



**REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS – CITY HALL
#1 CITY HALL PLACE
TUESDAY, MAY 26, 2026 - 5:30 PM**

MINUTES

A. CALL TO ORDER

President Aliff called the meeting to order at 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

F. PUBLIC FORUM

Brett Verna spoke about economic development / advance pueblo.

Elvis Martinez spoke about animals and the airport.

Roxana Mack spoke about the Italian Flag being flown next to the American Flag.

G. COUNCIL MEMBER AND MAYOR COMMENTARY

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

H. REVIEW AND APPROVAL OF AGENDA

I. READING AND APPROVAL OF MINUTES

11 CITY COUNCIL MINUTES 051126

Councilor Boston, seconded by Councilor Gomez, moved to dispense with the reading and approve the Minutes of the Regular Meeting dated **May 11, 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.

J. PUBLIC HEARINGS

J1 PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC TESTIMONY AS IT PERTAINS TO THE CITY OF PUEBLO PREPARING ITS FY 2026 ANNUAL ACTION PLAN (AAP) FOR THE PROGRAM YEAR RUNNING SEPTEMBER 1, 2026–AUGUST 31, 2027 FOR FY 2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). IN ACCORDANCE WITH 24 CFR PART 91, THE FY 2026 AAP WILL BE SUBMITTED TO HUD ON OR BEFORE JULY 18, 2026

REQUIRED COUNCIL ACTION: OPEN THE HEARING, RECEIVE PUBLIC TESTIMONY, AND CLOSE THE HEARING

A staff report and detailed review of the Ordinance was given by Lexi Romero-Stewart, Housing and Community Development Specialist.

PUBLIC HEARING:

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

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 3/11/2026

M. RESOLUTIONS

M1 A RESOLUTION APPROVING AMENDMENT NO. 1 OF THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND GALLOWAY & COMPANY, LLC, IN THE AMOUNT OF \$6,000 FOR PROJECT NO. R26-048 (PREVIOUSLY LISTED AS 26-013), FIRE STATION COMMISSIONING SERVICE, AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME

This Resolution was assigned as 16328.

M2 A RESOLUTION AUTHORIZING THE ISSUANCE OF A REVOCABLE PERMIT (REV-26-7) TO THE INTERNATIONAL SOAP BOX DERBY/PIKES PEAK SOAP BOX DERBY FOR THE USE OF JOPLIN HILL STARTING JUST NORTH OF E. 3RD ST. AND ENDING JUST SOUTH OF E ASH ST., BLOCKING INTERSECTING STREETS E. 3RD ST. E. 2ND ST., E 1ST ST., E. RIVER ST. AND E ASH ST. TO HOST THE SOAP BOX DERBY

This Resolution was assigned as 16329.

- M3 A RESOLUTION AUTHORIZING THE ISSUANCE OF A REVOCABLE PERMIT (REV-26-13) TO THE CITY OF PUEBLO PARKS & REC FOR THE USE OF THE PUBLIC RIGHT-OF-WAY ALONG CARLILE AVENUE CLOSED FROM GOODNIGHT AVENUE EXTENDING NORTH THEN EAST TO CARLILE AVENUE TO CITY PARK AVENUE FOR THE PURPOSE OF HOSTING THE STEEL CITY ARKANSAS RIVER FESTIVAL**

This Resolution was assigned as 16330.

- M4 A RESOLUTION CONFIRMING THE APPOINTMENT BY THE MAYOR OF PATRICK MILLER TO COMPLETE A FOUR-YEAR TERM EXPIRING AUGUST 1, 2029, ON THE HONOR FARM ENTERPRISE CITIZENS ADVISORY BOARD**

This Resolution was assigned as 16331.

- M5 A RESOLUTION CONFIRMING THE APPOINTMENT BY THE MAYOR OF DOMONIQUE CHAVEZ AND CHING HAN HELEN CHAN TO COMPLETE A THREE-YEAR TERM EXPIRING DECEMBER 31, 2028, ON THE PUEBLO HUMAN RELATIONS COMMISSION**

This Resolution was assigned as 16332.

N. ORDINANCES – FIRST PRESENTATION

- N1 AN ORDINANCE APPROVING THE 3RD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION ("CITY"), AND THE STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO DEPARTMENT OF TRANSPORTATION ("CDOT"), PROJECT TAP M086-091 (24079)/MTF M086-088 (24024) FOR THE PRAIRIE AVENUE TO MINNEQUA LAKE TRAIL PROJECT, DECREASING THE FUNDING FROM \$1,410,542.00 TO \$1,354,010.04 AND AUTHORIZING THE MAYOR TO EXECUTE SAME**

- N2 AN ORDINANCE APPROVING THE 1ST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION ("CITY"), AND THE STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO DEPARTMENT OF TRANSPORTATION ("CDOT"), ADAMS AND JACKSON ROUNDABOUT PROJECT SHO M086-093 (24462), DECREASING THE FUNDING FROM \$1,000,000 TO \$832,016.09 AND AUTHORIZING THE MAYOR TO EXECUTE SAME**

- N3 AN ORDINANCE AMENDING SECTION 607 OF CHAPTER 1 OF TITLE XI OF THE PUEBLO MUNICIPAL CODE RELATING TO NOISE AND CLARIFYING AND RECOGNIZING CONSISTENT WITH STATE STATUTE ITS NONAPPLICATION TO THE STATE, POLITICAL SUBDIVISIONS OF THE STATE AND NONPROFITS**

- N4 AN ORDINANCE APPROVING AND ADOPTING THE CITY OF PUEBLO'S 2026 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND THE HOME INVESTMENT PARTNERSHIP ACT GRANT (HOME), AUTHORIZING THE MAYOR OF THE CITY OF PUEBLO TO SUBMIT THE APPLICATION TOGETHER WITH ALL REQUIRED AND NECESSARY CERTIFICATIONS, ASSURANCES, AND DOCUMENTATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND APPROPRIATING AND BUDGETING CDBG AND HOME FUNDS THEREFORE AND AUTHORIZING THE MAYOR TO EXECUTE SUBRECIPIENT AGREEMENTS FOR COMMUNITY DEVELOPMENT SERVICES**
- N5 AN ORDINANCE AMENDING THE FISCAL YEAR 2026 STAFFING ORDINANCE BY ADDING ONE (1) FULL-TIME POSITION ENTITLED HOUSING REDEVELOPMENT PROGRAM COORDINATOR TO THE AUTHORIZED STAFFING OF THE HOUSING AND CITIZEN SERVICES DEPARTMENT**
- N6 AN ORDINANCE AMENDING SECTION 6-5-16 OF CHAPTER 5, OF TITLE VI OF THE PUEBLO MUNICIPAL CODE RELATING TO THE FY 2026 CLASSIFICATION AND PAY PLAN BY ESTABLISHING THE PAY SCALE FOR HOUSING REDEVELOPMENT PROGRAM COORDINATOR**
- N7 AN ORDINANCE APPROVING A T-HANGAR LEASE AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO HOME RULE MUNICIPAL CORPORATION, AND DANIEL J. RAMOS FOR HANGAR UNIT B AT 31501 BRYAN CIRCLE AT PUEBLO MEMORIAL AIRPORT**
- N8 AN ORDINANCE AUTHORIZING THE CITY OF PUEBLO TO GRANT A CONDITIONAL WAIVER OF FEES RELATING TO WASTEWATER CONNECTION FEES TOTALING A MAXIMUM OF \$236,170 FOR PHASE II OF THE PUEBLO SPRINGS APARTMENTS LOCATED IN THE SOUTHEAST CORNER OF THE PUEBLO SPRINGS APARTMENTS SUBDIVISION**
- N9 AN ORDINANCE ACCEPTING, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE LPC-24-055 PUEBLO AFFORDABLE HOUSING PROCEDURE UPDATES STATE OF COLORADO GRANT AGREEMENT MODIFICATION, GRANT AGREEMENT AMENDMENT #1., AND BUDGETING AND APPROPRIATING INCENTIVE FUNDS IN THE AMOUNT OF \$50,000 INTO PL2402**
- N10 AN ORDINANCE APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PUEBLO AND THE BUREAU OF ALCOHOL, TOBACCO, FIREARMS AND EXPLOSIVES REGARDING THE NIBN NATIONAL CORRELATION AND TRAINING CENTER**

N11 AN ORDINANCE APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PUEBLO AND THE BUREAU OF ALCOHOL, TOBACCO, FIREARMS, AND EXPLOSIVES REGARDING THE NATIONAL INTEGRATED BALLISTIC INFORMATION NETWORK

N12 AN ORDINANCE APPROVING THE CONTRIBUTION OF \$215,000 IN SUPPORT OF THE FALLEN OFFICER MEMORIAL, ESTABLISHING PROJECT CI2615 - FALLEN OFFICER MEMORIAL, TRANSFERRING \$150,000 FROM PUEBLO POLICE DEPARTMENT WAGES/POLICE SERVICE ACCOUNT 10120502-51030 TO PROJECT CI2615, AND TRANSFERRING FUNDS IN THE AMOUNT OF \$65,000 FROM PROJECT ACCOUNT CI2113 - ARPA INTEREST TO PROJECT CI2615.

O. APPROVAL OF CONSENT AGENDA

P. REGULAR AGENDA

Q. RESOLUTIONS

Q1 A RESOLUTION APPROVING AMENDMENT NO. 3 TO THE AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES IN THE AMOUNT OF \$719,230.00 BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND RESPEC COMPANY, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY, FOR PROJECT NO. 24-098 STATE FAIR AND BESSEMER NEIGHBORHOOD DRAINAGE IMPROVEMENTS DESIGN AND ANALYSIS AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE THE SAME

A staff report and detailed review of the Resolution was given by Kurt Patrick, Director of Stormwater.

Councilor Latino, seconded by Councilor Gomez, 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 16333.

R. QUASI-JUDICIAL PROCEEDINGS

R1 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

A staff report and detailed review of the Ordinance was given by Beritt Odom, Director of Planning & Community Development. Ms. Odom requested that the Planning & Zoning documents for this item, Case # Z-25-20 dated February 11, 2026, be made part of the record for this hearing. So ordered by President Aliff.

PUBLIC HEARING:

- Rich Pelicki appeared in person and spoke in favor of this Ordinance.
- Randy Reeves appeared in person and spoke in favor of this Ordinance.

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

Councilor Gomez, seconded by Councilor Latino, 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 11175.

R2 AN ORDINANCE APPROVING THE PELLECCCHIA SUBDIVISION

A staff report and detailed review of the Ordinance was given by Beritt Odom, Director of Planning & Community Development. Ms. Odom requested that the Planning & Zoning documents for this item, Case # S-25-06 dated February 11, 2026, be made part of the record for this hearing. So ordered by President Aliff.

PUBLIC HEARING:

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

Councilor Gomez, 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 11176.

S. ORDINANCES – FINAL PRESENTATION

S1 AN ORDINANCE AMENDING SECTION 15-1-6 OF THE PUEBLO MUNICIPAL CODE RELATING TO MOTORIZED VEHICLES UPON BIKEPATHS

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

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 11177.

S2 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

A staff report and detailed review of the Ordinance was given by Greg Pedroza, Director of Aviation.

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 11178.

S3 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

A staff report and detailed review of the Ordinance was given by Andrew Hayes, Director of Public 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 11179.

S4 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

A staff report and detailed review of the Ordinance was given by Carla Sikes, City Attorney.

PUBLIC HEARING:

- George Koncilja appeared in person and spoke in favor of this Ordinance.
- Eleanor Bartoli appeared in person and spoke in favor of this Ordinance.
- Elvis Martinez 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 Hernandez, 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 11180.

S5 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

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

PUBLIC HEARING:

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

Councilor Latino, seconded by Councilor Ruiz-Gomez, 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 11181.

S6 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 C12614 - VINEWOOD SKATE PARK

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

PUBLIC HEARING:

- Elvis Martinez appeared in person and spoke in favor of this Ordinance.
- Eleanor Bartoli appeared in person and spoke in favor of this Ordinance.
- Bret Verna 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 Ruiz-Gomez, 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 7-0.

This Ordinance was assigned as 11182.

T. COUNCIL MEMBER CONFLICT OF INTEREST

U. COMMUNICATIONS

U1 A CITIZEN FILED AN ETHICS COMPLAINT AGAINST COUNCILOR JOE LATINO

Councilor Latino left the Dias.

A staff report and detailed review were given by Harley Gifford, Deputy City Attorney..

Councilor Ruiz-Gomez, seconded by Councilor Danti, moved to accept the communication.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** Councilor Gomez. Motion Passed 5-1.

Councilor Gomez, seconded by Councilor Hernandez, moved to dismiss the communication.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Hernandez, Councilor Gomez, Councilor Ruiz-Gomez. **Nays:** Councilor Danti,. Motion Passed 5-1.

V. ADJOURN

President Aliff adjourned the meeting at 7:03 p.m.

Respectfully submitted,
Clyde Bishop

Clyde Bishop

City Clerk

State of Colorado Grant Agreement Modification

Grant Agreement Amendment #1

State Agency	DLG Portal Number
Department of Local Affairs (DOLA)	LPC-24-055
Grantee	Current Grant Agreement Expiration Date
City of Pueblo	May 31, 2028
Project Number and Name	Prior Grant Agreement Expiration Date
LPC-24-055 - Pueblo - Affordable Housing Procedure Updates	January 31, 2027
Amendment CMS Number	Grant Amount
206870	Initial Award: \$96,000.00
Previous CMS #(s)	Amendment#1 05/05/2026: \$50,000.00
195418	Total Grant Amount: \$146,000.00
Program Name	DOLA Program Manager
Local Planning Capacity Grant Program ()	Robyn DiFalco, (720) 682-5202, (robyn.difalco@state.co.us)
Funding Account Codes	DOLA Program Assistant
	Jessica Rupe, (720) 557-4902, (jessica.rupe@state.co.us)
Phase Code	

The Parties hereto have executed this amendment

Each person signing this Amendment represents and warrants that the signer is duly authorized to execute this Amendment and to bind the Party authorizing such signature.

Grantee
CITY OF PUEBLO

STATE OF COLORADO
Jared S. Polis, Governor
Colorado Department of Local Affairs
Maria De Cambra, Executive Director

By: Name of Authorized Individual

By: Maria De Cambra, Executive Director

Title: Official Title of Authorized Individual

Date: _____

STATE OF COLORADO
PRE-APPROVED FORM REVIEWER

*Signature

Date: _____

By: Robyn DiFalco, LPC Program Manager

Date: _____

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: Kelly Bearden, DOLA Controller Delegate

Amendment Effective Date: _____

In accordance with §24-30-202, C.R.S., this Amendment is not valid until signed and dated below by the State Controller or an authorized delegate.

1. Parties

This Grant Agreement Amendment (the “Amendment”) to the Original Grant Agreement (the “Agreement”) shown on the Signature and Cover Page for this Amendment is entered into by and between the Grantee, and the State.

2. Terminology

Except as specifically modified by the Amendment, all terms used in this Amendment that are defined in the Agreement shall be construed and interpreted in accordance with the Agreement.

3. Amendment Effective Date and Term

A. Amendment Effective Date

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown on the Signature and Cover Page for this Amendment. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay Grantee for any Work performed or expense incurred under this Amendment either before or after the Amendment term shown in **§3.B** of this Amendment.

B. Amendment Term

The Parties’ respective performances under this Amendment and the changes to the Agreement contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment or May 05, 2026, whichever is later and shall terminate on the termination of the Agreement.

4. Purpose

The Parties entered into the Agreement to hire qualified consultants to facilitate updates to policies and procedures that incentivize or reduce barriers to affordable housing. Grantee requested and received Supplemental Grant Funds in the amount of \$50,000 for achieving the Proposition 123 milestone for early adoption of Fast Track. Grantee requests the Scope of Project be modified to include amending the City’s Comprehensive Plan to create a Strategic Growth Element and using incentive funds to hire new personnel and funding for professional development; the budget table be adjusted to account for the revised Scope of Work and incentive funding; the quarterly reporting cadence changed to monthly reporting; and the Grant Agreement Expiration Date be extended. This Amendment modifies the Agreement as requested.

5. Modification

The Agreement and all prior amendments thereto, if any, are modified as follows:

- A. The Agreement Initial Agreement Expiration Date on the Agreement’s Signature and Cover Page is hereby deleted and replaced with the Current Agreement Expiration Date shown on the Signature and Cover Page for this Amendment.
- B. The Agreement Maximum Amount field on the Agreement’s Signature and Cover Page is hereby deleted and replaced with the Current Agreement Maximum Amount field shown on the Signature and Cover Page for this Amendment.
- C. The Project Description on the Agreement’s Signature and Cover Page and **Section 2. Description of the Project(s) and Work, §2.1. Project Description** in **Exhibit B** is hereby deleted:

“The Project consists of amending the City of Pueblo’s land use codes and comprehensive plan to incentivize affordable housing development, implementing process improvements to expedite the development review process for affordable housing projects, and generally advancing affordable housing goals in Pueblo, Colorado.”

and is replaced with the following in lieu thereof:

“The Project consists of amending the City of Pueblo’s land use codes to incentivize affordable housing development **and amending the city’s Comprehensive Plan to create a strategic growth element, hiring new personnel, funding for professional development,** and generally advancing affordable housing goals in Pueblo, Colorado.”

- D. The first paragraph in **Section 2. Description of the Project(s) and Work, §2.2. Work Description.** in **Exhibit B** is hereby deleted:

“The City of Pueblo (Grantee) will hire qualified consultants to facilitate updates to policies and procedures that incentivize or reduce barriers to affordable housing. Work includes: 1) adoption/implementation of amendments to the Grantee’s land use codes and comprehensive plan; 2) process improvements to streamline the development review process including exploration of software solutions for tracking and expedited review; and 3) tracking/documentation of Prop 123 efforts such as local government commitments and fast track compliance. Grantee will conduct a robust community engagement process that ensures participation by all key stakeholders, especially underrepresented voices, and residents or local workers who are considered housing cost-burdened. Grantee will complete quarterly performance metric reporting in a form provided by DOLA.”

and is replaced with the following in lieu thereof:

“The City of Pueblo (Grantee) will hire qualified consultants to facilitate **strategic policy recommendations** that incentivize or reduce barriers to affordable housing **development.**”

The Project also includes funding for professional development expenses and hiring a full-time Housing and Citizen Service Coordinator to launch a new program addressing vacant or blighted housing stock and managing renovation or redevelopment of these homes. The Project funds 100% of the salary and benefits for this position for approximately one (1) year after the effective date of this Agreement. During the Agreement period and prior to Project Closeout, the Grantee will provide DOLA with plans for maintaining the position into the future. The Housing and Citizen Service Coordinator will dedicate 100% of their time and effort to implementation of this new program and Grant Funds will cover 86% of the salary and benefits for this position. The City will also hire a term-limited employee to prepare a Strategic Growth Element as an amendment to the City’s Comprehensive Plan to comply with SB24-174 (C.R.S. 31-23-206(1.5)(d)). Grant Funds will reimburse 86% of this term-limited employee’s time and effort for approximately six (6) months after the Effective Date of this Agreement. Grantee will conduct a robust community engagement process that ensures participation by all key stakeholders, especially underrepresented voices, and residents or local workers who are considered housing cost-burdened. Grantee will complete monthly performance metric reporting in a form provided by DOLA.”

- E. The sentence in **Section 2. Description of the Project(s) and Work, §2.5. Eligible Expenses.** in **Exhibit B** is hereby deleted:

“Eligible expenses shall include: consultant fees, RFP/bid advertisements, and attorney’s fees.”

and is replaced with the following in lieu thereof:

“Eligible expenses shall include: consultant fees, RFP/bid advertisements, attorney’s fees, **program-specific allowable salary and benefits costs, enrollment costs, and Direct costs.**”

- F. The following Subsection is hereby deleted from **§3.1. Project Budget Lines** in **Section 3. Definitions** in **Exhibit B**:

3.1.2. “Personnel Services Costs” means program-specific allowable salary and benefits costs.

3.1.3 “Other Costs” means enrollment costs.

- G. The first sentence in **§4.1. Outcome** in **Section 4. Deliverables** in **Exhibit B** is hereby deleted:

“The final outcome of this Grant is submission of any Grant-related reports or work product funded by this award, documentation from community engagement outcomes, implementation of a system to expedite the development review process for affordable housing projects, and efforts to achieve Proposition 123 requirements in Pueblo, Colorado. In addition, a Final Informal Memo will be submitted to DOLA as a Final Report.”

and is replaced with the following in lieu thereof:

“The final outcome of this Grant is **the provision of funding for new personnel, a plan to retain the position into the future, completion of the Strategic Growth Element,** submission of any Grant-related reports or Work product funded by this award, documentation from community engagement outcomes, implementation of **an effective** system to expedite the development review process for affordable housing projects, and **related** efforts to achieve Proposition 123 requirements in Pueblo, Colorado. In addition, a Final Informal Memo will be submitted to DOLA as a Final Report.”

- H. The following milestones in **§4.3. Performance Measures in Section 4. Deliverables in Exhibit B** are hereby deleted:

Documentation of new policy adoption, and/or efforts to explore, adopt, or implement policies that expedite review of affordable housing.	Within 30 days after the Policy adoption.
Submit draft policy documents and/or expedited review policy language to DOLA for courtesy review.	30 days prior to a scheduled public hearing.
Submit Quarterly Pay Requests	See §4.5.2 below
Submit Quarterly Status Reports	See §4.5.2 below
Submit Project Final Report	May 01, 2027

and are replaced with the following in lieu thereof:

Begin recruitment and hiring process.	Within 3 months after execution of this Amendment.
Provide DOLA a copy of Job Description for an employee that will be paid with Grant Funds.	At least seven (7) days before employee begins Grant-related activities
Documentation of new policy adoption.	Within 30 days after

	the formal adoption.
Submit draft policy documents to DOLA for courtesy review.	Within 30 days prior to a scheduled public hearing.
Submit Monthly Pay Requests	See §4.5.2 below
Submit Monthly Status Reports	See §4.5.2 below
Submit Project Final Report	August 29, 2028

I. **Subsection 4.5. Quarterly Pay Request and Status Reports in Section 4. Deliverables in Exhibit B is hereby deleted:**

“Quarterly Pay Request and Status Reports. Beginning 30 days after the end of the first quarter following execution of this Grant and for each quarter thereafter until termination of this Grant, Grantee shall submit Pay Requests and Status Reports using a form provided by the State. The State shall pay the Grantee for actual expenditures made in the performance of this Grant based on the submission of statements in the format prescribed by the State. The Grantee shall submit Pay Requests setting forth a detailed description and provide documentation of the amounts and types of reimbursable expenses. Pay Requests and Status Reports are due within 30 days of the end of the quarter but may be submitted more frequently at the discretion of the Grantee.”

and is replaced with the following in lieu thereof:

“**Monthly Pay Request and Status Reports.** Beginning 30 days after the end of the first month following execution of this Grant and for each month thereafter until termination of this Grant, Grantee shall submit Pay Requests and Status Reports using a form provided by the State. The State shall pay the Grantee for actual expenditures made in the performance of this Grant based on the submission of statements in the format prescribed by the State. The Grantee shall submit Pay Requests setting forth a detailed description and provide documentation of the amounts and types of reimbursable expenses. Pay Requests and Status Reports are due within 30 days of the end of the month but may be submitted more frequently at the discretion of the Grantee.”

J. **Subsection 4.5.1 in Section 4. Deliverables in Exhibit B is hereby deleted:**

“For quarters in which there are no expenditures to reimburse, Grantee shall indicate zero (0) requested in the Pay Request and describe the status of the Work in the Status Report. The report will contain an update of expenditure of funds by budget line as per §6.2 of this Exhibit B Scope of Project as well as a projection of all Work expected to be

accomplished in the following quarter, including an estimate of Grant Funds to be expended.”

and is replaced with the following in lieu thereof:

“For months in which there are no expenditures to reimburse, Grantee shall indicate zero (0) requested in the Pay Request and describe the status of the Work in the Status Report. The report will contain an update of expenditure of funds by budget line as per §6.2 of this Exhibit B Scope of Project as well as a projection of all Work expected to be accomplished in the following month, including an estimate of Grant Funds to be expended.”

- K. The table in §4.5.2. Specific Submittal Dates in Section 4. Deliverables in Exhibit B is hereby deleted:

Month	Year	Due Date	Pay Request Due	Status Report Due
4th (Oct-Dec)	2024	January 30, 2025	Yes	Yes
1st (Jan-Mar)	2025	April 30, 2025	Yes	Yes
2nd (Apr-Jun)	2025	JULY 15, 2025*	Yes	Yes
3rd (Jul-Sep)	2025	October 30, 2025	Yes	Yes
4th (Oct-Dec)	2025	January 30, 2026	Yes	Yes
1st (Jan-Mar)	2026	April 30, 2026	Yes	Yes
2nd (Apr-Jun)	2026	JULY 15, 2026*	Yes	Yes
3rd (Jul-Sep)	2026	October 30, 2026	Yes	Yes
4th (Oct-Dec)	2026	January 30, 2027	Yes	Yes
1st (Jan-Mar)	2027	April 30, 2027	Yes	Yes

and is replaced with the following in lieu thereof:

Month	Year	Due Date	Pay Request Due	Status Report Due
4th (Oct-Dec)	2024	January 30, 2025	Yes	Yes
1st (Jan-Mar)	2025	April 30, 2025	Yes	Yes
2nd (Apr-Jun)	2025	JULY 15, 2025*	Yes	Yes
3rd (Jul-Sep)	2025	October 30, 2025	Yes	Yes
4th (Oct-Dec)	2025	January 30, 2026	Yes	Yes

1st (Jan-Mar)	2026	April 30, 2026	Yes	Yes
2nd (Apr-Jun)	2026	JULY 15, 2026*	Yes	Yes
3rd (Jul-Sep)	2026	October 30, 2026	Yes	Yes
4th (Oct-Dec)	2026	January 30, 2027	Yes	Yes
1st (Jan-Mar)	2027	April 30, 2027	Yes	Yes
Month	Year	Due Date	Pay Request Due	Status Report Due
February	2027	March 30, 2027	Yes	Yes
March	2027	April 30, 2027	Yes	Yes
April	2027	May 30, 2027	Yes	Yes
May	2027	June 30, 2027	Yes	Yes
June	2027	JULY 15, 2027*	Yes	Yes
July	2027	August 30, 2027	Yes	Yes
August	2027	September 30, 2027	Yes	Yes
September	2027	October 30, 2027	Yes	Yes
October	2027	November 30, 2027	Yes	Yes
November	2027	December 30, 2027	Yes	Yes
December	2027	January 30, 2028	Yes	Yes
January	2028	March 2, 2028	Yes	Yes
February	2028	March 30, 2028	Yes	Yes
March	2028	April 30, 2028	Yes	Yes
April	2028	May 30, 2028	Yes	Yes
May	2028	June 30, 2028	Yes	Yes

- L. The personnel in §5.1. Responsible Administrator in Section 5. Personnel in Exhibit B is hereby deleted:

“Scott Hobson, Director of Planning and Community Development, (shobson@pueblo.us)”

and is replaced with the following in lieu thereof:

“Beritt Odom, Planning Director, (bodom@pueblo.us)”

- M. The table in §6.2. Budget in Section 6. Funding in Exhibit B is hereby deleted:

Budget Line(s)		Total Project Cost	Grant Funds	Other Funds	Other Funds Source
Line #	Cost Category				
1	Consultant Services	\$120,000	\$96,000	\$24,000	Grantee
Total		\$120,000	\$96,000	\$24,000	

and is replaced with the following in lieu thereof:

Budget Line(s)		Total Project Cost	Grant Funds	Other Funds	Other Funds Source
Line #	Cost Category				
1	Consultant Services	\$30,000	\$25,765	\$4,235	Grantee
2	Personnel Services - CA #1	\$120,000	\$103,065	\$16,935	Grantee
3	Other: Enrollment costs - CA #1	\$20,000	\$17,170	\$2,830	Grantee
Total		\$170,000	\$146,000	\$24,000	

N. The table in **§7.1. Payment Schedule in Section 7. Payment** in Exhibit B is hereby deleted:

Payment	Amount	
Interim Payment(s)	\$91,200	Paid upon receipt of actual expense documentation and written Pay Requests from the Grantee for reimbursement of eligible approved expenses.
Final Payment	\$4,800	Paid upon Substantial Completion of the Project (as determined by the State in its sole discretion), provided that the Grantee has submitted, and DOLA has accepted, all required reports.
Total	\$96,000	

and is replaced with the following in lieu thereof:

Payment	Amount	
Interim Payment(s)	\$141,200	Paid upon receipt of actual expense documentation and written Pay Requests from the Grantee for reimbursement of eligible approved expenses.
Final Payment	\$4,800	Paid upon Substantial Completion of the Project (as determined by the State in its sole discretion), provided that the Grantee has submitted, and DOLA has accepted, all required reports.
Total	\$146,000	

O. Subsection 8.1.1 Quarterly Pay Request and Status Reports in Section 4.

Administrative Requirements in Exhibit B is hereby deleted:

“Quarterly Pay Request and Status Reports. Quarterly Pay Requests shall be submitted to DOLA in accordance with §4.5 of this Exhibit B.”

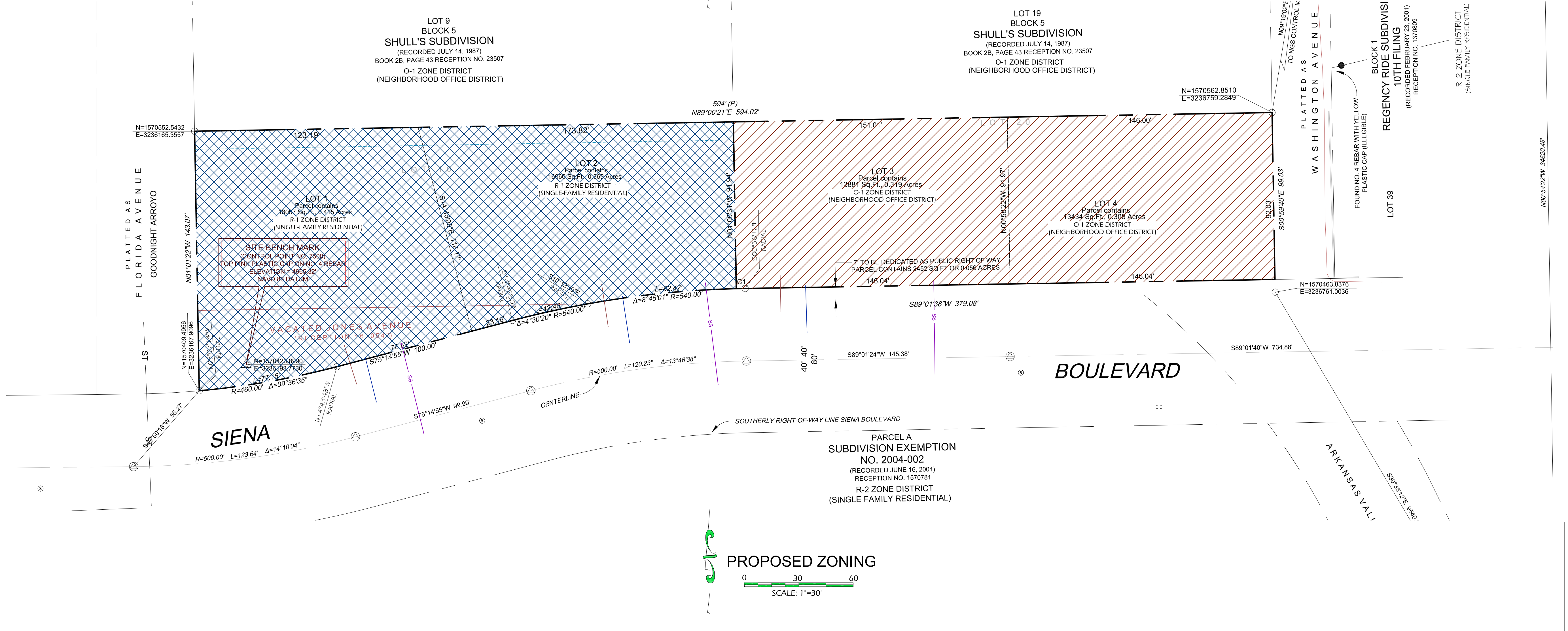
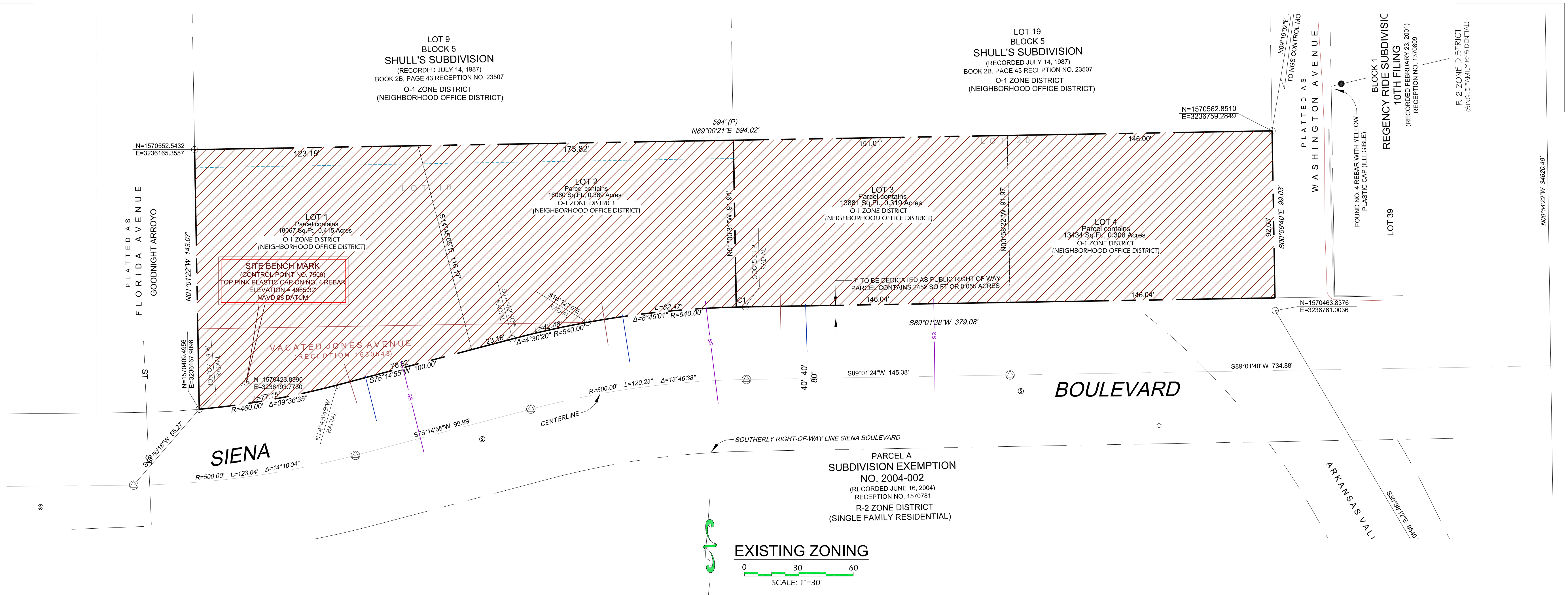
and is replaced with the following in lieu thereof:

“**Monthly Pay Request and Status Reports.** Monthly Pay Requests shall be submitted to DOLA in accordance with **§4.5** of this **Exhibit B.**”

6. Limits of Effect and Order of Precedence

This Amendment is incorporated by reference into the Agreement, and the Agreement and all prior amendments or other modifications to the Agreement, if any, remain in full force and effect except as specifically modified in this Amendment Except for the Special Provisions contained in the Agreement, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Agreement or any prior modification to the Agreement, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Agreement to the extent that this Amendment specifically modifies those Special Provisions.

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

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).

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 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

Owner	OwnerStree	OwnerCity	OwnerState	OwnerZip
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	COLORADO	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

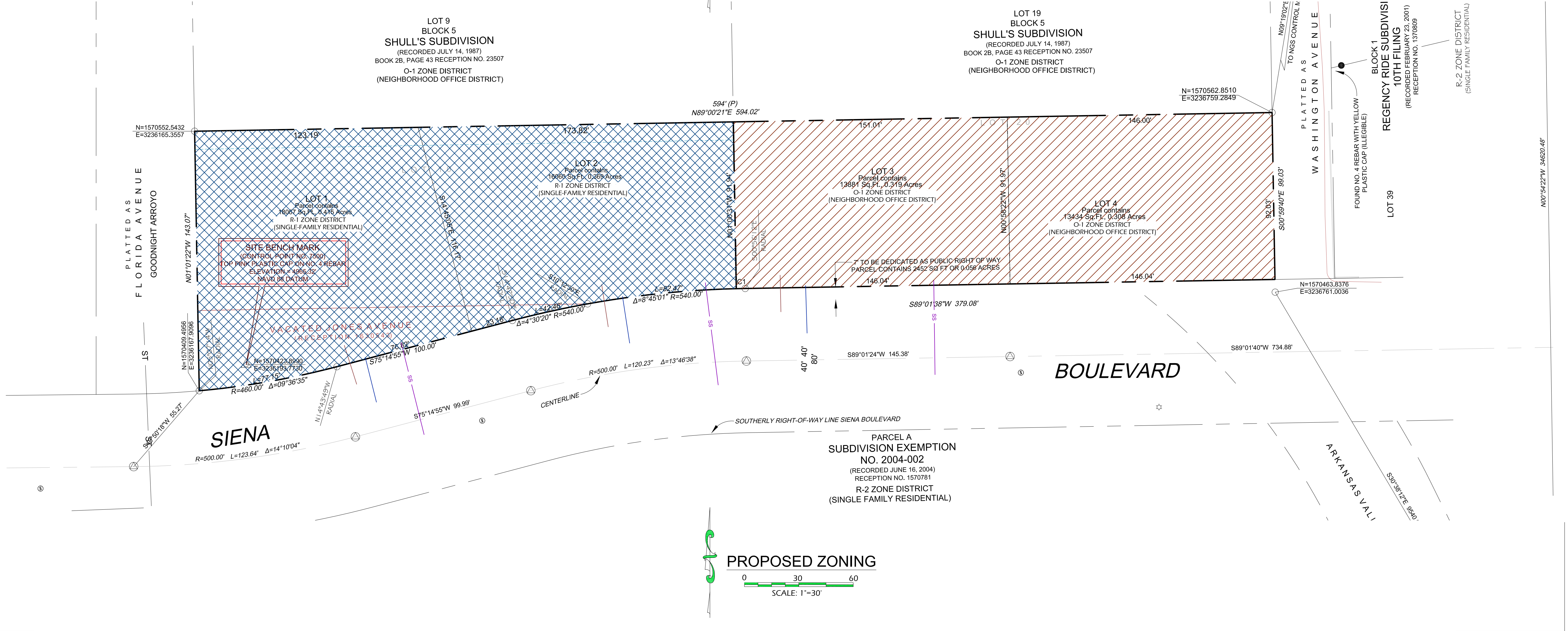
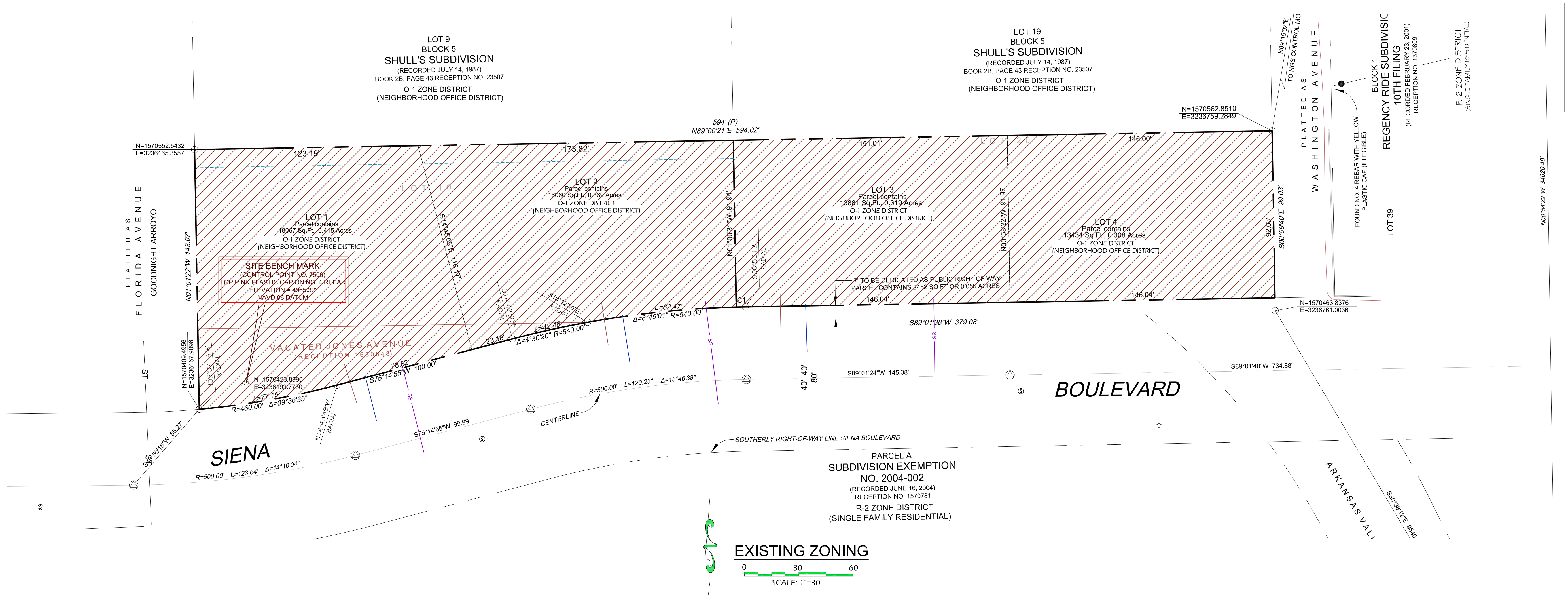


D. Public Notice Photo



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 #: _____

Property Owner	
Name: Richard Pellecchia	
Company: Lionhart Investments LLC	
Address: 5701 Northcreek Road, Beulah, C	Zip: 81023
Phone: ()	Email:
Applicant	
Name: Same as Owner	
Company:	
Address:	Zip:
Phone: ()	Email:
Person or Firm Representing (If Different From) Owner or Applicant	
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 applicant will be the primary contact unless otherwise noted.</i>	
Project Location: Siena Drive <small>(address or general description)</small>	
Parcel# 1509331027	
Legal Description: Lots 10 Shull's Subdivision	
Subdivision: Pellecchia Subdivision	Acreage: 0.784
Existing Zone District: O-1	Proposed Zone District: 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.

Office Use Only	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

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 PELLECCCHIA 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. PELLECCCHIA, MANAGER/MEMBER

STATE OF COLORADO)
) S.S.

COUNTY OF PUEBLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 BY RICHARD C. PELLECCCHIA, 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 PELLECCCHIA 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 PELLECCCHIA 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:

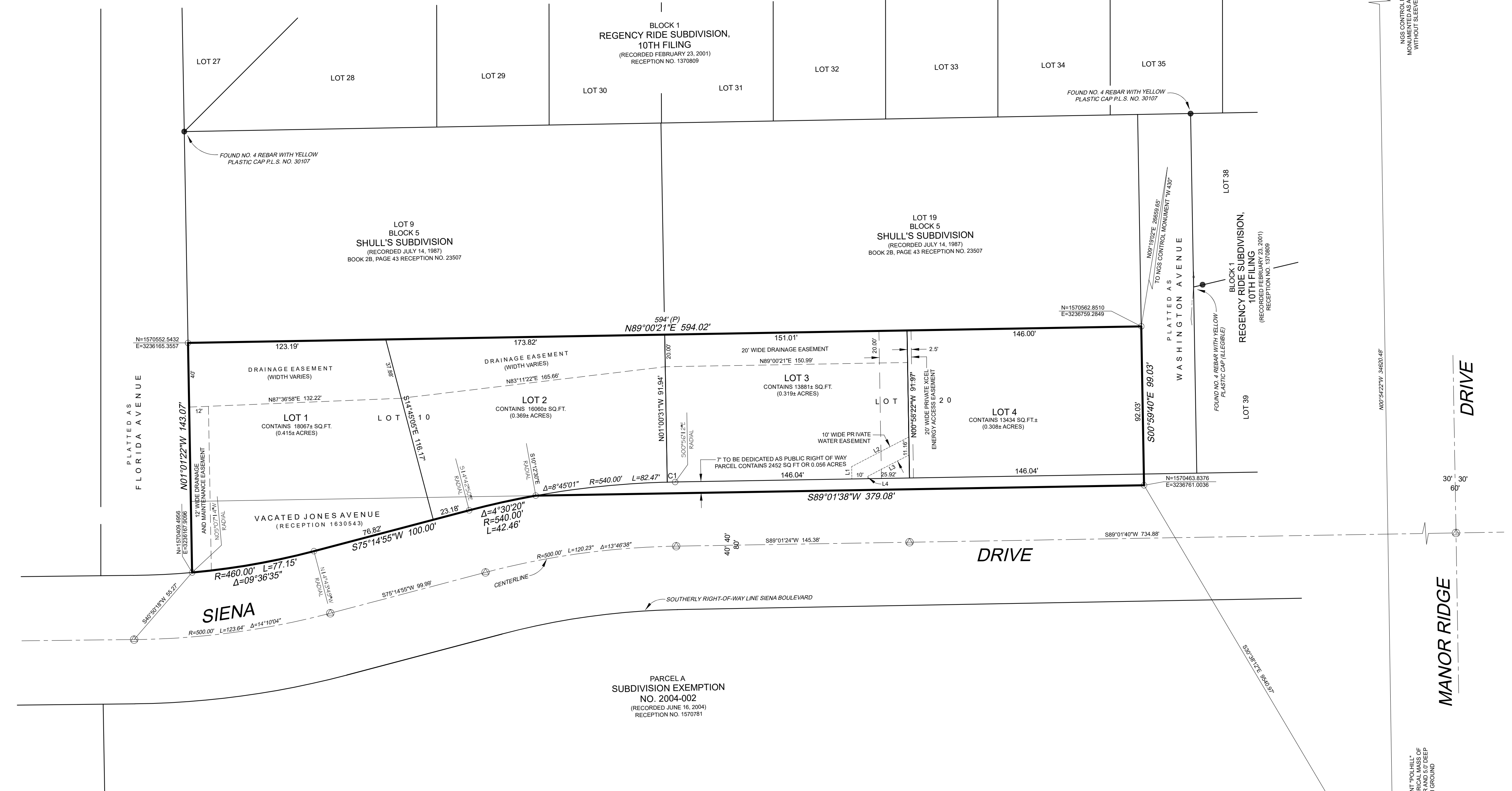
I, RANDY G. REEVES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO LION HEART INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED UNDER MY RESPONSIBLE CHARGE IN AUGUST 2025 AND THAT THIS PLAT OF PELLECCCHIA 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

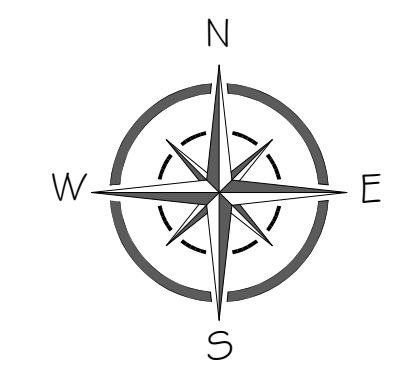
NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE CITY OF PUEBLO, DOES NOT CONSTITUTE AN ACCEPTANCE OF DEDICATED PUBLIC ROADS PARK AND OTHER PUBLIC IMPROVEMENTS FOR MAINTENANCE BY THE CITY. UNTIL SUCH PUBLIC IMPROVEMENTS MEET THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF THE 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

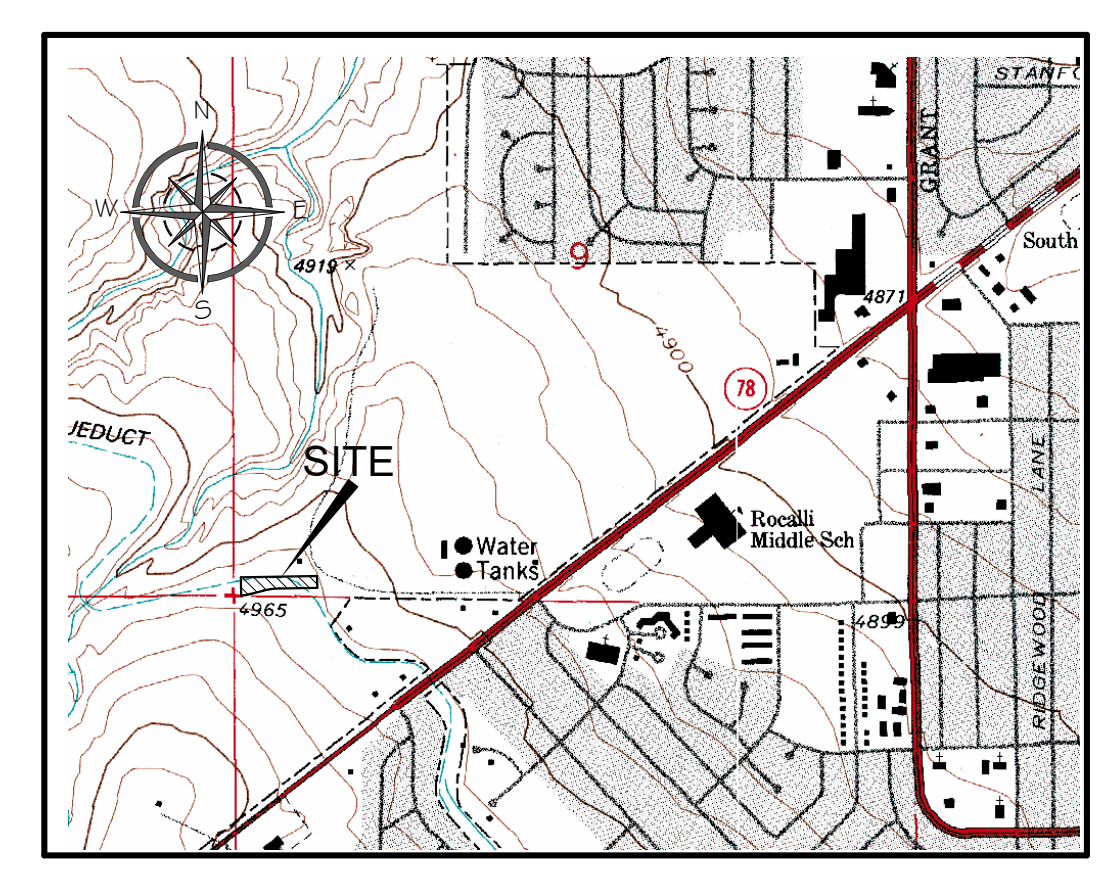


SCALE 1" = 40'
SCALE IN FEET
40' 20' 0 40' 80' 120'

(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: PELLECCCHIA SUB (SIENA DRIVE)
FIELD: SB
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:

Requests for Modifications to Requirements:	Not Applicable
Request for Deferred Filings	The Subdivision Review Committee has no objection to the Request for Deferred Filings as submitted on 9/8/24.
Plat Deficiencies:	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.
Conditions of Approval: (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"> 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. 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.

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 3rd submittal review

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 1st 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 3rd 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.

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:

Requests for Modifications to Requirements:	Not Applicable
Request for Deferred Filings	The Subdivision Review Committee has no objection to the Request for Deferred Filings as submitted on 9/8/24.
Plat Deficiencies:	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.
Conditions of Approval: (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">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.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.



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

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).

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 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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By Mikaylin Hackley, Planner
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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

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