COMMISSION (CSAC)**

This Resolution was assigned as 16323.

**M8 A RESOLUTION CONFIRMING THE APPOINTMENT BY THE MAYOR OF LUCRETIA ROBINSON TO SERVE A FOUR-YEAR TERM EXPIRING JUNE 1, 2030, ON THE BOARD OF ELECTIONS**

This Resolution was assigned as 16324.

**N. ORDINANCES – FIRST PRESENTATION**

**N1 AN ORDINANCE AMENDING SECTION 15-1-6 OF THE PUEBLO MUNICIPAL CODE RELATING TO MOTORIZED VEHICLES UPON BIKEPATHS**

**N2 AN ORDINANCE APPROVING AND ACCEPTING COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AERONAUTICS DIVISION GRANT NO. 26-PUB-01 FOR FUNDS IN THE AMOUNT OF \$20,359 FOR THE TAXIWAY A SEALCOAT (PHASE I) PROJECT DESIGN, BID, AND SEALCOAT, BUDGETING AND APPROPRIATING SAID FUNDS TO PROJECT NO. AP2603 – PUB TAXIWAY A SEALCOAT PROJECT**

**N3 AN ORDINANCE AMENDING ZONING RESTRICTIONS TO REZONE LOT 10, BLOCK 5, SHULLS SUBDIVISION FROM O-1, NEIGHBORHOOD OFFICE ZONE DISTRICT TO R-2, SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT**

**N4**

**AN ORDINANCE APPROVING THE PELLECCIA SUBDIVISION**

**N5 AN ORDINANCE APPROVING A 2ND AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PUEBLO ("CITY"), A COLORADO MUNICIPAL CORPORATION, AND THE FEDERAL HIGHWAY ADMINISTRATION ("FHWA"), FROM THE RAISE GRANT PROGRAM, AWARD NUMBER 693JJ32440495, RELATING TO THE WEST SIDE CONNECTOR PROJECT, AND AUTHORIZING THE MAYOR TO EXECUTE SAME**

**N6 AN ORDINANCE APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, FRIENDS OF CITY PARK, A COLORADO NONPROFIT CORPORATION, AND HISTORIC PUEBLO, INC., A COLORADO NONPROFIT CORPORATION FOR THE RENOVATION OF THE CITY PARK BATH HOUSE AND AUTHORIZING THE MAYOR TO EXECUTE SAID MEMORANDUM OF UNDERSTANDING**

**N7 AN ORDINANCE TRANSFERRING FUNDS IN THE AMOUNT OF \$25,000 FROM PROJECT ACCOUNT HU9999, FASTER PROJECTS TO BE DETERMINED TO HU2603, WEST SIDE CONNECTOR, APPROVING A PRELIMINARY ENGINEERING SERVICES AGREEMENT BETWEEN BNSF RAILWAY COMPANY, A DELAWARE CORPORATION, AND THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, RELATING TO PRELIMINARY ENGINEERING WORK WITH RESPECT TO BUILDING AN OVERPASS ACROSS THE BNSF RAILROAD TRACK AT WEST 24TH STREET AND AUTHORIZING EXECUTION THEREOF BY THE MAYOR**

**N8 AN ORDINANCE APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DONATION AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND MORNING STAR CREATIONS, INC., A COLORADO CORPORATION; CREATING A NEW PROJECT ACCOUNT CI2614 - VINEWOOD SKATE PARK; AND ACCEPTING, BUDGETING, AND APPROPRIATING FUNDS IN THE AMOUNT OF \$70,000.00 INTO PROJECT CI2614 - VINEWOOD SKATE PARK.**

**O. APPROVAL OF CONSENT AGENDA**

Councilor Boston, seconded by Councilor Latino, moved to approve all Resolutions Set Forth in the Consent Agenda, Pass the Ordinances of the Consent Agenda, Setting the Public Hearings for May 26, 2026, and Order the Ordinances to be published BY TITLE.

Roll Call – **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** None. Motion Passed 7-

0.

**P. REGULAR AGENDA**

**Q. RESOLUTIONS**

**Q1 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO MAD FRESH PRODUCTIONS IN THE AMOUNT OF \$2,500 TO SPONSOR THE 4TH ANNUAL HIP HOP FESTIVAL AT 11:00 AM AT MINERAL PALACE PARK ON SATURDAY, JULY 18, 2026**

A staff report and detailed review of the Resolution was given by Brian McCain, Chief of Staff.

Councilor Gomez, seconded by Councilor Latino, moved to approve the Resolution.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** Councilor Gomez. Motion Passed 6-1.

This Resolution was assigned as 16325.

**Q2 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO CREATIVE CONSORTIUM OF PUEBLO (WITH FISCAL SPONSOR FRIENDLY HARBOR) IN THE AMOUNT OF \$3,000 TO SPONSOR THEIR PROGRAM "MY NAME IS" AN ARTS-BASED YOUTH DOCUMENTARY STARTING ON MONDAY, JULY 13TH, 2026**

A staff report and detailed review of the Resolution was given by Brian McCain, Chief of Staff.

Councilor Latino, seconded by Councilor Ruiz-Gomez, moved to approve the Resolution.

Roll Call - **Ayes:** Councilor Latino, Councilor Hernandez, Councilor Ruiz-Gomez. **Nays:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Danti. Motion Failed 3-4.

**Q3 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO PUEBLO LIBRARY FOUNDATION IN THE AMOUNT OF \$2,000 TO SPONSOR THE SUMMER READING PROGRAM AND BOOKLOVERS BALL WITH THE SUMMER READING PROGRAM TAKING PLACE JUNE 1 - JULY 31, 2026, AT ALL 8 LIBRARY BRANCHES, AND THE BOOKLOVERS BALL TAKING PLACE AT RAWLINGS LIBRARY ON NOVEMBER 13TH, 2026**

A staff report and detailed review of the Resolution was given by Brian McCain, Chief of Staff.

Councilor Gomez, seconded by Councilor Danti, moved to approve the Resolution.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** None. Motion Passed 7-0.

This Resolution was assigned as 16326.

**Q4 A RESOLUTION ESTABLISHING A NEW ACCOUNT PROJECT HU2605 SUN MOUNTAIN DRAINAGE AND TRANSFERRING FUNDS IN THE AMOUNT OF \$500,000 FROM HUAN01 STREET RESURFACING TO ACCOUNT PROJECT HU2605 SUN MOUNTAIN DRAINAGE**

A staff report and detailed review of the Resolution was given by Brian McCain, Chief of Staff.

Councilor Gomez, seconded by Councilor Latino, moved to approve the Resolution.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** None. Motion Passed 7-0.

This Resolution was assigned as 16327.

**R. ORDINANCES – FINAL PRESENTATION**

**R1 AN ORDINANCE APPROVING AN AGREEMENT TO BUY AND SELL REAL ESTATE BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND HABITAT FOR HUMANITY OF PUEBLO, INC., A COLORADO NONPROFIT ORGANIZATION, RELATING TO THE SALE OF PROPERTY DESCRIBED AS LOT 42 BLK 3 OAKSHIRE HILLS FILING NO. 2 FORMERLY #04-282-32-042, PARCEL # 04-282-42-042, FOR ONE DOLLAR (\$1.00), AND AUTHORIZING THE MAYOR TO DO THE SAME**

A staff report and detailed review of the Ordinance was given by Melissa Cook, Director of Housing and Citizen Services.

**PUBLIC HEARING:**

Seeing no one wished to speak, President Aliff declared the hearing closed.

Councilor Latino, seconded by Councilor Danti, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** President Aliff. Motion Passed 6-1.

This Ordinance was assigned as 11170.

**R2 AN ORDINANCE APPROVING AN AGREEMENT TO BUY AND SELL REAL ESTATE BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND HABITAT FOR HUMANITY OF PUEBLO, INC., A COLORADO NONPROFIT ORGANIZATION, RELATING TO THE SALE OF PROPERTY DESCRIBED AS LOT 51 BLK 3 OAKSHIRE HILLS FILING NO. 2 FORMERLY #04-282-32-051, PARCEL #04-282-42-051, FOR ONE DOLLAR (\$1.00), AND AUTHORIZING THE MAYOR TO DO THE SAME**

A staff report and detailed review of the Ordinance was given by Melissa Cook, Director of Housing and Citizen Services.

**PUBLIC HEARING:**

Seeing no one wished to speak, President Aliff declared the hearing closed.

Councilor Latino, seconded by Councilor Danti, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** None. Motion Passed 7-0.

This Ordinance was assigned as 11171.

**R3 AN ORDINANCE ACCEPTING A QUITCLAIM DEED FROM PADULA FAMILY PARTNERSHIP, LLLP, FOR RIGHT OF WAY AND DRAINAGE CROSSING AND APPROVING A QUITCLAIM DEED CONVEYING RESIDUAL AND SURPLUS LAND TO PADULA FAMILY PARTNERSHIP, LLLP**

A staff report and detailed review of the Ordinance was given by Andrew Hayes, Director of Pueblo Works.

**PUBLIC HEARING:**

Seeing no one wished to speak, President Aliff declared the Hearing closed.

Councilor Latino, seconded by Councilor Danti, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** None. Motion Passed 7-0.

This Ordinance was assigned as 11172.

**R4 AN ORDINANCE BUDGETING AND APPROPRIATING FUNDS IN THE AMOUNT OF \$520,000 FROM THE UNAPPROPRIATED FUND BALANCE OF THE HEALTH SELF-INSURANCE FUND FOR THE IMPLEMENTATION AND ADMINISTRATION OF THE EMPLOYEE HEALTH CLINIC FOR FY 2026**

A staff report and detailed review of the Ordinance was given by Bella Trujillo, Director of Human Resources.

**PUBLIC HEARING:**

- Elvis Martinez appeared in person and spoke against this Ordinance.

Seeing no one else wishing to speak, President Aliff declared the hearing closed.

Councilor Latino, seconded by Councilor Danti, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** None. Motion Passed 7-0.

This Ordinance was assigned as 11173.

**R5 AN ORDINANCE APPROVING AN OFFENDER LABOR COOPERATIVE**

## **AGREEMENT WITH THE STATE OF COLORADO AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME**

A staff report and detailed review of the Ordinance was given by Steven Meier, Director of Parks and Recreation.

### **PUBLIC HEARING:**

- George Konjiclla appeared in person and spoke in favor of this Ordinance.

Seeing no one else wishing to speak, President Aliff declared the hearing closed.

Councilor Latino, seconded by Councilor Danti, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** None. Motion Passed 7-0.

This Ordinance was assigned as **11174**.

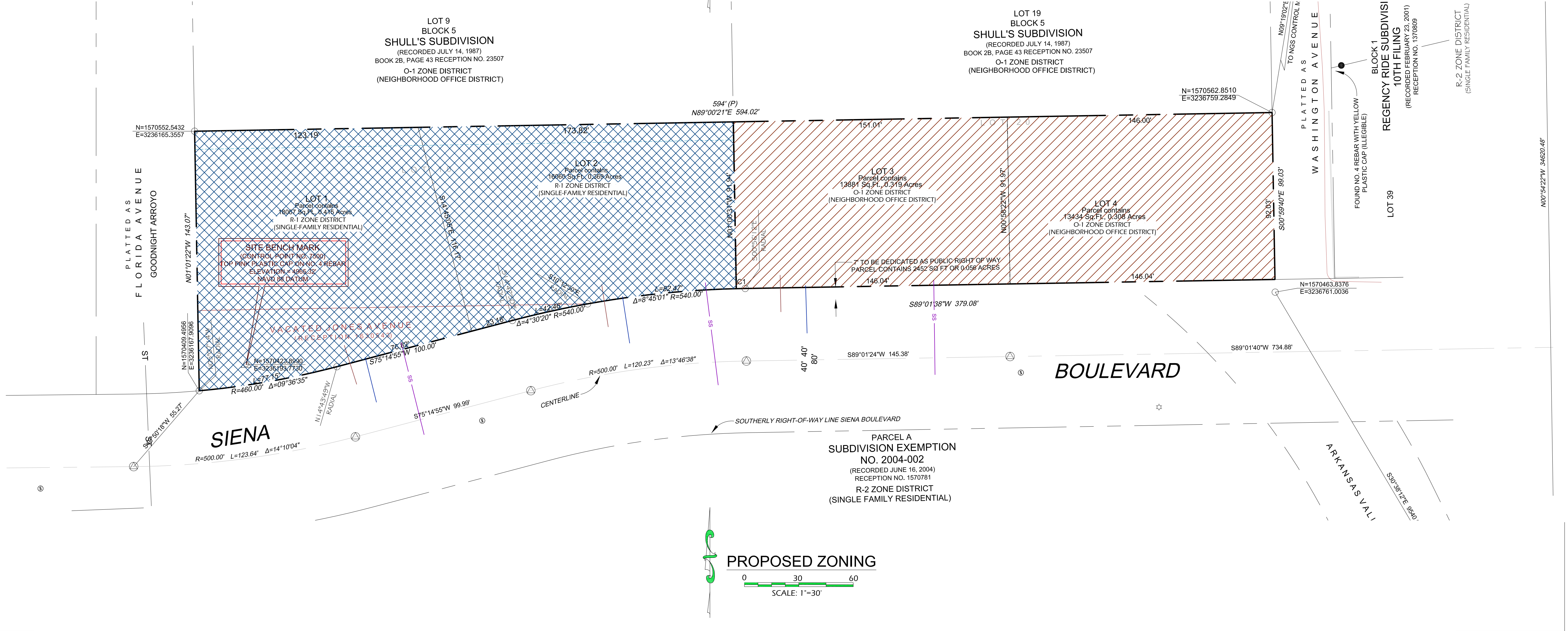
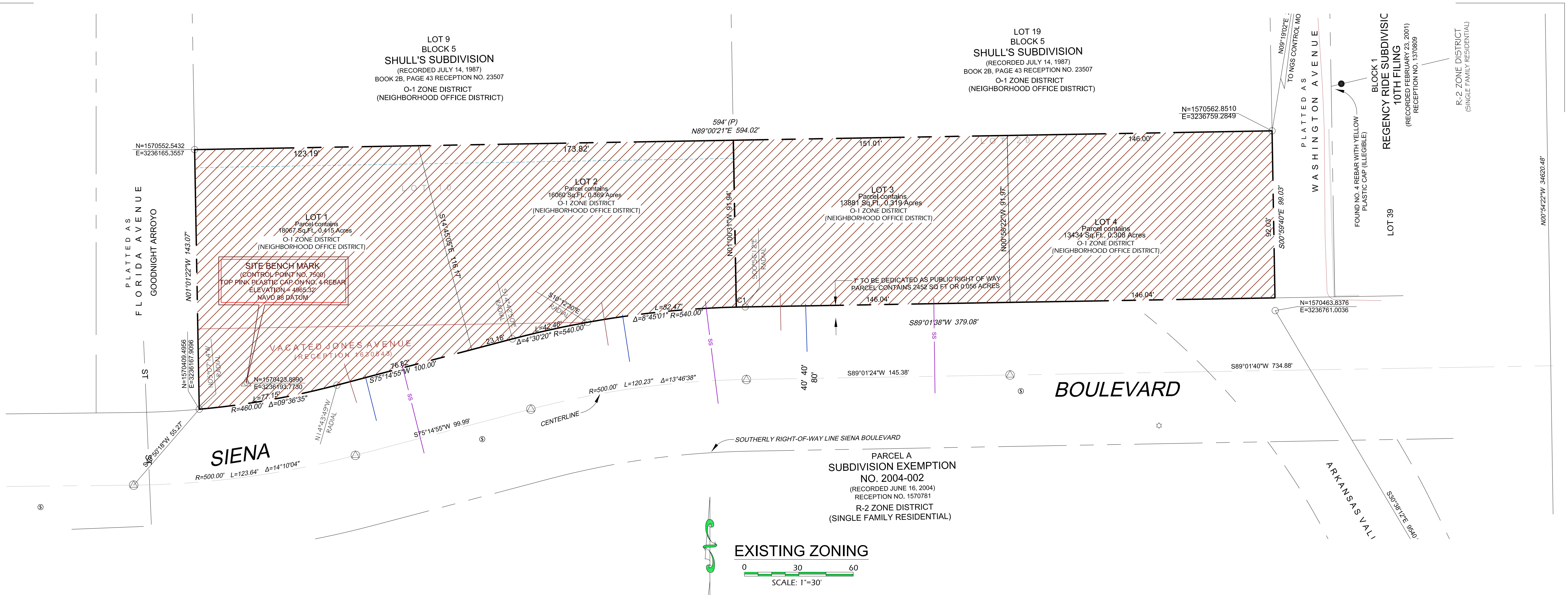
### **S. ADJOURN**

President Aliff adjourned the meeting at 6:37 p.m.

Respectfully submitted,  
*Clyde Bishop*

Clyde Bishop  
City Clerk

PLOT DATE: 9/7/2025 PLOTTED BY: Darlene



2441 S PRAIRIE AVE  
PUEBLO, CO 81005  
TEL 719.696.8274

STAMP:

**PELLECCHIA SUBDIVISION**

SIENA DRIVE  
PUEBLO, COLORADO 81005  
REZONE

PROJECT NUMBER:	2025-021
DRAWN BY:	DKH
REVIEWED BY:	DKH
DATE:	9/8/2025
ISSUE RECORD:	

ZONING EXHIBIT

CO

CASE NUMBER Z-25-20

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the proposed Zoning Map Amendment of the property located at 1509331027 Pellecchia Sub to be sent to the attached list of owners of the real property lying within three hundred (300) feet of the said property on which the Zoning Map Amendment is proposed by depositing the same properly addressed and postage paid in the post office, as set forth in the Code of Ordinances, Section 17-6-2.

11-25-25 Mailed by Carol

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin

I hereby certify that I did this day verify and photograph the posted notice of the public hearing on the Zoning Map Amendment of the property located at 1509331027 Pellecchia Sub, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

11-25-25 Photo uploaded in Computer file by Planner 12-17-25

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin

Mike Castellucci  
Chair  
  
Patrick Avalos  
Vice Chair  
  
Brett Boston  
City Council Representative



Alexandra Aznar  
Samuel Hernandez Jr.  
Cheryl Spinuzzi  
James Salazar

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***MINUTES OF REGULAR MEETING***  
City of Pueblo, Colorado  
Wednesday, February 11, 2026, 3:30 p.m.  
City Council Chambers, 1 City Hall Place

The meeting was called to order at 3:38 pm. with Chairman Mike Castellucci presiding.

**Commissioners Present:** Brett Boston, Mike Castellucci, Patrick Avalos, Alexandra Aznar, Elizabeth Bailey, Cheryl Spinuzzi, James Salazar

**Commissioners Absent:** N/A

**Staff Members Present:** Laura Portis, Assistant City Attorney; Beritt Odom, Director of Planning and Community Development; Mikaylin Hackley, Planner; and Hannah Prinzi, Planner.

**Staff Members Absent:** N/A

**Approval of the Agenda:** Bailey moved to amend the agenda, rescheduling item Z-25-26 to the March 11, 2026, meeting and approve the agenda as amended, seconded by Salazar.

**Motion Passed:** 7-0.

**Public Meeting:** N/A

**Public Hearing:**

**Z-25-20 Rezone:** A rezoning of 0.78 acres, parcel #1509331027 in the Pellecchia Subdivision, located north of Siena Dr. and east of Bandera Pkwy from Neighborhood Office (O-1) District to Single-Family Residential (R-2) District. Staff Report by Mikaylin Hackley, Planner. *Continued from January 14, 2026.*

**Hearing:** Applicants Randy Reeves and Richard Pellecchia were sworn in and spoke in support of the application. Donald Metzger was also sworn in and spoke in opposition.

**Commission Action:** Bailey moved to recommend the rezone application, seconded by Spinuzzi, be forward to City Council.

**Motion Passed:** 7-0

October 27, 2025

The City Planning and Zoning Commission will hold a public hearing on a request from Darlene Horn for the approval of the following application:

**Z-25-20 Rezone:** A rezoning of 0.78 acres, parcel #1509331027 in the Pellecchia Subdivision, located north of Siena Dr. and east of Bandera Pwky from Neighborhood Office (O-1) District to Single-Family Residential (R-2) District.

The Planning and Zoning Commission meeting will be held on **November 12, 2025, at 3:30 p.m.** in City Council Chambers at 1 City Hall Place. The meeting will be recorded and can be viewed via Zoom, but **no testimony will be heard virtually** (Zoom info available at [www.pueblo.us/PandZ](http://www.pueblo.us/PandZ)).

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. Written testimony can also be accepted up to 24 hours before the hearing date. To review the staff report for the proposed application, please visit [www.pueblo.us/PandZ](http://www.pueblo.us/PandZ) and click on “Most Recent Agenda” no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

Berrit Odom, Director of Planning & Community Development  
By Mikaylin Hackley, Planner  
(719) 553-2259

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Berrit Odom, Director of Planning & Community Development  
By Mikaylin Hackley, Planner  
(719) 553-2259

<b>Owner</b>	<b>OwnerStree</b>	<b>OwnerCity</b>	<b>OwnerOw</b>	<b>OwnerZip</b>
ASHLEY BRANT A/ASHLEY CALI M	5412 KESTREL CT	PUEBLO	CO	81005-5545
CAMPOS MITCHELL A/CAMPOS JUANA E	5446 KESTREL CT	PUEBLO	CO	81005-5545
CHARLES DAX R/CHARLES KIMBERLY M	5523 TERRACINA PL	PUEBLO	CO	81005-5581
DAUENHAUER JESSE	5420 KESTREL CT	PUEBLO	CO	81005-5545
KING WILLIAM A/KING KARMYN	5450 KESTREL CT	PUEBLO	CO	81005-5545
LION HEART INV LLC	5071 NORTHCREEK RD	BEULAH	CO	81023-9601
LION HEART INVESTMENTS LLC	5071 NORTHCREEK RD	BEULAH	CO	81023-9601
MEIER KENT/MEIER PAMELA R	5449 KESTREL CT	PUEBLO	CO	81005-5543
MELSTER MATTHEW J/MELSTER NICOLE M	5434 KESTREL CT	PUEBLO	CO	81005-5545
MILLER JACQUELINE L/MILLER T RICHA	5428 KESTREL CT	PUEBLO	CO	81005-5545
PUBLIC SERVICE CO OF COLORADO + C/O PROPERTY	PO BOX 840	DENVER	CO	80201-0840
QUINTANA MARTIN E/QUINTANA VETA E	5442 KESTREL CT	PUEBLO	CO	81005-5545
SALAS WILFRED/SALAS JULIE ANN	5406 KESTREL CT	PUEBLO	CO	81005-5545
SOUTH VILLAGE AT PUEBLO LLC	PO BOX 50647	COLORAD	CO	80949-0647
WHITE RICHARD R/WHITE LORETTA	5517 TERRACINA PL	PUEBLO	CO	81005-5581
WILSON FAMILY PARTNERSHIP LTD	207 BRIDLE TRL UNIT O	PUEBLO	CO	81005-2974

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Brett Boston  
City Council Representative



Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

## Z-25-20

February 11, 2026

**TO:** City of Pueblo Planning and Zoning Commission  
**FROM:** Mikaylin Hackley, Planner  
**THROUGH:** Beritt Odom, Director of Planning and Community Development  
**SUBJECT:** Rezoning of parcel #1509331027 from O-1 to R-1  
**APPLICANT:** Darlene Horn  
**PROPERTY OWNER:** Lion Heart Inv. LLC  
**LOCATION:** North of Siena Dr. and west of Bandera Pkwy  
**CONCURRENT REQUESTS:** S-25-06; Pellecchia Subdivision

**REQUEST:** A rezoning of 0.78 acres in the Pellecchia Subdivision, located north of Siena Dr. and east of Bandera Pkwy from Neighborhood Office (O-1) District to Single-Family Residential (R-2) District

### **BACKGROUND AND ANALYSIS:**

The applicant is requesting to rezone a portion of their ownership north of Siena Dr. from Neighborhood Office (O-1) District to Single-Family Residential (R-2) District in order to develop new single-family homes.

The subject property was originally annexed into the City on January 4, 2005 as a portion of the Bandera/Siena Annexation. The parcels that are being resubdivided concurrently with this case were zoned O-1, Neighborhood Office District, on April 11, 2005. The original intent of zoning to the O-1 district was to construct commercial businesses along Siena Dr. One such commercial office building, addressed 5417 Siena Dr., was constructed in 2007, but the rest of the subject property has remained undeveloped. The eastern portion of the property, where the developed commercial site is located, will remain O-1, but now the applicants intend to rezone the western portion to R-2 in order to construct single-family residences comparable to the homes in the surrounding Regency Ridge neighborhood.

The subject property is designated by the Regional Comprehensive Plan as Suburban Residential, which is consistent with this requested rezoning into an R-2 district.

---

### **SITE CHARACTER AND COMPATIBILITY**

**Site Character:** The subject property is partially developed with one existing office building on the lot furthest to the east.

**Neighborhood Compatibility:**  
North: Neighborhood Office (O-1) Zone District; undeveloped  
East: Neighborhood Office (O-1) Zone District; developed with office building addressed 5417 Siena Dr

South: Single-Family Residential (R-2) Zone District; undeveloped  
West: Pueblo County; undeveloped

**Comprehensive Plan  
Compliance:**

The subject site is designated by the Pueblo Regional Comprehensive Plan, 2022, as Suburban Neighborhood. The Suburban Neighborhood classification calls for primary land uses of single-family detached homes and secondary land uses of ADUs, duplexes, civic building, parks, and other complementary uses.

---

**ZONING AMENDMENT TEST**

The standard for accepting an amendment to the zoning map is that the proposed zoning action must either:

1) Further the goals and objectives of the comprehensive land use plan, or

Comments      **The proposed rezoning furthers the comprehensive plan as it allows for more housing complementary to the neighborhood on a currently undeveloped site.**

2) Show that the area has changed significantly since the adoption of the comprehensive land use plan

Comments      **Not Applicable**

3) Show that there was a mistake or error made in the original zoning of the property.

Comments      **Not Applicable**

---

**APPLICATION REQUIREMENT PER §17-6-1 OF THE PUEBLO MUNICIPAL CODE**

The applicant's name and address and the name and address of any person, firm or corporation represented by such applicant in the application

Comments      **The application contains the required information.**

The interest of the applicant and the interest of the person, firm or corporation represented by the applicant, be it legal, sales development, operation, or other interest.

Comments      **The application contains the required information.**

The nature of the amendment and a legal description of the property that would be affected by the amendment.

Comments      **The application contains the required information.**

A statement of the facts which the applicant believes justify the amendment; provided; however, that when any amendment changing the zoning map is requested, the following additional information shall be furnished:

Comments      **The application contains the required information.**

A general description of the proposed development to the distance which will be affected; such description including subjects of environmental effect, economic effect, and traffic effect, if any; and such description carried out in scope and detail to the extent needed to support the requested amendment and as may be required by the Planning and Zoning Commission.

Comments      **The application contains the required information.**

A tentative site plan showing proposed structures, uses, open spaces, facilities for parking and loading and arrangements for pedestrian and vehicular circulation.

Comments      **The application contains the required information.**

A statement of the proposed time schedule for beginning and completion of development.

Comments      **The application contains the required information.**

A statement reasonably indicating the applicant's economic responsibility and capability of accomplishing the development for which a zoning amendment is requested.

Comments      **The application contains the required information.**

---

**CONTEXT OF ZONE DISTRICT REQUIREMENTS PER §17-4-51(a)(4) OF THE PMC:**

**R-2 Zone District Standards:**

Purpose. The standards of this district (R-2) are designed to retain and provide areas primarily for single-family development of medium density.

**RECOMMENDED ACTION:**

If the Planning and Zoning Commission makes the necessary findings of fact, a recommendation to City Council for approval of the rezone request is appropriate.

**REFERRAL AGENCIES AND COMMENTS:**

- |  |            |
|--|------------|
| • City Public Works                    | No comment |
| • City Transportation                  | No comment |
| • City Law Department                  | No comment |
| • Pueblo Regional Building Department  | No comment |
| • City Fire Department                 | No comment |
| • City Wastewater                      | No comment |
| • City Stormwater                      | No comment |
| • City Parks and Recreation Department | No comment |
| • Xcel Energy                          | No comment |
| • Black Hills Energy                   | No comment |
| • CDOT                                 | No comment |

**ATTACHMENTS:**

- A. Aerial Map
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Public Notice Photo
- E. Rezoning Exhibit

A. Aerial Map



B. Zoning Map



C. Comprehensive Plan Map

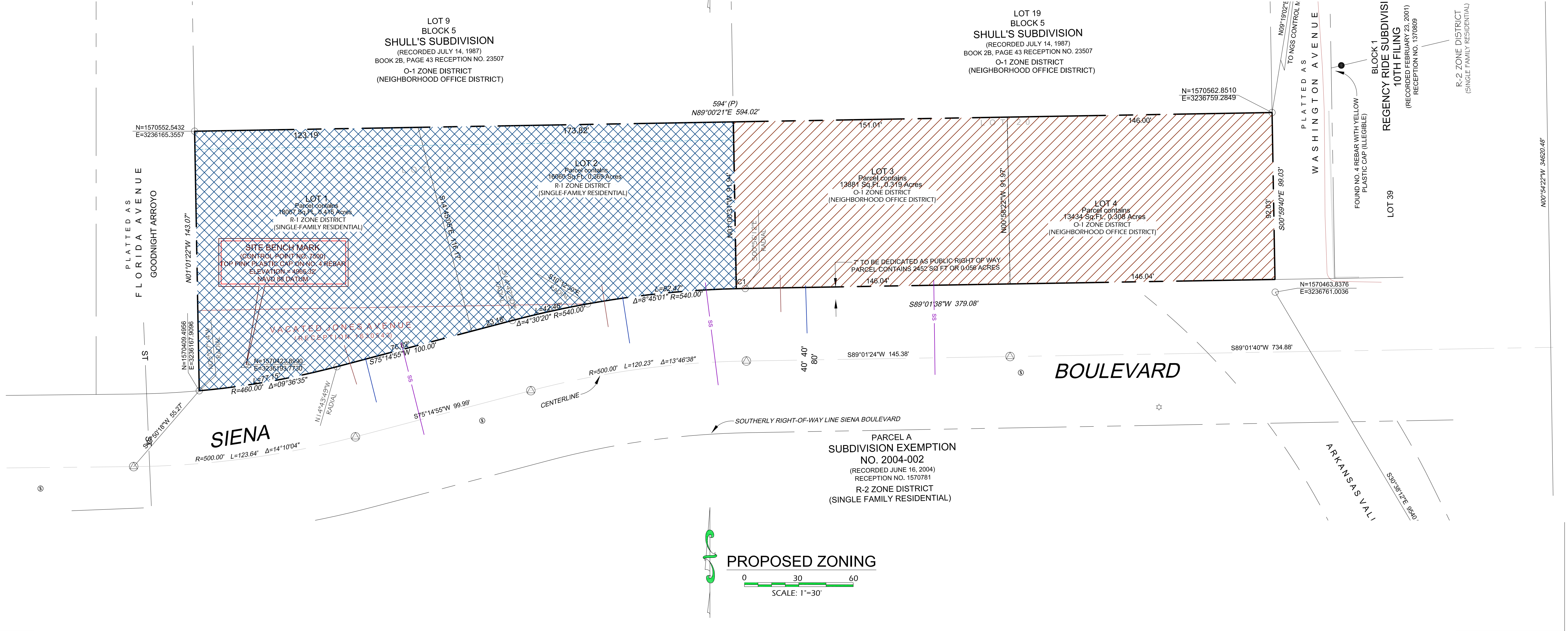
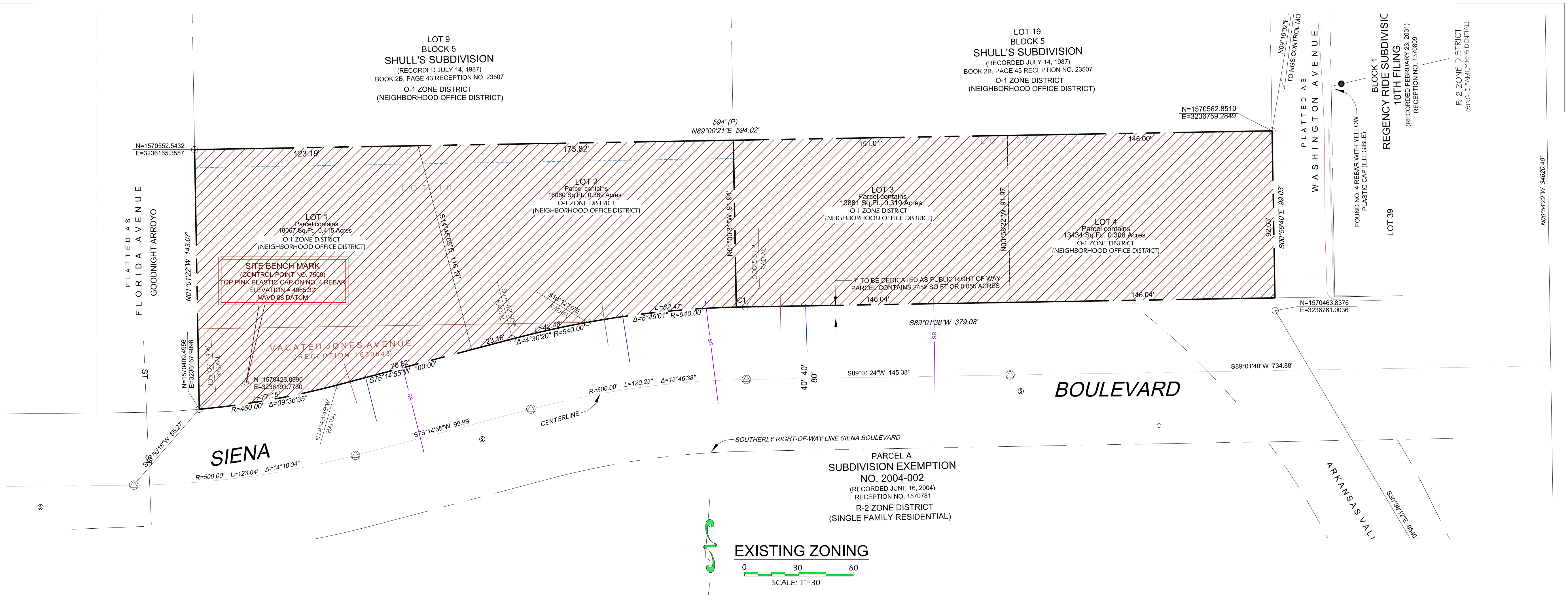


D. Public Notice Photo



E. Rezoning Exhibit & F. Supporting Documents

PLOT DATE: 9/7/2025 PLOTTED BY: Darlene



2441 S PRAIRIE AVE  
PUEBLO, CO 81005  
TEL 719.696.8274

STAMP:

**PELLECCHIA SUBDIVISION**

SIENA DRIVE  
PUEBLO, COLORADO 81005  
REZONE

PROJECT NUMBER:	2025-021
DRAWN BY:	DKH
REVIEWED BY:	DKH
DATE:	9/8/2025
ISSUE RECORD:	

ZONING EXHIBIT

CO



# Planning & Zoning Map Amendment Application (Rezoning)

Please type or print clearly. Illegible applications will not be accepted. Case #: \_\_\_\_\_

<b>Property Owner</b>	
Name: Richard Pellecchia	
Company: Lionhart Investments LLC	
Address: 5701 Northcreek Road, Beulah, C	Zip: 81023
Phone: ( )	Email:
<b>Applicant</b>	
Name: Same as Owner	
Company:	
Address:	Zip:
Phone: ( )	Email:
<b>Person or Firm Representing (If Different From) Owner or Applicant</b>	
Name: Darlene Horn	
Company: DK Horn Engineering & Design	
Address: 2441 S. Prairie Avenue, Pueblo, CO	Zip: 81005
Phone: ( ) 719-696-8274	Email: darlene@dkheng.com
<i>The <b>applicant</b> will be the primary contact unless otherwise noted.</i>	
<b>Project Location:</b> Siena Drive <small>(address or general description)</small>	
Parcel# 1509331027	
Legal Description: Lots 10 Shull's Subdivision	
Subdivision: Pellecchia Subdivision	Acreage: 0.784
<b>Existing Zone District:</b> O-1	<b>Proposed Zone District:</b> R-1

**Purpose of this Application:**

- To permit development of the property not allowed under the existing zone district.
- To provide proper zone district in conjunction with the subdivision plan for the area.
- In conjunction with the Annexation petition to annex the property in a use different than the existing Pueblo County Zoning.
- Other (specify): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Continued from previous page)

**Statement of Facts:**

Justifying the zone change request. Be specific; use additional sheets if necessary.

The area surrounding the site is single-family homes

Description of area surrounding proposed development:

Single-family subdivisions

A general description of the proposed development to the distance which will be affected; such description including subjects of environmental effect, economic effect and traffic effect, if any; and such description carried out in scope and detail to the extent needed to support the requested amendment and as may be required by the Planning and Zoning Commission.

As part of Pellecchia Subdivison, two lots will be created for the purpose of single-family homes, which is why the rezone

- A tentative site plan showing proposed structures, uses, open spaces, facilities for parking and loading and arrangements for pedestrian and vehicular circulation.

Estimated date for beginning project: May 2026

Estimated date for completion of project: June 2026

A statement reasonably indicating the applicant's economic responsibility and capability of accomplishing the development for which a zoning amendment is requested.

He will sell the lots once subdivided and rezoned.

- CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. **(if applicable)**

By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:

1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections.

<b>Office Use Only</b>	Zoning Compliance (Completed by City Staff)	
	Application received by:	Date:
	Application checked for completeness by:	Date:
	Case Manager:	Fee Paid:
Hearing date:		<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions



## Planning & Community Development

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | [www.pueblo.us](http://www.pueblo.us)

2. There are no known hazards or vicious animals present on the subject property.
3. All information contained in this application, is true and accurate to the best of my knowledge.
4. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application.

Property Owner		
Print Name:		
Signature:		Date:
Applicant, if different from Property Owner		
Print Name:		
Signature:		Date:

# PELLECCHIA SUBDIVISION

A PORTION OF LOTS 10 AND 20, BLOCK 5, SHULL'S SUBDIVISION, LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS: THAT LION HEART INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED FILED FOR RECORD MARCH 1, 2006 AS RECEPTION NO. 1663962 IN THE RECORDS OF THE PUEBLO COUNTY CLERK AND RECORDER WHICH READS AS FOLLOWS:

LOT 20, BLOCK 5, SHULL'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD JULY 14, 1987, COUNTY OF PUEBLO, STATE OF COLORADO.

AND

THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED FILED FOR RECORD AUGUST 9, 2007 AS RECEPTION NO. 1737520 IN THE RECORDS OF THE PUEBLO COUNTY CLERK AND RECORDER WHICH READS AS FOLLOWS:

LOT 10, BLOCK 5, SHULL'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD JULY 14, 1987, AND ALL THAT PORTION OF VACATED JONES AVENUE AS SHOWN ON STREET VACATION FILED FOR RECORD JULY 25, 2005 AT RECEPTION NO. 1630543, COUNTY OF PUEBLO, STATE OF COLORADO.

HAS CAUSED THE AFORESAID DESCRIBED PROPERTY TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO FOUR (4) LOTS, AND THE SAME TO BE NUMBERED, PLATTED, SUBDIVIDED, DIMENSIONED, AND NAMED AS SHOWN ON THE ANNEXED PLAT, FOR THE PURPOSE OF CREATING A SUBDIVISION TO BE KNOWN AS PELLECCHIA SUBDIVISION.

THE DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL USE.

DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE EASEMENTS SHOWN HEREON SHALL BE INSTALLED, REPAIRED, AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION. THE CITY OF PUEBLO IS HEREBY GRANTED THE RIGHT BUT NOT THE OBLIGATION IN ITS DISCRETION TO MAINTAIN, REPAIR, OR REPLACE THE DRAINAGE FACILITIES WITHIN SUCH EASEMENTS AND TO RECOVER THE COSTS THEREOF, PLUS ADMINISTRATIVE EXPENSES FROM SAID OWNER(S). ALL DRAINAGE EASEMENTS SHALL BE FURTHER SUBJECT TO THE STORMWATER FACILITY MAINTENANCE AGREEMENT DATED AND FILED CONTEMPORANEOUSLY WITH THE ANNEXED PLAT.

\*A FORMAL ENVIRONMENTAL ASSESSMENT FOR THIS SUBDIVISION HAS NOT BEEN PERFORMED. HOWEVER, TO THE BEST OF THE UNDERSIGNED OWNER'S KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO KNOWN HAZARDOUS SUBSTANCES PRESENT WITHIN THIS SUBDIVISION.\*

IN WITNESS WHEREOF THE FOLLOWING HAVE SET THEIR HAND:

LION HEART INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY DATE  
BY: RICHARD C. PELLECCHIA, MANAGER/MEMBER

STATE OF COLORADO )  
 ) S.S.

COUNTY OF PUEBLO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY RICHARD C. PELLECCHIA, MANAGER/MEMBER OF LION HEART INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

RATIFICATION OF PLAT:

FOR VALUE RECEIVED, THE UNDERSIGNED BEING THE OWNER OF INDEBTEDNESS SECURED BY A DEED OF TRUST RECORDED MARCH 25, 2024 AS RECEPTION NO. 2337835, DOES HEREBY RATIFY AND CONSENT TO THE SUBDIVISION OF THE LAND PLATTED AS PELLECCHIA SUBDIVISION SHOWN ON THE SUBDIVISION PLAT RECORDED BY RECEPTION NUMBER \_\_\_\_\_ IN THE RECORDS OF PUEBLO COUNTY, COLORADO, AND CONFIRMS AND JOINS IN THE DEDICATION OF ALL STREETS, EASEMENTS, RIGHTS OF WAY AND ACCESS RESTRICTIONS SHOWN THEREON AND SUBORDINATES ITS INTEREST IN THE PROPERTY DESCRIBED IN THE SUBDIVISION PLAT TO ANY SUBDIVISION IMPROVEMENTS AGREEMENT AND ADDENDUM THERETO BETWEEN THE SUBDIVIDER AND CITY OF PUEBLO DATED IN CONJUNCTION THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

BANK OF THE SAN JUAN, DIVISION OF GLACIER BANK

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )  
 ) S.S.

COUNTY OF PUEBLO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY \_\_\_\_\_ OF BANK OF THE SAN JUAN, DIVISION OF GLACIER BANK.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

IMPROVEMENTS CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBDIVIDER HAS COMPLIED WITH ALTERNATE NO. 4 OF TITLE 12-4-7 (J) (1) AND SECTION 12-4-5(B), OF THE 1971 CODE OF ORDINANCES, CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

DIRECTOR OF PUBLIC WORKS DATE

APPROVAL FOR RECORDING:

APPROVED BY THE CITY COUNCIL OF PUEBLO, COLORADO, BY ORDINANCE NO. \_\_\_\_\_ THIS IS TO CERTIFY THAT THE PLAT OF PELLECCHIA SUBDIVISION, HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PUEBLO COUNTY CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

CITY CLERK DATE

LAND SURVEYOR'S CERTIFICATION:

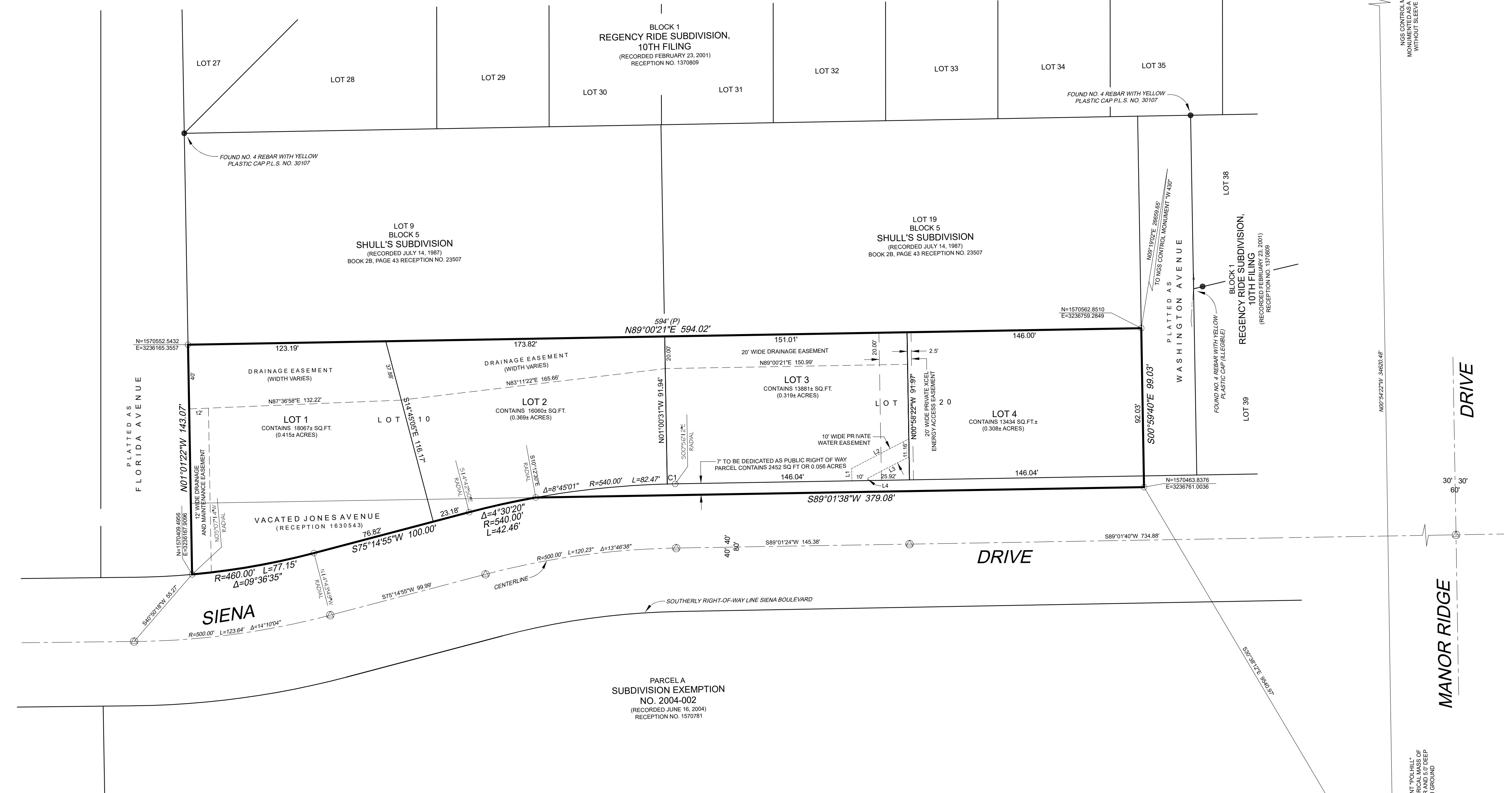
I, RANDY G. REEVES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO LION HEART INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED UNDER MY RESPONSIBLE CHARGE IN AUGUST 2025 AND THAT THIS PLAT OF PELLECCHIA SUBDIVISION, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33-3-209 ET. SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

RANDY G. REEVES DATE  
PROFESSIONAL LAND SURVEYOR NO. 22101

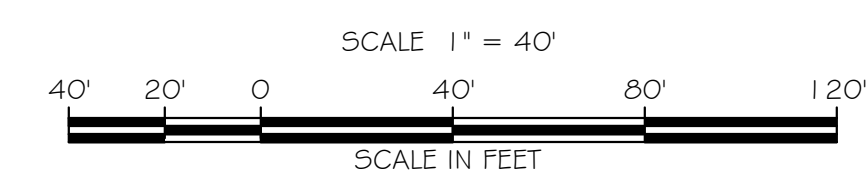
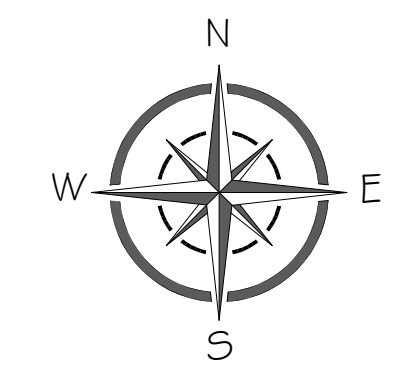
NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE CITY OF PUEBLO, DOES NOT CONSTITUTE AN ACCEPTANCE OF DEDICATED PUBLIC ROADS PARK AND OTHER PUBLIC IMPROVEMENTS FOR MAINTENANCE BY THE CITY. UNTIL SUCH PUBLIC IMPROVEMENTS MEET THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF THE CITY, ITS SUBDIVISION ORDINANCE AND WHERE APPROPRIATE, ITS PARKS DEPARTMENT SPECIFICATIONS, AND SUCH ARE SPECIFICALLY APPROVED AND ACCEPTED IN WRITING BY THE CITY DIRECTOR OF PUBLIC WORKS AND WHERE APPLICABLE, THE CITY DIRECTOR OF PARKS AND RECREATION, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID DEDICATED PUBLIC ROADS, PARK AND OTHER PUBLIC IMPROVEMENTS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE SUBDIVIDER OR ANY SUBSEQUENT OWNERS OF THE LAND WITHIN THIS SUBDIVISION, ET.

NOTES:

- A SEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. RND35069260 WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2024 AT 5:00 P.M.
- BEARINGS BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 (2007) SOUTH ZONE ESTABLISHED ON A LINE BETWEEN NGS CONTROL MONUMENT "POLHILL" MONUMENTED WITH A HORIZONTAL CONTROL DISK SET IN TOP OF A CONCRETE MONUMENT AND NGS CONTROL MONUMENT "W 430", MONUMENTED WITH A STAINLESS STEEL ROD, TO BEAR N 00°54'22" W.
- DISTANCES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND DISTANCES. THE COMBINATION FACTOR FOR THIS PLAT IS 1.000266818. THE GROUND DISTANCE WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID DISTANCE AND THE GROUND COORDINATES WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID COORDINATES BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH ZONE ON THE NORTH AMERICAN DATUM OF 1983. THE NGS CONTROL MONUMENTS USED FOR THIS SURVEY ARE "POLHILL" AND "W 430", COORDINATES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND COORDINATES.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- UTILITIES SHOWN HEREON WERE LOCATED BY UNDERGROUND CONSULTING SOLUTIONS.



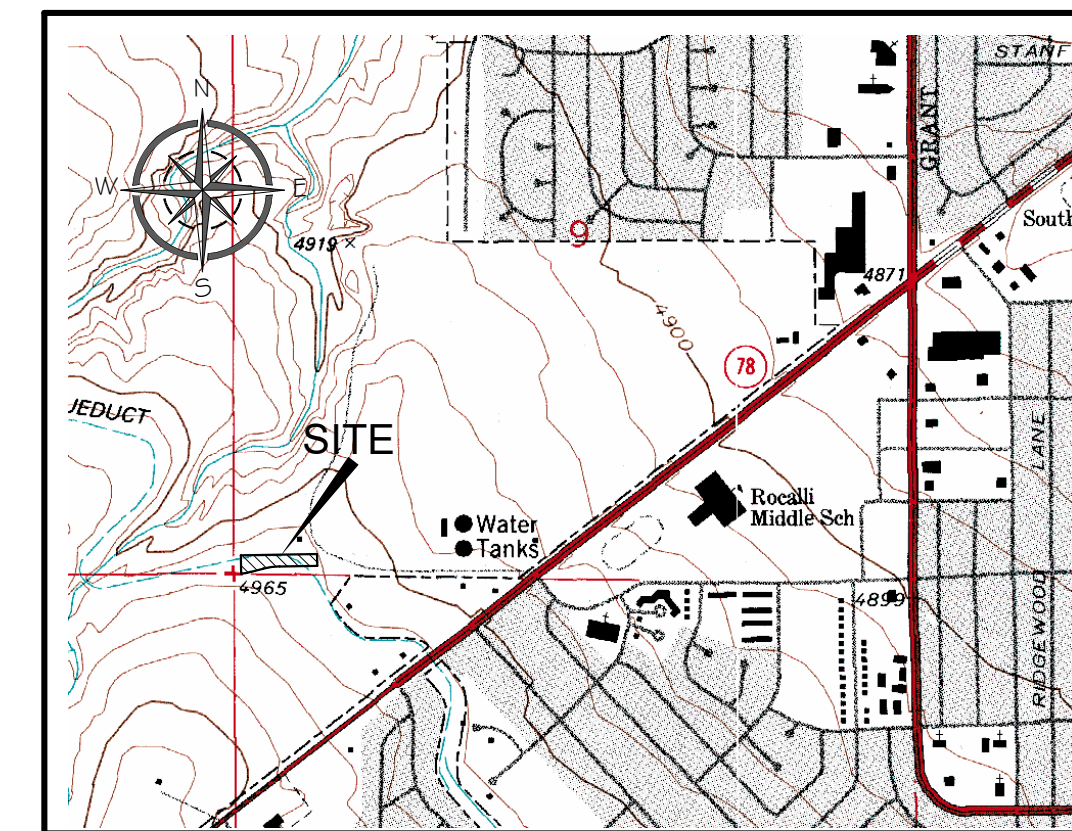
PARCELA SUBDIVISION EXEMPTION NO. 2004-002 (RECORDED JUNE 16, 2004) RECEPTION NO. 1570781



(P) = PLAT DIMENSION (SHULL'S SUBDIVISION)  
 Δ = FOUND CENTERLINE MONUMENT NO. 5 REBAR WITH 2" ALUMINUM CAP L.S. NO. 12933  
 ○ = SET NO. 4 REBAR WITH YELLOW PLASTIC CAP P.L.S. NO. 22101

LINE	BEARING	DISTANCE
L1	S00°58'22"E	7.71'
L2	N62°37'36"E	40.31'
L3	S62°37'32"W	28.94'
L4	S00°58'22"E	1.51'

CURVE	DELTA	RADIUS	LENGTH
C1	8°49'01"	540.00'	82.47'



VICINITY MAP

NO.	DATE	REVISIONS (COMMENTS)	CHECKED:
1	10-28-25	PLANNING RED LINES	RGR
2	1-20-26	PRIVATE EASEMENTS	RGR
3	1-20-26	PLANNING COMMENTS DATED 2-4-26	RGR

SHEET: 1 OF 1  
 DATE: 9-8-2025  
 SCALE: 1" = 40'

PROJECT: DK HORN ENGINEERING  
 DESCRIPTION: PELLECCHIA SUB (SIENA DRIVE)  
 FIELD: 5B  
 DRAWN: RMS  
 CHECKED: RGR

JOB NUMBER: 2025-083  
 FILE NAME: 2025-083  
 REF. JOB NO.

**Cardinal Points**  
 Surveying Inc.  
 4601 Eagleidge Place, Suite 110  
 Pueblo, Colorado 81008  
 (719) 253-0874 • (719) 253-0875 fax

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Brett Boston  
City Council Representative



Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

## **S-25-06**

February 11, 2026

**TO:** City of Pueblo Planning and Zoning Commission  
**FROM:** Mikaylin Hackley, Planner  
**THROUGH:** Beritt Odom, Director of Planning and Community Development  
**SUBJECT:** Resubdivision of lots 10 and 20 of Block 5 of Shulls Subdivision  
**APPLICANT:** Darlene Horn  
**PROPERTY OWNER:** Lion Heart Inv. LLC  
**LOCATION:** North of Siena Dr. and west of Bandera Pkwy  
**CONCURRENT REQUESTS:** Z-25-20 Rezoning into R-2 District

**REQUEST:**

A Subdivision a subdivision of 1.46 acres located north of Siena Dr. and east of Bandera Pwky. into 4 lots for future residential and commercial development

**BACKGROUND AND STAFF FINDINGS:**

The applicant is requesting to resubdivide two existing parcels north of Siena Dr. into four lots in order to facilitate the development of new single-family homes on the two lots to the west and to reserve the undeveloped lot the east for future commercial office development.

The subject property was originally annexed into the City on January 4, 2005 as a portion of the Bandera/Siena Annexation. The parcels that are being resubdivided concurrently with this case were zoned O-1, Neighborhood Office District, on April 11, 2005. The original intent of zoning to the O-1 district was to construct commercial businesses along Siena Dr. One such commercial office building, addressed 5417 Siena Dr., was constructed in 2007, but the rest of the subject property has remained undeveloped. The eastern portion of the property, where the developed commercial site is located, will remain O-1, but now the applicants intend to rezone the western portion to R-2 in order to construct single-family residences comparable to the homes in the surrounding Regency Ridge neighborhood. The subdivision will split the property into four lots, with lots 1 & 2 being designated for one single-family home on each lot, lot 3 being reserved for future commercial office development, and lot 4 is the site of the existing office addressed 5417 Siena Dr.

The proposed subdivision plat accounts for storm water detention and drainage requirements with a 20' wide drainage easement that gradually widens across the northern boundary of the three new undeveloped lots. The provided preliminary drainage reports has been approved, but minor amendments to the stormwater language on the plat must be completed as a condition of this subdivision before it can be presented at City Council. The conditions are described in the attached memo from Noah Stamm, and the specific requested revisions are attached on a copy of the proposed plat.

The proposed subdivision includes a 20’ access easement dedicated to Xcel Energy to insure they can access their lot located directly north of the proposed subdivision. This easement is placed along the existing driveway for the 5417 Siena Dr. office’s property (spanning Lots 3 and 4), so there is an existing curb cut. The easement must remain open to provide access to the northern property as the platted rights-of-way that abut Xcel’s property are not traversable by vehicle. Xcel Energy has underground infrastructure through their property, so there are currently no plans to develop that land with any structures or uses that would necessitate any further traffic access measures.

Provided the conditions for approval as noted below are completed by the applicant, staff has no concerns with the approval of the proposed subdivision plat.

**APPLICABLE REGULATIONS:**

Sec. 17-4-1 through 6 of the Pueblo Municipal Code (PMC) concerning zone district regulations; Sec. 12-4-6(b)(1) through (3) concerning the necessary information and supporting documents to be submitted for review and required drawing to be recorded; and Sec. 12-4-7 concerning the minimum standards for all subdivisions.

**RECOMMENDED MOTION:**

The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be APPROVED with the following noted:

<b>Requests for Modifications to Requirements:</b>	Not Applicable
<b>Request for Deferred Filings</b>	The Subdivision Review Committee has no objection to the Request for Deferred Filings as submitted on 9/8/24.
<b>Plat Deficiencies:</b>	Required revisions to the subdivision plat as indicated by Joe Martellaro and Noah Stamm representing Public Works and Stormwater are attached as noted on copies of the proposed subdivision plat.
<b>Conditions of Approval:</b> (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)	<ol style="list-style-type: none"> <li>1. Public Work’s comments to remove reference to vertical site benchmark information and illustration of the Arkansas Valley Conduit Ditch must be reflected on the plat.</li> <li>2. Stormwater’s comments to amend the drainage easement dedication language and remove the label of “private” from the illustrated easements must be reflected on the plat.</li> </ol>

**SITE CHARACTER AND COMPATIBILITY:**

**Site Character:** The subject property is partially developed with one existing office building on the lot furthest to the east.

**Neighborhood Compatibility:**

North: Neighborhood Office (O-1) Zone District; undeveloped  
 East: Neighborhood Office (O-1) Zone District; developed with office building addressed 5417 Siena Dr  
 South: Single-Family Residential (R-2) Zone District; undeveloped  
 West: Pueblo County; undeveloped

**Comprehensive Plan Compliance:** The subject site is designated by the Pueblo Regional Comprehensive Plan, 2022, as Suburban Neighborhood. The Suburban Neighborhood classification calls for primary land uses of single-family detached homes and secondary land uses of ADUs, duplexes, civic building, parks, and other complementary uses.

**ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:**

**Minimum lot size and width:** All lots would meet zone district standards for the Neighborhood Office (O-1) and Single-Family Residential (R-2), respectively.

**REFERRAL AGENCIES AND COMMENTS:**

- |  |            |
|--|------------|
| • Black Hills Energy                   | No comment |
| • CDOT                                 | No comment |
| • City Fire Department                 | No comment |
| • City Law Department                  | No comment |
| • City Parks and Recreation Department | No comment |
| • City Public Works                    | No comment |
| • City Stormwater                      | No comment |
| • City Transportation                  | No comment |
| • City Wastewater                      | No comment |
| • Pueblo Regional Building Department  | No comment |
| • Xcel Energy                          | No comment |

**ATTACHMENTS:**

- A. Aerial Map
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Public Notice Photo
- E. Subdivision Plat
- F. Supporting Documents

A. Aerial Map



B. Zoning Map



C. Comprehensive Plan Map



D. Public Notice Photo



E. Subdivision Plat & F. Supporting Documents



Kurt Patrick, P.E.  
Director of Stormwater

Noah Stamm  
Stormwater Coordinator



211 E. "D" Street  
Pueblo, CO 81003

Phone (719) 553-2899  
Fax (719) 553-2294

## Stormwater Utility

### MEMO

TO: Mikaylin Hackley, Planner  
FROM: Noah Stamm, Stormwater Coordinator  
DATE: February 3, 2026  
SUBJECT: S-25-06 Pellechia Subdivision 3<sup>rd</sup> submittal review

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This memo is intended to serve as the Stormwater Utility's review of the referenced project submittal. Please forward to the applicant's representative.

Color Code: Black = October 22 comments  
Red = December 1 comments  
Blue = February 3 comments  
(Crossed out items indicate they have been addressed.)

#### Part I

- ~~1. See 1<sup>st</sup> redlined preliminary drainage report. The stormwater approach of this subdivision does not meet the intent and spirit of the City of Pueblo's Drainage Criteria Manual and City's MS4 requirements and will need to be reanalyzed. Preliminary Drainage Report is required for Part I to determine where drainage easement or parcels are needed. Part I Preliminary Drainage Report is approved, see redlined drainage report for Part II comments.~~
2. Subdivision plat will need reviewed once drainage criteria is met. Still applicable. See 3<sup>rd</sup> submittal redlined plat.
3. Provide a Stormwater Facility Maintenance Agreement per Pueblo Municipal Code 16.12.10.d. Fillable forms and guidance documents can be found here: <https://www.pueblo.us/2883/Forms> Owners name needs to appear exactly the same as shown on the plat and assessors website, otherwise approved please sign and execute and resubmit.
- ~~4. A more exhaustive review of the drainage plan and report and plat will be conducted after the plan and report are corrected and more information is submitted. A substantial amount of information is missing, or needs changed. Another full review will be required.~~
5. Provide a comment response to this memo.

#### Part II

6. Provide an Operations and Maintenance Manual (O & M) as required by the SFMA. Use the City of Pueblo's standard O & M manual *Stormwater Facility O&M Manual, April 2023* in preparation. Additionally individual guideline sheets, maintenance forms, and inspection forms can be found here: <https://www.pueblo.us/2883/Forms>
- ~~7. Provide revegetation and slope stabilization methods including planned seed mix.~~
8. After final approval of plans, provide an electronic copy of the Final Drainage Report and Drainage Plan, stamped, and signed by Engineer.
9. Slag may not be shown on the plans, but we include this note, so everyone is aware it is not allowed. Slag is not an acceptable material for parking or driving areas due to its toxic composition per The Colorado Department of Health and Environment Water Quality Division. It is not allowed anywhere on site.
10. Upon approval of the drainage report the engineer shall complete the online reporting requirements of new stormwater detention and infiltration facilities per CRS §37-92-602 (8). The facility is required to be reported and approved by the City prior to receiving a CO. The online portal can be found here: <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>
11. **Part I Preliminary Drainage Report is approved, see redlined drainage report for Part II comments.**
12. Provide a comment response to this memo.

NOT A PART OF THESE RECORDS. THAT LION HEART INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND AND THAT PARCELS OF LAND REGISTERED IN THAT WARRANTY DEED FILED AS RECORD MARCH 1, 2008 AS RECEPTION NO. 163992 IN THE RECORDS OF THE PUEBLO COUNTY CLERK AND REGISTER WHICH HEADS AS FOLLOWS:  
LOT 29 BLOCK 5, SHULL'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD JULY 4, 1997, COUNTY OF PUEBLO, STATE OF COLORADO.

AND THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED FILED FOR RECORD AUGUST 9, 2007 AS RECEPTION NO. 173750 IN THE RECORDS OF THE PUEBLO COUNTY CLERK AND REGISTER WHICH HEADS AS FOLLOWS:  
LOT 10, BLOCK 5, SHULL'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD JULY 4, 1997 AND ALL THAT PORTION OF SHULL'S SUBDIVISION AS SHOWN ON STREET VACATION FILED FOR RECORD JULY 26, 2005 AS RECEPTION NO. 163943 COUNTY OF PUEBLO, STATE OF COLORADO.

THE PROPOSED EASEMENT AND PUBLIC UTILITY EASEMENT SHOWN HEREON ARE HEREBY OFFERED TO THE PUBLIC FOR REVIEW AND USE. DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE EASEMENTS SHOWN HEREON SHALL BE INSTALLED, REPAIRED AND MAINTAINED IN GOOD WORKING ORDER AND SHALL BE MAINTAINED IN SUCH MANNER AS TO PREVENT ANY OBSTRUCTION TO THE DRAINAGE FACILITIES WHICH IS HEREBY GRANTED THE RIGHT, BUT NOT THE OBLIGATION IN ITS DISCRETION TO MAINTAIN, REPAIR OR REPLACE THE DRAINAGE FACILITIES WITHIN SUCH EASEMENTS AND TO RECOVER THE COSTS THEREOF PLUS ADMINISTRATIVE EXPENSES FROM SAID OWNERS.

**DEFINITION EASEMENTS** SHALL BE CREATED FOR ALL DETENTION FACILITIES AND ALL PERMITTED REQUIRED DRAINAGE EASEMENTS SHALL BE INSTALLED, REPAIRED AND MAINTAINED IN SUCH MANNER AS TO PREVENT ANY OBSTRUCTION TO THE DRAINAGE FACILITIES WHICH IS HEREBY GRANTED THE RIGHT, BUT NOT THE OBLIGATION IN ITS DISCRETION TO MAINTAIN, REPAIR OR REPLACE THE DRAINAGE FACILITIES WITHIN SUCH EASEMENTS AND TO RECOVER THE COSTS THEREOF PLUS ADMINISTRATIVE EXPENSES FROM SAID OWNERS.

**LION HEART INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**  
BY: **RICHARD C. FELLECOHA, MANAGER/MEMBER**  
STATE OF COLORADO ) S.S.  
COUNTY OF PUEBLO )

NOTARY PUBLIC

**BANK OF THE SAN JUAN, DIVISION OF GLACIER BANK**  
BY: \_\_\_\_\_  
TITLE \_\_\_\_\_  
STATE OF COLORADO ) S.S.  
COUNTY OF PUEBLO )

NOTARY PUBLIC

APPROVED BY THE CITY COUNCIL OF PUEBLO, COLORADO, BY ORDINANCE NO. \_\_\_\_\_ THIS IS TO CERTIFY THAT THE PLAT OF FELLECOHA SUBDIVISION HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PUEBLO COUNTY CLERK AND REGISTER OF PUEBLO COUNTY, COLORADO.

**LAND SURVEYORS CERTIFICATION:**  
I, **RANDY G. REEVES**, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO LION HEART INVESTMENTS THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY \_\_\_\_\_ OF BANK OF THE SAN JUAN, DIVISION OF GLACIER BANK.

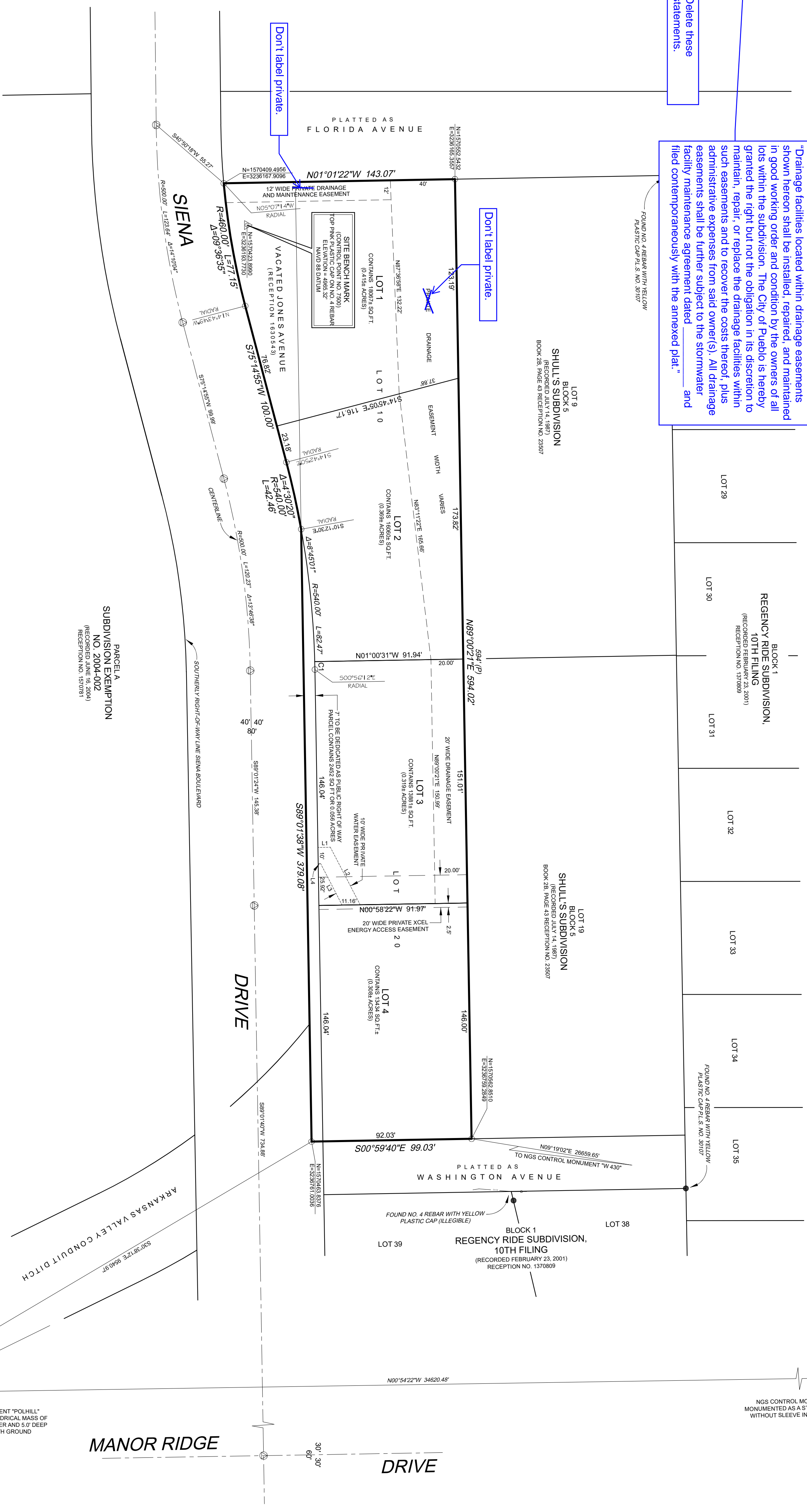
**PROFESSIONAL LAND SURVEYOR NO. 2101**  
DATE \_\_\_\_\_

**NOTES:**  
1) A SEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. RND3296920 WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2024 AT 5:00 PM.  
2) BEARING BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 (2007) SOUTH ZONE ESTABLISHED ON A LINE BETWEEN MONUMENT POINTS MONUMENTED WITH A HORIZONTAL CONTROL POINT SET IN TOP OF A CONCRETE MONUMENT AND NGS CONTROL MONUMENT VV 4927, MONUMENTED WITH A VERTICAL CONTROL POINT SET IN TOP OF A CONCRETE MONUMENT AND NGS CONTROL MONUMENT VV 4927.  
3) DISTANCES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND DISTANCES. THE COMBINATION FACTOR FOR THIS PLAT IS 1.00236918. THE DISTANCES SHOWN HEREON WILL PROVIDE THE GRID COORDINATES BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 (2007) SOUTH ZONE ON THE NORTH AMERICAN DATUM OF 1983. THE NGS CONTROL MONUMENTS USED FOR THIS SURVEY ARE TPOULLI AND VV 4927.  
4) ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.  
5) UTILITIES SHOWN HEREON WERE LOCATED BY UNDERGROUND CONSULTING SOLUTIONS.

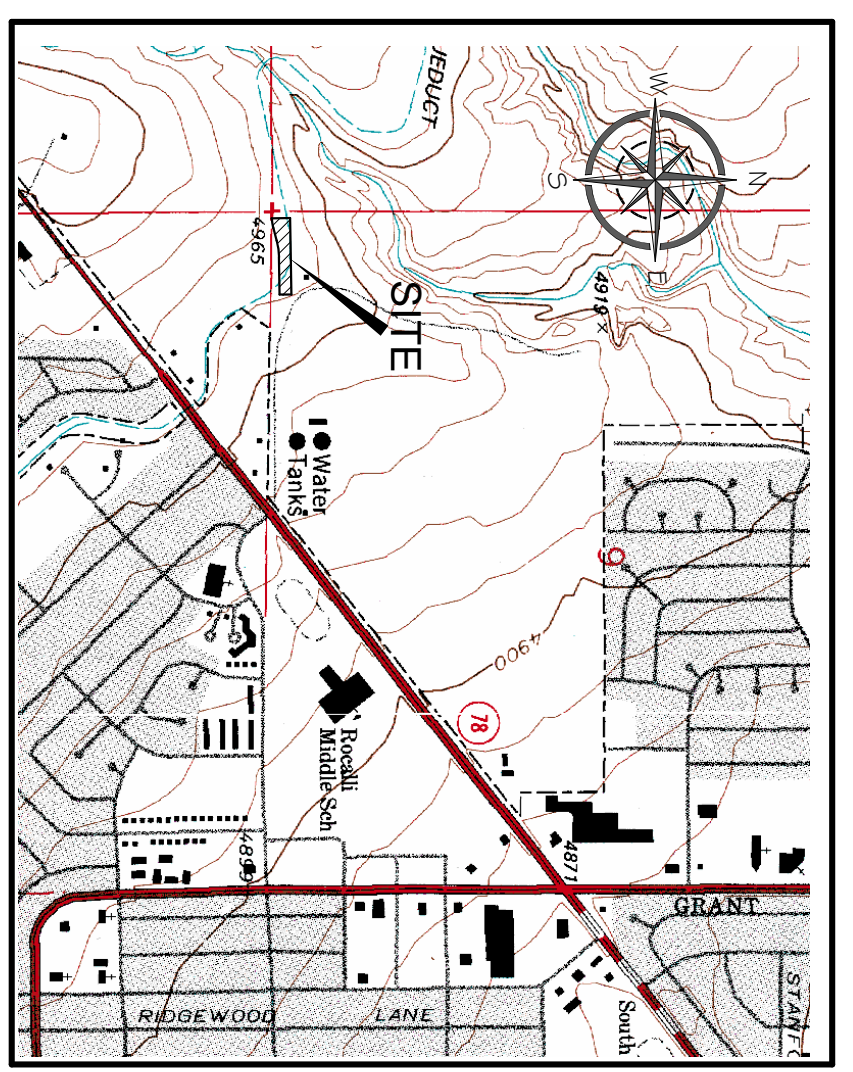
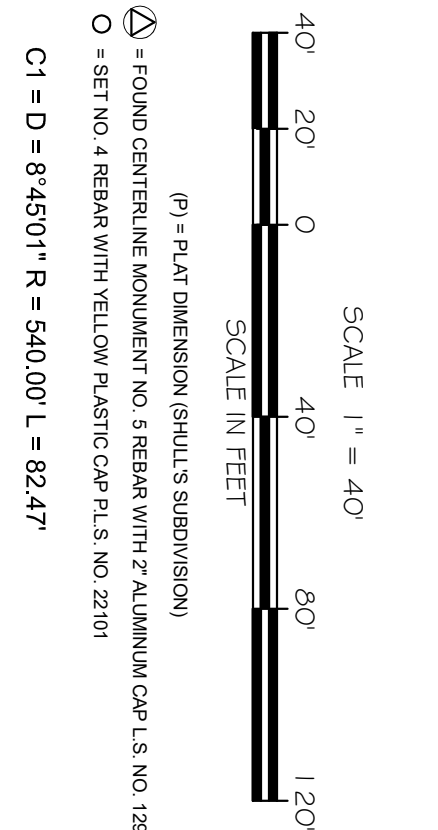
# PELLECCCHIA SUBDIVISION

A PORTION OF LOTS 10 AND 20, BLOCK 5, SHULL'S SUBDIVISION, LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

"Drainage facilities located within drainage easements shown hereon shall be installed, repaired, and maintained in good working order and condition by the owners of all lots within the subdivision. The City of Pueblo is hereby granted the right but not the obligation in its discretion to maintain, repair, or replace the drainage facilities within such easements and to recover the costs thereof plus administrative expenses from said owner(s). All drainage facilities shall be further subject to the stormwater field maintenance equipment with the annexed plat."



- PROPERTY MAY BE SUBJECT TO:
- 1) EXISTING LEASES AND EASEMENTS
  - 2) RESERVATIONS CONTAINED IN PATENT OF THE UNITED STATES FILED WITH THE COLORADO BUREAU OF LAND MANAGEMENT, LAND PATENTS AS CERTIFICATE NO. 448, SAID DOCUMENT STORED AS OURS E8389784 (NOT PLOTTABLE)
  - 3) RIGHT-OF-WAY FOR THE ARKANSAS VALLEY CONDUIT IN DEED RECORDED MARCH 03, 1989 IN BOOK 2542 AT PAGE 16 AND IN DEED RECORDED FEBRUARY 04, 2003 UNDER RECEPTION NO. 148289 (NOT PLOTTABLE)
  - 4) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE LOWER ARKANSAS VALLEY WATER CONSERVANCY DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 13, 2002 UNDER RECEPTION NO. 147420 AND NOTICE RECORDED JANUARY 4, 2010 UNDER RECEPTION NO. 182971 (NOT PLOTTABLE)
  - 5) TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AN EASEMENT AGREEMENT CASE NO. A-04-02 BUDER/REBMAN/EXHIBIT RECORDED JANUARY 04, 2005 UNDER RECEPTION NO. 180792 AN EASEMENT AGREEMENT CASE NO. A-04-02 BUDER/REBMAN/EXHIBIT RECORDED JANUARY 04, 2005 UNDER RECEPTION NO. 180792 AN EASEMENT AGREEMENT CASE NO. A-04-02 BUDER/REBMAN/EXHIBIT RECORDED JANUARY 04, 2005 UNDER RECEPTION NO. 180792 (NOT PLOTTABLE)
  - 6) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE PUEBLO CONSERVANCY DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED MARCH 12, 2004 UNDER RECEPTION NO. 196279 AND PUEBLO CONSERVANCY DISTRICT MAP RECORDED DECEMBER 11, 2008 UNDER RECEPTION NO. 182968 (NOT PLOTTABLE)
  - 7) DEED OF TRUST DATED MARCH 01, 2004, RECALL LION HEART INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PLATING TRUSTEE OF PUEBLO COUNTY, COLORADO FOR THE USE OF BANK OF THE SAN JUAN, DIVISION OF GLACIER BANK TO SECURE THE SAID OF 470,000.00 SAID DEED OF TRUST WAS FURTHER RECORDED ASSIGNMENT OF BENEFIT RECORDED MARCH 25, 2024, UNDER RECEPTION NO. 232936. (AFFECTS PARCELS B, NOT PLOTTABLE)



NO.	DATE	EDUCING (COMMENTS)	CHECKED:	SHEET: 1 OF 1	PROJECT: DR. VORBI ENGINEERING
1	0-26-23	PLANNING RED LINES	RGR	DATE: 9-9-2025	DESCRIPTION: PELLECCCHIA SUB. SIENA DRIVE
2	-20-25	PRIVATE EASEMENTS	RGR	FIELD: 9/9	DRAWN: BVAS
				SCALE: 1" = 40'	JOB NUMBER: 2025-093
					FILE NAME: 2025-093
					CHECKED: RGR
					REF: 209 NO.

Cardinal Points Surveying Inc.  
4671 Edinger Road, Suite 110  
Pueblo, Colorado 81008  
Tel: 719-254-9274 | Fax: 719-254-9275  
www.cardinalpointsurveying.com



*Andrew Hayes*  
Director Public Works



*Beritt Odom*  
Director Planning &  
Community Development

*Steven Meier*  
Director Parks & Recreation

Executive Secretary of  
Planning & Zoning  
Commission

## Subdivision Review Committee

### MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Subdivision Review Committee  
**Date:** February 4, 2026  
**Subject:** S-25-06 Pellecchia Subdivision

The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation that the Subdivision be APPROVED with the following noted:

<b>Requests for Modifications to Requirements:</b>	Not Applicable
<b>Request for Deferred Filings</b>	The Subdivision Review Committee has no objection to the Request for Deferred Filings as submitted on 9/8/24.
<b>Plat Deficiencies:</b>	Required revisions to the subdivision plat as indicated by Joe Martellaro and Noah Stamm representing Public Works and Stormwater are attached as noted on copies of the proposed subdivision plat.
<b>Conditions of Approval:</b> (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)	<ol style="list-style-type: none"><li>1. Public Work's comments to remove reference to vertical site benchmark information and illustration of the Arkansas Valley Conduit Ditch must be reflected on the plat.</li><li>2. Stormwater's comments to amend the drainage easement dedication language and remove the label of "private" from the illustrated easements must be reflected on the plat.</li></ol>



**DEPARTMENT OF PUBLIC WORKS**

**MEMORANDUM**

**TO:** Beritt Odom, Director Planning and Community Development

**CC:** Jonell Gist, Administrative Technician  
Subdivision File

**FROM:** Joe Martellaro, Associate Engineer II

**SUBJECT:** S-25-06 Pellecchia Subdivision

**DATE:** April 16, 2026

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Please place the above referenced submittal on the City Council Agenda.

October 27, 2025

The City Planning and Zoning Commission will hold a public hearing on a request from Darlene Horn for the approval of the following application:

**S-25-06 Subdivision:** Pellecchia Subdivision, a subdivision of 1.46 acres located north of Siena Dr. and east of Bandera Pwky into 4 lots for future residential and commercial development

The Planning and Zoning Commission meeting will be held on **November 12, 2025, at 3:30 p.m.** in City Council Chambers at 1 City Hall Place. The meeting will be recorded and can be viewed via Zoom, but **no testimony will be heard virtually** (Zoom info available at [www.pueblo.us/PandZ](http://www.pueblo.us/PandZ)).

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. Written testimony can also be accepted up to 24 hours before the hearing date. To review the staff report for the proposed application, please visit [www.pueblo.us/PandZ](http://www.pueblo.us/PandZ) and click on “Most Recent Agenda” no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

Berrit Odom, Director of Planning & Community Development  
By Mikaylin Hackley, Planner  
(719) 553-2259

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Berrit Odom, Director of Planning & Community Development  
By Mikaylin Hackley, Planner  
(719) 553-2259

CASE NUMBER: S-25-06

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the proposed final plat of the property commonly known as Pellecchia Subdivision to be sent to the attached list of owners of the real property lying within three hundred (300) feet of the said property on which the final plat is proposed by depositing the same properly addressed and postage paid in the post office, as set forth in the Code of Ordinances, Section 17-6-2.

11-25-25 Mailed By Carol

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin

Mike Castellucci  
Chair  
  
Patrick Avalos  
Vice Chair  
  
Brett Boston  
City Council Representative



Alexandra Aznar  
Samuel Hernandez Jr.  
Cheryl Spinuzzi  
James Salazar

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**MINUTES OF REGULAR MEETING**  
City of Pueblo, Colorado  
Wednesday, February 11, 2026, 3:30 p.m.  
City Council Chambers, 1 City Hall Place

The meeting was called to order at 3:38 pm. with Chairman Mike Castellucci presiding.

**Commissioners Present:** Brett Boston, Mike Castellucci, Patrick Avalos, Alexandra Aznar, Elizabeth Bailey, Cheryl Spinuzzi, James Salazar

**Commissioners Absent:** N/A

**Staff Members Present:** Laura Portis, Assistant City Attorney; Beritt Odom, Director of Planning and Community Development; Mikaylin Hackley, Planner; and Hannah Prinzi, Planner.

**Staff Members Absent:** N/A

**Approval of the Agenda:** Bailey moved to amend the agenda, rescheduling item Z-25-26 to the March 11, 2026, meeting and approve the agenda as amended, seconded by Salazar.

**Motion Passed:** 7-0.

**Public Meeting:** N/A

**Public Hearing:**

**S-25-06 Subdivision:** Pellecchia Subdivision a subdivision of 1.46 acres located north of Siena Dr. and east of Bandera Pkwy into 4 lots for future residential and commercial development. Staff Report by Mikaylin Hackley, Planner. *Continued from January 14, 2026*

**Hearing:** Applicant Randy reeves and Richard Pellecchia remained sworn in and spoke in support of the application. No one spoke in opposition.

**Commission Action:** Bailey moved to recommend the rezone application with one staff condition be forward to City Council, seconded by Salazar.

**Motion Passed:** 7-0.

Owner	OwnerStree	OwnerCity	OwnerState	OwnerZip
ARRIAGA CARLOS P/ARRIAGA JESSICA N	5388 KESTREL CT	PUEBLO	CO	81005-5545
ASHLEY BRANT A/ASHLEY CALI M	5412 KESTREL CT	PUEBLO	CO	81005-5545
BURKET DONALD E II/BURKET SUN Y	1 HAWKS POINT CT	PUEBLO	CO	81005-5546
CAMPOS MITCHELL A/CAMPOS JUANA E	5446 KESTREL CT	PUEBLO	CO	81005-5545
CHARLES DAX R/CHARLES KIMBERLY M	5523 TERRACINA PL	PUEBLO	CO	81005-5581
DAUENHAUER JESSE	5420 KESTREL CT	PUEBLO	CO	81005-5545
DOMINGUEZ DECANINI ALDO A/DOMINGUEZ	6 HAWKS POINT CT	PUEBLO	CO	81005-5546
KING WILLIAM A/KING KARMYN	5450 KESTREL CT	PUEBLO	CO	81005-5545
LION HEART INV LLC	5071 NORTHCREEK F	BEULAH	CO	81023-9601
MADRID RICHARD G	4 HAWKS POINT CT	PUEBLO	CO	81005-5546
MANISCALCO KEVIN S/MANISCALCO FRANK	5360 KESTREL CT	PUEBLO	CO	81005-5544
MEIER KENT/MEIER PAMELA R	5449 KESTREL CT	PUEBLO	CO	81005-5543
MELSTER MATTHEW J/MELSTER NICOLE M	5434 KESTREL CT	PUEBLO	CO	81005-5545
METZGER DONALD P/METZGER NANCY	3 HAWKS POINT CT	PUEBLO	CO	81005-5546
MILLER JACQUELINE L/MILLER T RICHA	5428 KESTREL CT	PUEBLO	CO	81005-5545
MONTOYA RODNEY R/MONTOYA GILBERTA A	5400 KESTREL CT	PUEBLO	CO	81005-5545
PUBLIC SERVICE CO OF COLORADO + C/O PROP	PO BOX 840	DENVER	CO	80201-0840
QUINTANA MARTIN E/QUINTANA VETA E	5442 KESTREL CT	PUEBLO	CO	81005-5545
SALAS WILFRED/SALAS JULIE ANN	5406 KESTREL CT	PUEBLO	CO	81005-5545
SOUTH VILLAGE AT PUEBLO LLC	PO BOX 50647	COLORADO	CO	80949-0647
VIALPANDO CHRISTOPHER G/KUETER BECK	5 HAWKS POINT CT	PUEBLO	CO	81005-5546
WHITE RICHARD R/WHITE LORETTA	5517 TERRACINA PL	PUEBLO	CO	81005-5581
WILSON FAMILY PARTNERSHIP LTD	207 BRIDLE TRL UNI	PUEBLO	CO	81005-2974