



**REGULAR CITY COUNCIL MEETING  
CITY COUNCIL CHAMBERS – CITY HALL  
#1 CITY HALL PLACE  
MONDAY, JUNE 8, 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: "NEIGHBORWORKS WEEKS - MAY 23 - JUNE 7, 2026" - SANDY GUTIERREZ, CHIEF EXECUTIVE OFFICER**

**E2 PROCLAMATION PRESENTATION: "LEONARDO DA VINCI DAY - JUNE 12, 2026" - JOSEPH ARRIGO, FOUNDING DIRECTOR & PRESIDENT; GINA CARUSO, DEPUTY DIRECTOR**

**F. PUBLIC FORUM**

- Steven Duran appeared in person and spoke about business negativity.
- Valerie Martinez appeared in person and spoke about the Value Stay New Development.
- Alex Zipp appeared in person and spoke about the Arkansas River flow.
- Elvis Martinez appeared in person and spoke about transparency, and the employee handbook.
- Gail Conners appeared in person and spoke about the funding process.

- Bret Verna appeared in person and spoke about various things Lime Road.

## **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 Gomez, moved to amend the agenda, N4 to the beginning of the regular agenda, tabling N18 indefinitely and move R12 to the beginning of the Ordinances Final Presentation and approve the agenda as amended.

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 052626**

Councilor Boston, seconded by Councilor Latino, moved to dispense with the reading and approve the Minutes of the Regular Meeting dated **May 26, 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**

## **M. RESOLUTIONS**

### **M1 A RESOLUTION AWARDED A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$391,098.90 TO TONY J BELTRAMO & SONS, INC., FOR PROJECT NO. 26-021, CONSTRUCT MODEL AIRCRAFT RUNWAY FACILITY, SETTING FORTH \$8,500 FOR CONTINGENCIES, AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME**

This Resolution was assigned as 16334.

### **M2 A RESOLUTION APPROVING AMENDMENT NO. 1 OF THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND GSG ARCHITECTURE, INC., IN THE AMOUNT OF \$30,575 FOR PROJECT NO. 25-059, DESIGN FOR LIMITED REMODEL OF FIRE STATIONS #3 AND #5, AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME**

This Resolution was assigned as 16335.

**M3 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$6,831.00 WITH PARKER EXCAVATING, INC., FOR EMERGENCY SANITARY SEWER POINT REPAIR AT 716 MCCULLEY AVE, PROJECT NO. 24-033 (WWAN03) AND APPROVING THE PURCHASING AGENT'S EXECUTION OF THE SAME.**

This Resolution was assigned as 16336.

**M4 A RESOLUTION AUTHORIZING THE ISSUANCE OF REVOCABLE PERMIT (REV-26-15) TO THE DIOCESE OF PUEBLO FOR THE USE OF THE PUBLIC RIGHT-OF-WAY ALONG THE 400 BLOCK OF CLARK STREET ON THE WEST SIDE AND THE 800 BLOCK OF EAST "B" STREET ON THE NORTH SIDE FOR THE PURPOSE OF HOSTING OUR LADY OF MOUNT CARMEL'S ANNUAL FESTIVAL AND PROCESSION**

This Resolution was assigned as 16337.

**M5 A RESOLUTION CONFIRMING THE REAPPOINTMENT BY THE MAYOR OF YVONNE LUJAN-SLAK TO SERVE A FOUR-YEAR TERM EXPIRING JUNE 30, 2030, ON THE ZONING BOARD OF APPEALS**

This Resolution was assigned as 16338.

**M6 A RESOLUTION CONFIRMING THE REAPPOINTMENT BY THE MAYOR OF PHYLLIS SANCHEZ TO SERVE A FIVE-YEAR TERM EXPIRING JULY 1, 2031, ON THE HOUSING AUTHORITY OF THE CITY OF PUEBLO BOARD OF DIRECTORS**

This Resolution was assigned as 16339.

**M7 A RESOLUTION CONFIRMING THE REAPPOINTMENT OF CHERYL SPINUZZI AND THE APPOINTMENT OF JANE CAWLFIELD TO SERVE A FOUR-YEAR TERM EXPIRING JULY 1, 2030, ON THE PLANNING & ZONING COMMISSION**

This Resolution was assigned as 16340.

**M8 A RESOLUTION CONFIRMING THE APPOINTMENT BY THE MAYOR OF ANTHONY GARCIA AND CICI SPARKMAN TO COMPLETE A FOUR-YEAR TERM EXPIRING AUGUST 30, 2029, ON THE ADA ADVISORY COMMITTEE**

This Resolution was assigned as 16341.

**N. ORDINANCES – FIRST PRESENTATION**

**N1 AN ORDINANCE AMENDING TITLE IV OF THE PUEBLO MUNICIPAL CODE BY CREATING A NEW CHAPTER 12 RELATING TO ENERGY CODE; ADOPTING BY REFERENCE THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE; AMENDING SECTION 4-1-2 OF THE PUEBLO MUNICIPAL CODE TO ADD THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE TO THE LIST OF MINOR OR SECONDARY CODES; AND PROVIDING PENALTIES AND REMEDIES FOR THE VIOLATION THEREOF**

**N2 AN ORDINANCE AMENDING CHAPTER 12 OF TITLE IV OF THE PUEBLO MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2021**

**INTERNATIONAL ENERGY CONSERVATION CODE; AMENDING SECTIONS 4-2-1 AND 4-2-2 OF THE PUEBLO MUNICIPAL CODE TO REFLECT THE RELOCATION OF THE INTERNATIONAL ENERGY CONSERVATION CODE; AMENDING SECTION 4-1-2 OF THE PUEBLO MUNICIPAL CODE; AND PROVIDING PENALTIES AND REMEDIES FOR THE VIOLATION THEREOF**

- N3 AN ORDINANCE AMENDING SECTION 4-6-2 OF THE PUEBLO MUNICIPAL CODE BY REPEALING LOCAL AMENDMENTS TO CHAPTER 11 OF THE 2021 INTERNATIONAL RESIDENTIAL CODE**
- N5 AN ORDINANCE AMENDING SECTION 11-1-406 OF THE PUEBLO MUNICIPAL CODE TO CLASSIFY TRESPASS AND TO MAKE TRESPASS TO A DWELLING OR A VACANT BUILDING A CLASS 1 MUNICIPAL OFFENSE**
- N6 AN ORDINANCE ESTABLISHING PROJECT NO. FF2601 (FEDERAL FORFEITURE EQUIPMENT), TRANSFERRING \$136,000 FROM THE UNENCUMBERED FEDERAL FORFEITURE FUND BALANCE TO PROJECT FF2601 AND BUDGETING AND APPROPRIATING \$136,000 FOR USE AND BENEFIT OF THE POLICE DEPARTMENT**
- N7 AN ORDINANCE TRANSFERRING, BUDGETING AND APPROPRIATING INSURANCE PROCEEDS IN THE AMOUNT OF \$444,857 INTO CAPITAL PROJECT NO. CI2513 - ICE ARENA ROOF REPAIR CIRSA, AWARDED A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$369,857.00 TO L.E. ROOFING, LLC, FOR ACCOUNT PROJECT NO. 26-023 ROOF RETROFIT PROJECT - PUEBLO ICE ARENA, SETTING FORTH \$75,000.00 FOR CONTINGENCIES, AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME**
- N8 AN ORDINANCE DESIGNATING 515 W NORTHERN AVE, IANNE'S PIZZERIA, AS A LOCAL HISTORIC LANDMARK**
- N9 AN ORDINANCE AMENDING ZONING RESTRICTIONS TO REZONE 4.7-ACRES LOCATED AT 3210 W. 31ST ST. FROM AGRICULTURAL (A-1) TO MULTIPLE RESIDENTIAL AND OFFICE (R-5) ZONE DISTRICT**
- N10 AN ORDINANCE AMENDING ZONING RESTRICTIONS TO REZONE OF 634 GOODNIGHT AVE FROM SUB-REGIONAL BUSINESS (B-2) ZONE DISTRICT TO SINGLE-FAMILY RESIDENTIAL (R-2) ZONE DISTRICT**
- N11 AN ORDINANCE AMENDING ZONING RESTRICTIONS TO REZONE 0.37**

**ACRES LOCATED AT 229 W. 12TH ST. FROM MULTIPLE RESIDENTIAL AND OFFICE DISTRICT (R-5) ZONE DISTRICT TO NEIGHBORHOOD BUSINESS (B-1) ZONE DISTRICT**

**N12 AN ORDINANCE APPROVING AND ACCEPTING AIRPORT INFRASTRUCTURE GRANT (AIG) GRANT AGREEMENT NO. 3-08-0046-054-2026 FOR FUNDS IN THE AMOUNT OF \$285,000 AND AIRPORT IMPROVEMENT PROGRAM (AIP) GRANT AGREEMENT NO. 3-08-0046-055-2026 FOR FUNDS IN THE AMOUNT OF \$119,003 FROM THE UNITED STATES OF AMERICA ACTING THROUGH THE FEDERAL AVIATION ADMINISTRATION FOR COSTS RELATED TO THE PUB TAXIWAY A SEALCOAT (PHASE 1) PROJECT AT THE PUEBLO MEMORIAL AIRPORT, BUDGETING AND APPROPRIATING \$404,003 TO PROJECT NO. AP2603 – PUB TAXIWAY A SEALCOAT, AND AUTHORIZING THE MAYOR TO EXECUTE SAME**

**N13 AN ORDINANCE APPROVING A T-HANGAR LEASE AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO HOME RULE MUNICIPAL CORPORATION, AND JASON PARKER FOR HANGAR UNIT H AT 31501 BRYAN CIRCLE AT PUEBLO MEMORIAL AIRPORT**

**N14 AN ORDINANCE APPROVING A SECOND AMENDMENT TO LEASE IMPROVED PROPERTY FOR THE USE OF LAND AT THE PUEBLO MEMORIAL AIRPORT BETWEEN THE CITY OF PUEBLO, A COLORADO HOME RULE MUNICIPAL CORPORATION, AND THE STATE OF COLORADO DEPARTMENT OF PUBLIC SAFETY, DIVISION OF FIRE PREVENTION AND CONTROL, AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME.**

**N15 AN ORDINANCE AWARDDING AND APPROVING AN AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND SAFESIDE FOUNDATION, A COLORADO NON-PROFIT CORPORATION, FOR COMMUNITY SERVICES IN THE AMOUNT OF \$210,000.00, FROM PROJECT ACCOUNT HOARP40, HOME-ARP CITY PROJECTS**

**N16 AN ORDINANCE REPEALING CHAPTER 2, TITLE III OF THE PUEBLO MUNICIPAL CODE RELATING TO AND ADOPTING A NEW CHAPTER 2, TITLE III OF THE 2021 INTERNATIONAL FIRE CODE PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., 4051 FLOSSMOOR ROAD, COUNTRY CLUB HILLS, IL 60478, ALONG WITH CERTAIN AMENDMENTS THERETO AND PROVIDING REMEDIES AND PENALTIES FOR THE VIOLATION THEREOF**

**N17 AN ORDINANCE APPROVING AND ACCEPTING THE CONVEYANCE OF TWO PARCELS OF REAL PROPERTY LOCATED AT 350 KEELER PARKWAY AND**

**442 KEELER PARKWAY FROM PUEBLO DEVELOPMENT FOUNDATION TO THE CITY OF PUEBLO, APPROVING A RELEASE OF DEED OF TRUST FOR EACH PROPERTY AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME**

**N18 AN ORDINANCE APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND A CORPORATION REFERRED TO AS PROJECT FALCON CONCERNING A POTENTIAL ECONOMIC DEVELOPMENT PROJECT**

This item has been tabled indefinitely.

**N19 AN ORDINANCE APPROVING A SHORT-TERM LOAN AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION AND DESIGN FOR RECYCLE, LLC, A COLORADO LIMITED LIABILITY COMPANY FOR A SHORT-TERM LOAN TO SUPPORT REGIONAL RECYCLING CAPACITY AND LANDFILL DIVERSION, AND AUTHORIZING THE MAYOR TO EXECUTE SAME; ESTABLISHING PROJECT NO. PB2601 – DESIGN FOR RECYCLE; AND BUDGETING AND APPROPRIATING FUNDS FROM THE PLASTIC POLLUTION REDUCTION FUND TO PROJECT NO PB2601 – DESIGN FOR RECYCLE**

**N20 AN ORDINANCE (1) APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN EMPLOYMENT AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION AND TRANSPORTATION TECHNOLOGY CENTER, INC., A DELAWARE CORPORATION, RELATING TO A JOB CREATING CAPITAL IMPROVEMENT PROJECT AND (2) APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT TO BUY AND SELL REAL ESTATE BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION AND TRANSPORTATION TECHNOLOGY CENTER, INC., A DELAWARE CORPORATION, AND RELATED SPECIAL WARRANTY DEED RELATING TO A PARCEL OF IMPROVED LAND LOCATED IN THE PUEBLO MEMORIAL AIRPORT INDUSTRIAL PARK – 350 KEELER PARKWAY**

#### **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 June 22, 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**

**N4 AN ORDINANCE APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION AND PUEBLO STEAM WORKS DBA SOUTHERN COLORADO SCIENCE CENTER DBA LEONARDO DA VINCI MUSEUM OF NORTH AMERICA, A COLORADO NONPROFIT CORPORATION AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME; ESTABLISHING PROJECT NO. ED2602 - LEONARDO DA VINCI MUSEUM; AND BUDGETING AND APPROPRIATING \$1,817,044 FROM THE UNENCUMBERED FUND BALANCE OF THE 1992-2031 SALES AND USE TAX CAPITAL IMPROVEMENT PROJECTS FUND TO PROJECT NO. ED2602 - LEONARDO DA VINCI MUSEUM**

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

Councilor Boston, seconded by Councilor Latino, moved to approve the Ordinance, setting the Public Hearings for June 22, 2026, and ordering the Ordinance to be published BY TITLE.

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

**Q1 A RESOLUTION AWARDED A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$759,970.00 TO MILLER PIPELINE LLC FOR PROJECT NO. 26-028 (WWAN05) 2026 MANHOLE REHABILITATION PROJECT, SETTING FORTH \$151,994.00 FOR CONTINGENCIES AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE THE SAME**

A staff report and detailed review of the Resolution was given by Andra Ahrens, Director of Wastewater.

Councilor Boston, 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 16342.

**Q2 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO MARIPOSA CENTER FOR SAFETY IN THE AMOUNT OF \$1,700, TO SPONSOR THE 25TH ANNUAL TRIBUTE TO WOMEN FROM 6:00-9:00 PM AT THE PUEBLO UNION DEPOT ON SATURDAY, OCTOBER 10, 2026**

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

Elvis Martinez appeared in person and spoke in favor of this Resolution.

Councilor Gomez, seconded by Councilor Danti, 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 16343.

**Q3 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO NATIONAL ASSOCIATION OF LETTER CARRIERS IN THE AMOUNT OF \$1,500 TO SPONSOR THE 6TH ANNUAL NALC GOLF TOURNAMENT AT 8:00 AM AT ELMWOOD GOLF COURSE ON SUNDAY, JUNE 28, 2026**

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

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 16344.

**Q4 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO PUEBLO SYMPHONY ASSOCIATION IN THE AMOUNT OF \$2,500 TO SPONSOR THE 2026 PUEBLO'S FABULOUS 4TH OUTDOOR CONCERT AT 7:00 PM AT COLORADO STATE UNIVERSITY PUEBLO ON SATURDAY, JULY 4, 2026**

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

Councilor Gomez, seconded by Councilor Ruiz-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 16345.

**Q5 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO PUEBLO ZOOLOGICAL SOCIETY (DBA PUEBLO ZOO) IN THE AMOUNT OF \$1,800 TO SPONSOR ZOOFARI AT 4:30 PM AT THE PUEBLO ZOO ON SATURDAY, JUNE 20TH, 2026**

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

Councilor Latino, 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 16346.

**R. ORDINANCES – FINAL PRESENTATION**

**R12 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**

A staff report and detailed review of the Ordinance was given by Heather Graham, Mayor.

**PUBLIC HEARING:**

- Troy Davenport appeared in person and spoke in favor of this Ordinance.
- Patricia Heine appeared in person and spoke in favor of this Ordinance.
- Sheriff Dave Lucero appeared in person and spoke in favor of this Ordinance.
- Kerri Jackson, Captain State Patrol, 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 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 11183.

**R1 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**

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 11184.

**R2 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**

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 Boston, 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 11185.

**R3 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**

A staff report and detailed review of the Ordinance was given by Robert Jager, Deputy City Attorney.

**PUBLIC HEARING:**

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

Councilor Boston, 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 11186.

**R4 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**

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 11187.

**R5 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**

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

**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 11188.

**R6 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**

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

**PUBLIC HEARING:**

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

Councilor Latino, seconded by Councilor Boston, 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 11189.

**R7 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**

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 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 11190.

**R8 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**

A staff report and detailed review of the Ordinance was given by Beritt Odom, Director of Planning.

**PUBLIC HEARING:**

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

Councilor Boston, 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 11191.

**R9 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**

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

**PUBLIC HEARING:**

- Emery Chukly appeared by zoom 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 11192.

**R10 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**

A staff report and detailed review of the Ordinance was given by Zach Ballas, Deputy Chief.

**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 11193.

**R11 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**

A staff report and detailed review of the Ordinance was given by Zach Ballas, Deputy Chief.

**PUBLIC HEARING:**

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

Councilor Latino, seconded by Councilor 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 11194.

**S. ADJOURN**

President Aliff adjourned the meeting at 8:39 p.m.

Respectfully submitted,  
*Clyde Bishop*

Clyde Bishop  
City Clerk

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Brett Boston  
City Council Representative



Planning & Zoning Commission

Alexandra Aznar

Samuel Hernandez Jr.

Cheryl Spinuzzi

James Salazar

## P&Z Referral on HPC-26-01

May 13, 2026

**TO:** City of Pueblo Planning and Zoning Commission  
**FROM:** Mikaylin Hackley, Planner  
**THROUGH:** Beritt Odom, Director of Planning and Community Development  
**SUBJECT:** Local Landmark Designation of 515 W. Northern Ave.  
**APPLICANT:** Wendy Raso  
**PROPERTY OWNER:** WHR Properties LLC  
**LOCATION:** 515 W. Northern Ave., Pueblo, CO 81004

### EXPLANATION OF REQUEST:

Per Sec. 4-14-8 of the Municipal Code, the Planning and Zoning Commission reviews local landmark designations with specific consideration for “any comprehensive plan, zoning requirements, projected public improvements, and existing and proposed renewal and development plans applicable to the section of the City to be affected by the designation or amendment of a designation.”

The Historic Preservation Commission recommended 7-0 to approve this nomination of a local historic landmark at their regular April 15, 2026 meeting based on criteria 1A of the local landmarking criteria, determining that the site has distinctive character and special historic importance to Pueblo’s cultural, social, and commercial history.

### APPLICABLE STANDARDS PER PMC SEC. 4-14-8:

“(g) Within fifteen (15) days after making a recommendation to approve, HPC shall transmit its written recommendation to the Planning and Zoning Commission including the findings of fact which constitute the basis for HPC recommendation. The Planning and Zoning Commission shall without public hearing review HPC’s recommendation and the designation application at its next available meeting and submit its recommendations thereon to Council. All recommendations of the Planning and Zoning Commission shall be made taking into consideration any *comprehensive plan, zoning requirements, projected public improvements, and existing and proposed renewal and development plans* applicable to the section of the City to be affected by the designation or amendment of a designation.”

### Comprehensive Plan

Ianne’s Pizzeria is designated as Neighborhood Mixed-Use by the 2022 Pueblo Regional Comprehensive Plan. According to the Comp Plan, Neighborhood Mixed-Use areas should accommodate small-scale retail activity and local businesses. Ianne’s Pizzeria is a small-scale neighborhood restaurant that has served the community for approximately 81 years. Therefore, Ianne’s conforms with the Neighborhood Mixed-Use Future Land Use Designation.

Additionally, the Regional Goals and Policies section of the Comprehensive Plan addresses historic preservation efforts in the City. Policy 4.1.3, Inventory of Cultural Resources, encourages the expansion of the Pueblo Inventory of Cultural Resources, and the measurer of success on page 54 encourages an increasing trend in local landmarks. Thus, landmarking Ianne’s Pizzeria directly addresses this policy in the Pueblo Regional Comprehensive Plan with respect to planning and historic preservation.

**Zoning Requirements**

The subject property is located in a Central Business (B-4) Zone District. Restaurants are a use-by-right in B-4 zone districts, and the stated purpose of the B-4 district is “to provide areas for the location of business and other central services required by the region at large.” Thus, landmarking the site as a commercial restaurant is compliant with the B-4 Zone District.

**Projected Public Improvements**

No current public improvement plans would be prevented by the landmarking of this property. If designated, the site would be regulated by the Historic Preservation Commission Standards of Appropriateness and Demolition Standards and Title 4 of the Pueblo Municipal Code. This means that any extensive remodeling of the exterior of the building would require a Certificate of Appropriateness, and the site could not be demolished without a Certificate of Demolition, both issued by the Historic Preservation Commission.

**Existing or Proposed Renewal and Development Plans**

The site is located in the Colorado Smelter Urban Renewal Project Area.

**COMMISSION ACTION:**

If the Planning and Zoning Commission makes the necessary findings as described in Sec. 4-14-8 of the Pueblo Municipal code, a recommendation of approval should be forwarded to City Council for final approval of the Local Landmark designation.

**ATTACHMENTS:**

- A. HPC-26-01 Packet (as presented to Historic Preservation Commission)
- B. HPC Minutes from April 15, 2026

Anthony Perko  
Chair

Jan Schraner  
Vice Chair

Sandra Morrison  
Secretary



George Koncilja

Mark Guerrero

Guy Chabot

Christina Trujillo

## HPC-26-01

April 15, 2026

**TO:** City of Pueblo Historic Preservation Commission  
**FROM:** Mikaylin Hackley, Planner  
**THROUGH:** Beritt Odom, Director of Planning and Community Development  
**SUBJECT:** Local Landmark Designation of 515 W. Northern Ave.  
**APPLICANT:** Wendy Raso  
**PROPERTY OWNER:** WHR Properties LLC  
**LOCATION:** 515 W. Northern Ave., Pueblo, CO 81004

### EXPLANATION OF REQUEST:

The property owners of 515 W. Northern Ave., the site of Ianne's Pizzeria, are requesting the designation of their property as a Local Historic Landmark. Their application narrative proposes that the site is eligible to be designated as a landmark under criteria 1A cited below. In summary, the application claims that the pizzeria was the first to introduce pizza to Pueblo and that it was one of the first to utilize the "take-out" restaurant structure. The pizzeria is located in the Bessemer neighborhood, and the application notes that it served workers from the nearby CF&I Steel Mill, neighborhood residents, and the surrounding Pueblo community. It also notes that the restaurant has been owned by three generations of the Ianne family since its inception in 1945 under its original name, the Bessemer Drive-In. Thus, the application asserts, the site meets the criteria of 1A for having distinctive character and special historic importance to Pueblo's cultural, social, and commercial history.

### APPLICABLE STANDARDS PER PMC SEC. 4-14-8:

(a) A building, object, monument, structure, or site may individually be designated as a Landmark ... if they have distinctive character and have:

#### 1) Special historic or prehistoric interest or importance:

- a. has significant character, interest, or value, as part of the development, heritage, or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or
- b. is the site of a historic event with a significant effect upon society; or
- c. exemplifies the cultural heritage of the community; or has yielded, or may be likely to yield, important prehistoric information.

#### 2) Special architectural, engineering or aesthetic interest or importance:

- a. portrays the environment in an era of history characterized by a distinctive architectural style; or
  - b. embodies those distinguishing characteristics of an architectural-type or engineering specimen;
- or

- c. is the work of a designer whose individual work has significantly influenced the development of the City; or
- d. contains elements of design, detail, materials or craftsmanship which represent a significant innovation.

3) Special geographic interest or importance:

- a. by being part of or related to a square, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif, or
- b. owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City.

**COMMISSION ACTION:**

If the Historic Preservation Commission finds that the property meets the eligibility criteria 1A as described in Sec. 4-14-8 of the Pueblo Municipal code and presented in the Narrative Details, a recommendation of approval should be forwarded to the Planning and Zoning Commission for review and recommendation to City Council for final approval of the Local Landmark designation.

**ATTACHMENTS:**

- A. Landmark Application
  - 1. Narrative Details
  - 2. Statement of Significance
  - 3. Research Sources
- B. Public Notice photo
- C. Site photos

**Narrative Details:**

Ianne's Pizzeria is eligible for local historic designation according to Pueblo's Historic Preservation Code Section 1A that states, "A building, object, structure or monument...has significant character, interest or value as part of the development, heritage, or cultural characteristics of the City, State or Nation due to its strong association of Pueblo's cultural, social, and commercial history."

**Building specifics, 515 W. Northern Avenue:**

Built in 1945 specifically for the purpose of a commercial enterprise, the 123-foot by 55-foot, one story structure consists of a kitchen, dining room, storage facilities, office, walk in refrigerator and freezer, and an asphalt parking lot along the south side of the structure adjacent to Northern Avenue.

Composed of a brick and cinderblock interior and exterior with vertical wooden siding along the front facade, Ianne's Pizzeria style of architecture is commonly found in commercial mid-century commercial buildings. "Lacking a comprehensive historical and architectural survey of Pueblo's modern resources, it is difficult to make definitive comments regarding how widespread the use of such materials was in the city at the time of construction. However, casual observation indicates Pueblo defied national trends, with most local architects and contractors favoring more traditional materials for buildings constructed between 1940 and 1982 rather than glass, steel or plastic." The building is set on 0.2 acres. The main building was added onto in 1957 and again in 1962. Although there have been some design updates to the interior, there have been no other major exterior architectural changes to the structure in more than 60 years.

There is no known architect, however, according to the current owner, many historic features within the structure remain including a Hobart Dough Mixer, the original mixer used by staff in 1954. The bar, stainless steel food preparation tables and walk in refrigerator and freezer were installed during the 1962 addition.

**Business history and significance:**

Established in 1945 by Tony and Helen Ianne, the Bessemer Drive Inn, began making and serving quickly prepared hamburgers and Italian sausage sandwiches to hungry workers from the nearby CF&I Steel Mill, neighborhood residents, and the surrounding Pueblo community making use of a radical new dining method sweeping the United States: placing the food order at a window letting the cooks know directly what food was desired rather than with a server who would then relay the message. A short time later, a server would deliver the food to the customer and it would be eaten quickly in the car rather than inside a building.

“Located along major streets, these eateries featured large parking lots designed to hold multiple cars at a time. Early (drive-in) restaurants were often small, flat-roofed, with large windows and a walk-up counter where customers could order from a relatively limited menu. Over time these facilities increasingly adopted the exaggerated roof shapes associated with Googie style architecture. Many drive-in restaurants also introduced car service, allowing diners to order from either a carhop (often on roller skates) or via a car-side speaker. All restaurants had highly visible, often neon, signage.”

By decade’s end, Puebloans supported nine “drive-in restaurants.” One of these, The Bessemer Drive Inn, fed hundreds of hungry Puebloans from a menu consisting of hamburgers, French fries, milkshakes, Italian sausage sandwiches, fried chicken and hot dogs. With recipes reflecting local food preferences such as spicy chile peppers and Colorado raised beef, the drive in became quite profitable.

A decade later, the Ianne family, with its proud Italian roots, expanded the menu providing the first pizza menu option in Pueblo and contributed to the post–World War II evolution of ethnic dining cuisine.

Although its origins can be traced to 17<sup>th</sup> century Naples, pizza as we know it today was brought to America by Italian immigrants in the 1890s. Ingredients such as tomatoes, basil and oregano were rarely used in the Western United States except by those of Italian heritage. By the mid-1940s, veterans returning to American soil who had savored the flavors of Italy wished to revisit the combination of ingredients associated with pizza including oregano, pepperoni, basil and mozzarella cheese. Restaurateurs like the Ianne family, met the demand that quickly spread across the country.

Because many Puebloans (minus those with Italian lineage) lacked knowledge of the cheese and bready concoction, Tony and Helen would sit outside of the restaurant giving away pizza slices away as a tactical gimmick. Marketing it as “tomato pie” to those who might not understand the concept, the quick to prepare and cook food eaten with your hands proved a hit and was added to the permanent menu. The restaurant was renamed Ianne’s Pizzeria in 1955 to reflect the change and the popularity of the new item on the menu.

To keep pricing affordable, the Ianne family supported other local businesses to supply the restaurant with necessary ingredients, including ground beef and pork from Franks Meat Market, hamburger buns from Schuster’s Banquet Bakery and chile peppers from Mauro Farms. In 1963, pricing for a hamburger \$0.37, the equivalent in 2026 of \$4.16. (when adjusted for inflation.)

Continuing to keep up trends, the restaurant building physically expanded in 1957 with an addition known as the HiFi Club built on the southwest corner of the original building structure. Marketed to college students and young adults as a social club, advertising often revolved around entertainment, listening to live and recorded popular music and studying, marketing the opportunity to “study to stereophonic stimulation.”

To the east of the original kitchen, “The Factory” was constructed in 1962 in which Ianne’s staff made pizzas to sell to grocery stores in the frozen food section. Family memory recalls that, “(I remember) a food inspector was onsite every day as they made the pizza to sell and distribute as frozen pizzas. The idea did not take off. Can you believe it? They did not make money on that venture and eventually closed The Factory.” The walk-in freezer and refrigerator installed at the time of The Factory remains and is currently used to house restaurant ingredients.

In 1970, the HiFi Club dissolved and Pinocchio’s opened in its predecessor’s footprint. Also marketed as a young person’s social club, Pinocchio’s sold 3.2% beer. Ianne’s food was passed through a window in the kitchen and sold to customers enjoying the crowds of Pinocchio’s. Afterwards, the space opened as The Wiz, an arcade-focused business, but closed by mid-decade.

For decades, Ianne’s specialized in “take out” food either eaten in the car or taken home to eat. After retirement, Ianne’s daughter and son-in-law, Rose Marie and William Nekola, became the owners and transformed the former night club space in the 1990s to a dining room while continuing to maintain the take-out operation.

For more than eight decades, the restaurant has operated continuously in the same building. Now in its third generation of ownership, the family continues to use original family recipes. As Brett Mohar, manager and great grandson of Tony and Helen, was quoted in a *Pueblo Chieftain* newspaper article in 2022, “what makes it so special is if you ordered a pizza 70 years ago and then came in today, it would taste exactly the same.”

The continued operation of the business by multiple generations of the Ianne family illustrates the role of family-owned enterprises in shaping Pueblo’s identity and maintaining continuity within the Bessemer neighborhood. Together, these associations establish the property’s historic significance as a longstanding cultural landmark within the City of Pueblo.

## Statement of Significance

**In a summary paragraph, please explain, concisely, how the place is historically significant.**

Founded in 1945 by Tony and Helen Ianne as the Bessemer Drive In, what is now known as Ianne's Pizzeria was the first restaurant to introduce pizza to the citizens of Pueblo. The restaurant continues to be owned and managed by the founder's descendants at its original site, is also among one of Colorado's oldest pizzerias. As a long standing cultural and culinary landmark, Ianne's Pizzeria has served generations of Puebloans reflecting our city's working-class heritage and the post-World War II evolution of local dining culture.

## Research Sources:

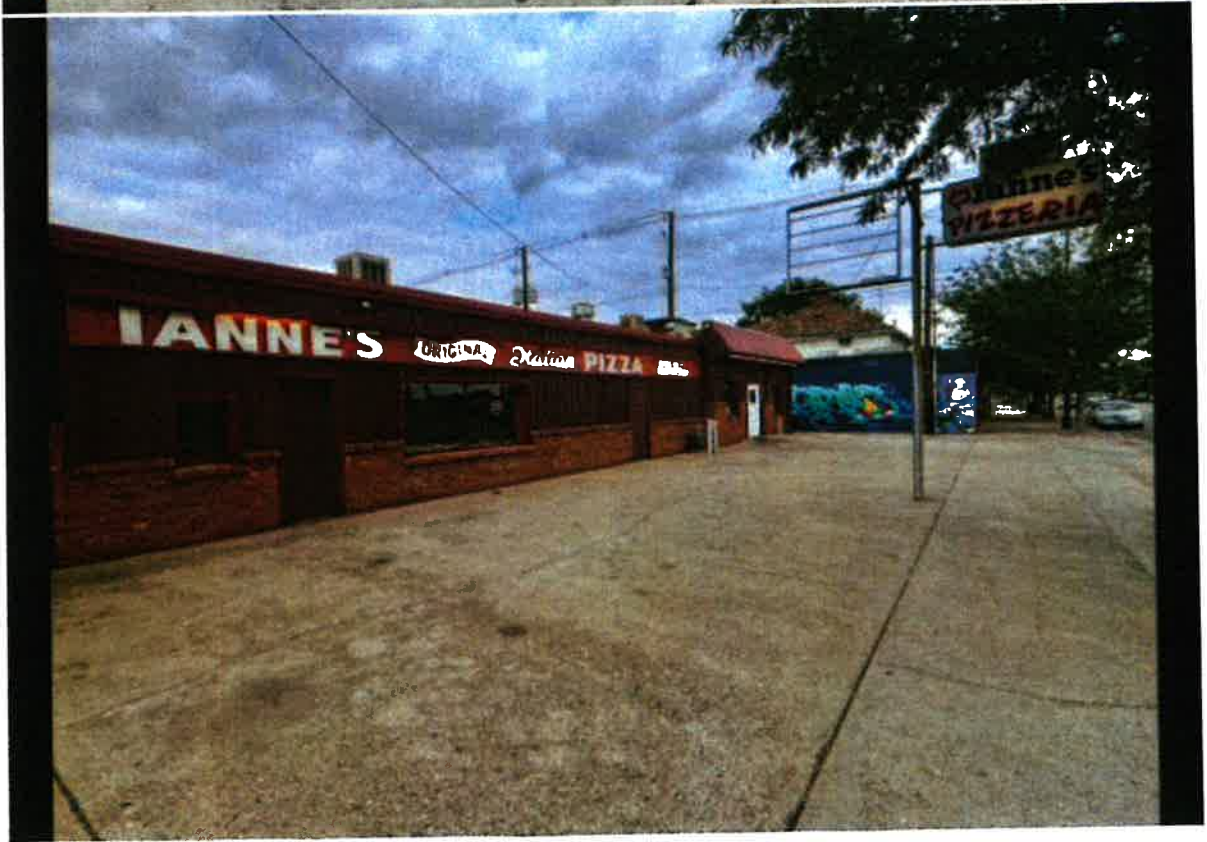
- Anstey, Mary-Therese, Yost, Cheri, Thomas, Adam. *In Pursuit of the American Dream: Pueblo in the Modern Age 1945-1982*: (Denver: Historitecture, LLC), August 2012.
- City of Pueblo Historic Preservation Commission. *Standards of Appropriateness & Demolition Standards*. 2005.
- DeHerrera, Jeffrey, Yost, Cheri, Thomas, Adam. *Forged Together in the Bessemer Neighborhood*. (Denver: Historitecture, LLC), August 2012.
- Henson, Steve, "Extended Menu, Delivery, Keep Up Ianne's a Pueblo Tradition" *Pueblo Chieftain*, January 22, 1981.
- Ianne family archives. Personal interviews, photographs, family lore, and email correspondence provided by Wendy Raso and Brett Mohar, February 9- March 14, 2026.
- Pitts, Gail. "All in the Family: Local Mexican and Italian Fares Keep Puebloans Coming Back for More." *Pueblo Chieftain*, November 27, 1994
- R.L. Polk and Company. *Polk's Pueblo (Colorado) City Directory*, R.L. Polk and Company, Publishers. Salt Lake City, UT: [various years].
- Roper, Peter. "When Pizza Came to Pueblo." *Pueblo Chieftain*. June 27, 1997
- Pueblo County Tax Assessor [515 W NORTHERN AVE - 15-013-16-012 - Pueblo County Assessor](#). Accessed March 14, 2026
- Pueblo Junior Collegé. *Pueblo College Arrow*. Volume XX Number 13, May 29, 1959.
- Siegel, Matt. *The Secret History of Food: Strange but True Stories About the Origins of Everything We Eat*. (New York, NY: Ecco Press), 2021
- US Census Bureau. "US Department of Commerce Bureau of the Census 1950 Census of Population and Housing." 1950. Accessed March 15, 2026.
- US Inflation Calculator [Inflation Calculator | Find US Dollar's Value From 1913-2026](#). Accessed March 16, 2026
- Walker, Peter. "A Pizza History" *Pueblo Chieftain*. September 29, 2003

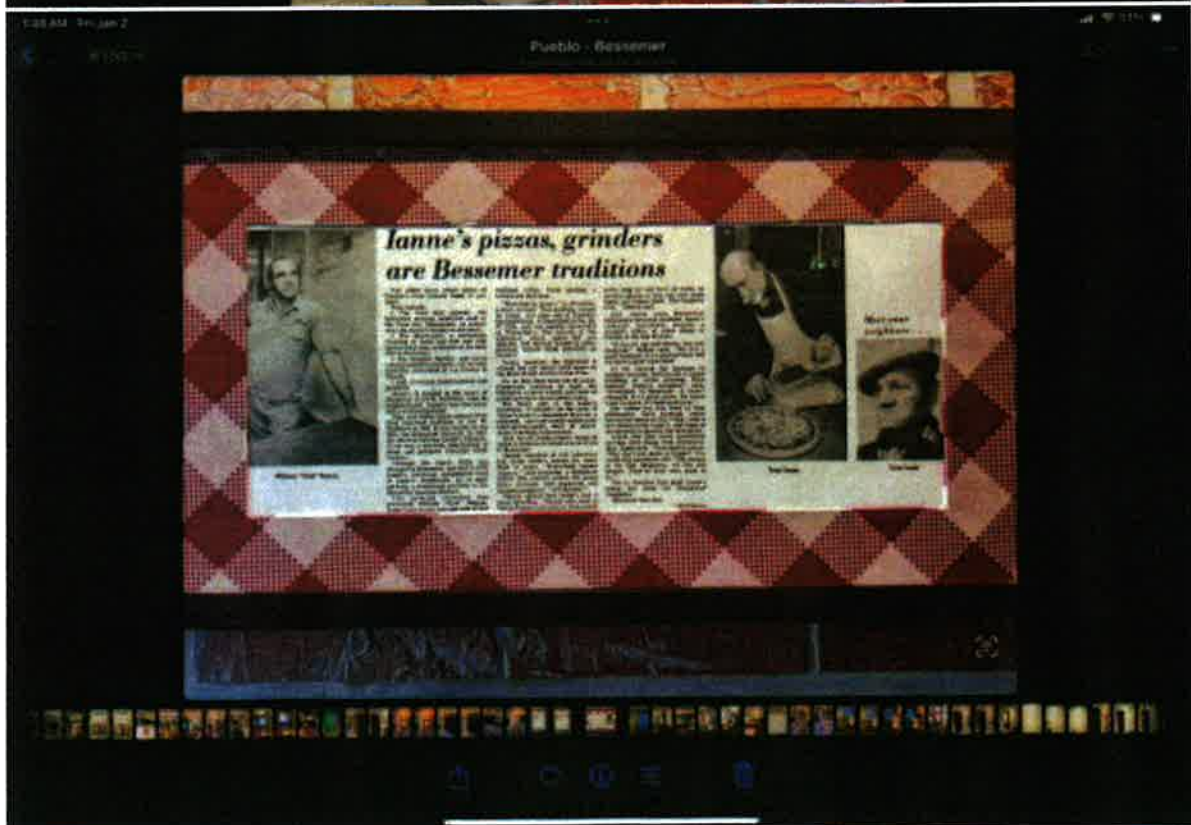
## Research Sources:

- Anstey, Mary-Therese, Yost, Cheri, Thomas, Adam. *In Pursuit of the American Dream: Pueblo in the Modern Age 1945-1982*: (Denver: Historitecture, LLC), August 2012.
- City of Pueblo Historic Preservation Commission. *Standards of Appropriateness & Demolition Standards*.2005.
- DeHerrera, Jeffrey, Yost, Cheri, Thomas, Adam. *Forged Together in the Bessemer Neighborhood*. (Denver: Historitecture, LLC), August 2012.
- Henson, Steve, "Extended Menu, Delivery, Keep Up Ianne's a Pueblo Tradition" *Pueblo Chieftain*, January 22, 1981.
- Ianne family archives. Personal interviews, photographs, family lore, and email correspondence provided by Wendy Raso and Brett Mohar, February 9- March 14, 2026.
- Pitts, Gail. "All in the Family: Local Mexican and Italian Fares Keep Puebloans Coming Back for More." *Pueblo Chieftain*, November 27, 1994
- R.L. Polk and Company. *Polk's Pueblo (Colorado) City Directory*, R.L. Polk and Company, Publishers. Salt Lake City, UT: [various years].
- Roper, Peter. "When Pizza Came to Pueblo." *Pueblo Chieftain*. June 27, 1997
- Pueblo County Tax Assessor [515 W NORTHERN AVE - 15-013-16-012 - Pueblo County Assessor](#). Accessed March 14, 2026
- Pueblo Junior College. *Pueblo College Arrow*. Volume XX Number 13, May 29, 1959.
- Siegel, Matt. *The Secret History of Food: Strange but True Stories About the Origins of Everything We Eat*. (New York, NY: Ecco Press), 2021
- US Census Bureau. "US Department of Commerce Bureau of the Census 1950 Census of Population and Housing." 1950. Accessed March 15, 2026.
- US Inflation Calculator [Inflation Calculator | Find US Dollar's Value From 1913-2026](#). Accessed March 16, 2026
- Walker, Peter. "A Pizza History" *Pueblo Chieftain*.September 29, 2003

Exhibits B&C  
Photos provided by applicant







THROW BACK  
TO 1963

PIZZAS 13 <sup>99</sup>		IANNE'S MENU SANDWICHES		PIZZAS 9 <sup>99</sup>	
LARGE QUARTER	1.95	MEATBALL SANDWICH	45	PEPPERONI	1.80
PEPPERONI	3.40	MEATBALL SANDWICH	55	PEPPERONI	1.10
SAUSAGE & MUSHROOM	1.25	SALAMI SANDWICH	55	SAUSAGE & MUSHROOM	1.10
ONION	1.00	TRIPLE DECKER SANDWICH	58	CHEESE	1.00
VEGETARIAN	1.35	MILDLY SAUCED	74	COMBINATION	1.10
SAUSAGE & HAM	1.50	SPINACH	48	SAUSAGE & MUSHROOM	1.80
SAUSAGE & HAM	1.50	CAPICCI SANDWICH	50	SAUSAGE & MUSHROOM	1.70
ONION	1.25	MARINARA SANDWICH	55	MEATBALL	1.10
MARINARA	1.60	MARINARA	57	MEATBALL	1.10
MUSHROOM	1.25	CHEESE	48	MEATBALL	1.10
ONION	1.25	SAUSAGE SANDWICH	48	MEATBALL	1.10
PEPPERONI SANDWICH	1.15	SHRIMP	1.15	PEPPERONI SANDWICH	1.10
EXTRA SAUCE	15	SMALL	79	EXTRA SAUCE	15

ALL PRICES INCLUDE TAX.



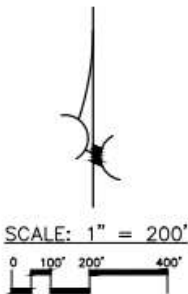




E. Zoning Exhibit of the Subject Property, 3210 W. 31st St.

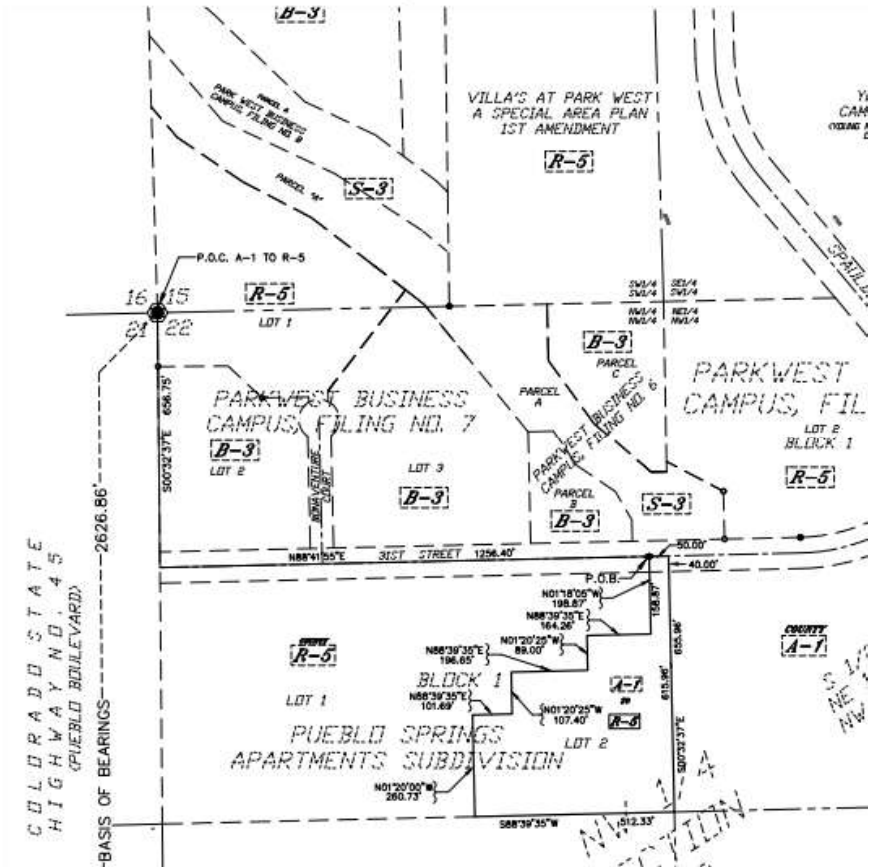
# EXHIBIT "B" ZONING EXHIBIT

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 22,  
TOWNSHIP 20 SOUTH, RANGE 65 WEST, OF THE 6TH P.M. IN THE  
COUNTY OF PUEBLO, STATE OF COLORADO



### LEGEND

- FOUND NO. 6 REBAR WITH 3 1/4" DIAMETER BRASS CAP, DEPARTMENT OF INTERIOR-BLM (APPROPRIATELY STAMPED)
- FOUND NO. 6 REBAR WITH 3 1/4" DIAMETER ALUMINUM CAP, (P.L.S. NO. 12933) (APPROPRIATELY STAMPED)
- FOUND NO. 4 REBAR WITH ORANGE PLASTIC CAP, (P.L.S. NO. 25869)
- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, (P.L.S. NO. 12933)
- P.O.B.** POINT OF BEGINNING
- P.O.C.** POINT OF COMMENCEMENT
- PROPOSED ZONING BOUNDARY
- EXISTING ZONING
- PROPOSED ZONING



F. Application

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Brett Boston  
City Council Representative



Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

## Planning & Zoning Commission

---

### ***MINUTES OF REGULAR MEETING***

City of Pueblo, Colorado

Wednesday, May 13, 2026, 3:30 p.m.

City Council Chambers, 1 City Hall Place

The meeting was called to order at 3:31 pm. with Castellucci presiding.

**Commissioners Present:** Brett Boston, Mike Castellucci, Patrick Avalos, Alexandra Aznar, Elizabeth Bailey, Cheryl Spinuzzi, and 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; Riane Ledford, Planner; and Cindy Capritta, Land Use Technician.

**Staff Members Absent:** N/A

**Approval of the Agenda:** Bailey moved to approve the agenda, seconded by Boston.

**Motion Passed:** 7-0.

**Public Meeting: HPC-26-01 Historic Landmarking:** A review of the nomination for a local landmark designation of Ianne's Pizzeria located at 515 W Northern Ave. Staff Report by Mikaylin Hackley, Planner

**Commission Action:** Bailey moved to recommend the Landmark application be forward to City Council second by Avalos.

**Motion Passed:** 7-0

### **Public Hearing:**

**Z-26-03 Rezone:** A rezoning of 4.7-acres located at 3210 W. 31<sup>st</sup> St. from Agricultural (A-1) to Multiple Residential and Office (R-5) Zone District. Staff Report by Riane Ledford, Planner.

**Hearing:** Applicant Mike Cuppy, NorthStar Engineering was sworn in and spoke in support of the application. No one appeared in opposition.

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

**Motion Passed:** 7-0

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Brett Boston  
City Council Representative



Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

## Z-26-03

**TO:** City of Pueblo, Planning and Zoning Commission

**FROM:** Riane Ledford, Planner

**THROUGH:** Beritt Odom, Director of Planning and Community Development

**DATE:** May 13th, 2026

**SUBJECT:** Rezone from Agricultural (A-1) to Multiple Residential and Office (R-5) Zone District

**APPLICANT:** Nick Krasovic

**PROPERTY OWNER:** Emery S. Chukly, Pueblo Springs Apartments LLC.

**LOCATION:** 3210 W. 31<sup>st</sup> St. Pueblo, CO. 81008

**CONCURRENT REQUESTS:** N/A

**REQUEST:**

Rezone 4.7-acres located at 3210 W. 31<sup>st</sup> St. from Agricultural (A-1) to Multiple Residential and Office (R-5) Zone District.

**BACKGROUND AND ANALYSIS:**

The applicant is requesting to rezone the subject property, 3210 W. 31<sup>st</sup> St., from an Agricultural (A-1) to Multiple Residential and Office (R-5) Zone District. The subject property is just east of N. Pueblo Blvd. and is currently an undeveloped lot. The subject property was annexed into the city in November of 2021 and rezoned Agricultural (A-1) as an interim zoning classification until the time of development, as allowed by the approved Annexation Agreement (A-21-01). In December of 2021 the property was subdivided into two lots, a 13.85-acre lot to facilitate Phase I of the Pueblo Springs Apartments, and a 4.7-acre lot for Phase II of the Pueblo Springs Apartments. Phase I of the apartments was completed in December 2025. The applicant now intends to build Phase II of the Pueblo Springs Apartments on the property, requiring a rezoning to do so.

The area is designated as Urban Residential Future Land Use Category, which allows for garden apartments (low-rise apartment structures) along collector and arterial roads. The proposed Pueblo Springs Apartments are situated at the southeast corner of W. Pueblo Boulevard, an expressway, and W. 31<sup>st</sup> St., a collector, and are three stories with ample outdoor recreation amenities. Phase II of the Pueblo Springs Apartments will provide 113 apartment units. The site plan provided shows six three-story buildings for the second phase. The apartment complex also has a clubhouse, pool, and walking trails. The immediate area is now home to several large multifamily developments, Phase I of the Pueblo Springs Apartments, a senior living community, and a market rate apartment complex. The adjacent properties to the south and east are all vacant land and as such there is no

negative impact to surrounding residential neighborhoods. The R-5 Zoning and apartment complex are well situated for direct access to Pueblo Boulevard and Highway 50 and easy access to the south, east, and west and keeping high density uses directly along major arterials that can reduce neighborhood congestion.

**LAND USE AND PLANNING COMMENTS**  
**CHARACTER AND COMPATIBILITY**

<b>Site Character:</b>	The subject property is currently undeveloped.	
<b>Neighborhood Compatibility:</b>	North	Multiple Residential and Office (R-5) Zone District; Pueblo Springs Apartments
	East	County Zoning; Undeveloped land
	South	County Zoning; Undeveloped land
	West	Multiple Residential and Office (R-5) Zone District; Pueblo Springs Apartments

**Comprehensive Plan Compliance:**

The project site is designated by the Pueblo Comprehensive Plan as “Urban Residential.” The Pueblo Comprehensive Plan designation of *Urban Residential* area states neighborhoods are found predominantly within the city limits of Pueblo and the urbanizing areas in the City’s immediate periphery. These neighborhoods have a mixture of housing types and neighborhood commercial services. The Comprehensive Plan states further that “zoning for duplexes, garden apartments and small office buildings may be allowed along collector and arterial roads.” The proposed rezoning site is located east of N. Pueblo Boulevard, which is an expressway and south of W. 31<sup>st</sup> Street, which is a Collector Road, meeting the criteria for multifamily residential development within the Urban Residential land use designation. The proposed (R-5), Multiple-Residential and Office District is in conformance with the actual development of the immediate area and in conformance with the Comprehensive plan.

**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 Comprehensive Plan 2022 designates the subject property as Urban Neighborhood. The rezoning request furthers the comprehensive plan as it allows for multifamily housing.**

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 applicant proposes implementing Phase II of the Pueblo Springs Apartments, a new apartment use.**

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

Comments      **A site plan is attached to the staff report.**

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

Comments      **The applicant is estimating that the proposed project will begin in December 2026 and be completed November 2028.**

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

Comments      **“The applicant acknowledges the economic responsibility and has the capability of accomplishing the development for which the zoning amendment is requested”**

---

**CONTEXT OF ZONE DISTRICT REQUIREMENTS PER §17-4-51(16) OF THE PMC:****Multiple Residential and Office (R-5) Zone District Standards:**

The standards of the Multiple Residential and Office (R-5) Zone District are designed to retain and provide areas of high-density multifamily dwelling unit structures with limited commingling of professional offices and studios.

**RECOMMENDED ACTION:**

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

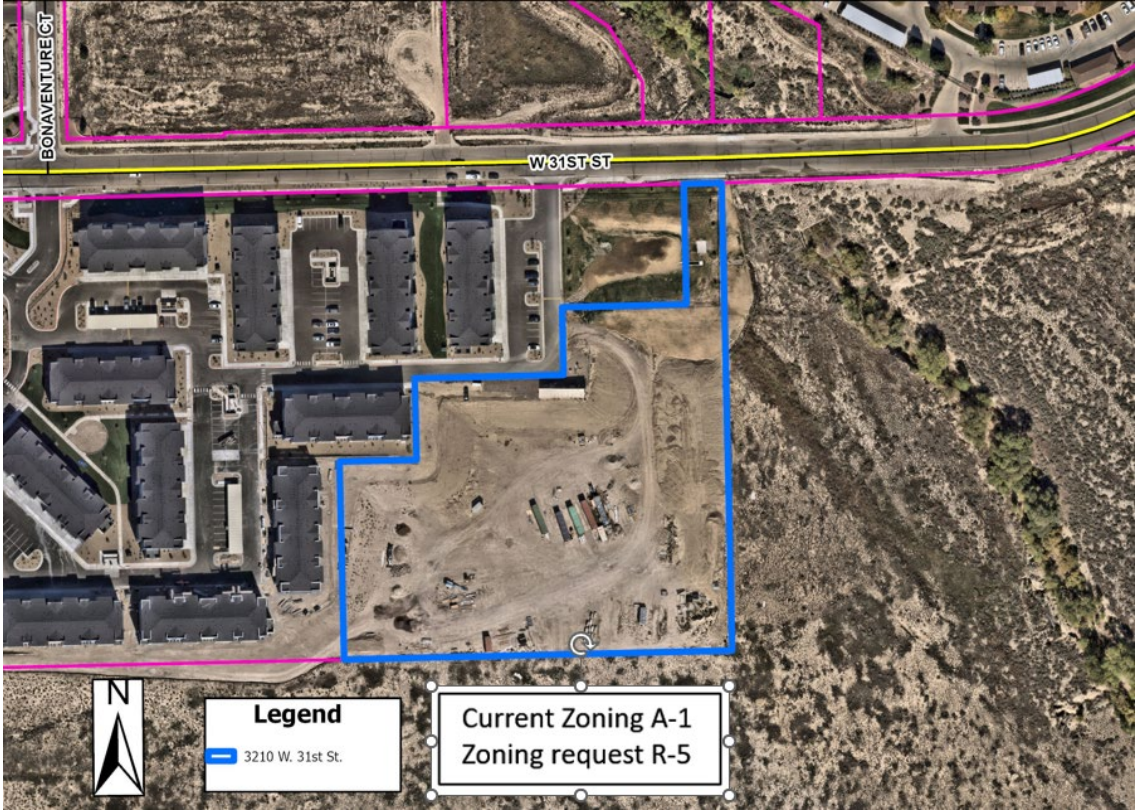
**REFERRAL AGENCIES AND COMMENTS:**

- 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- See Attached CDOT Memo

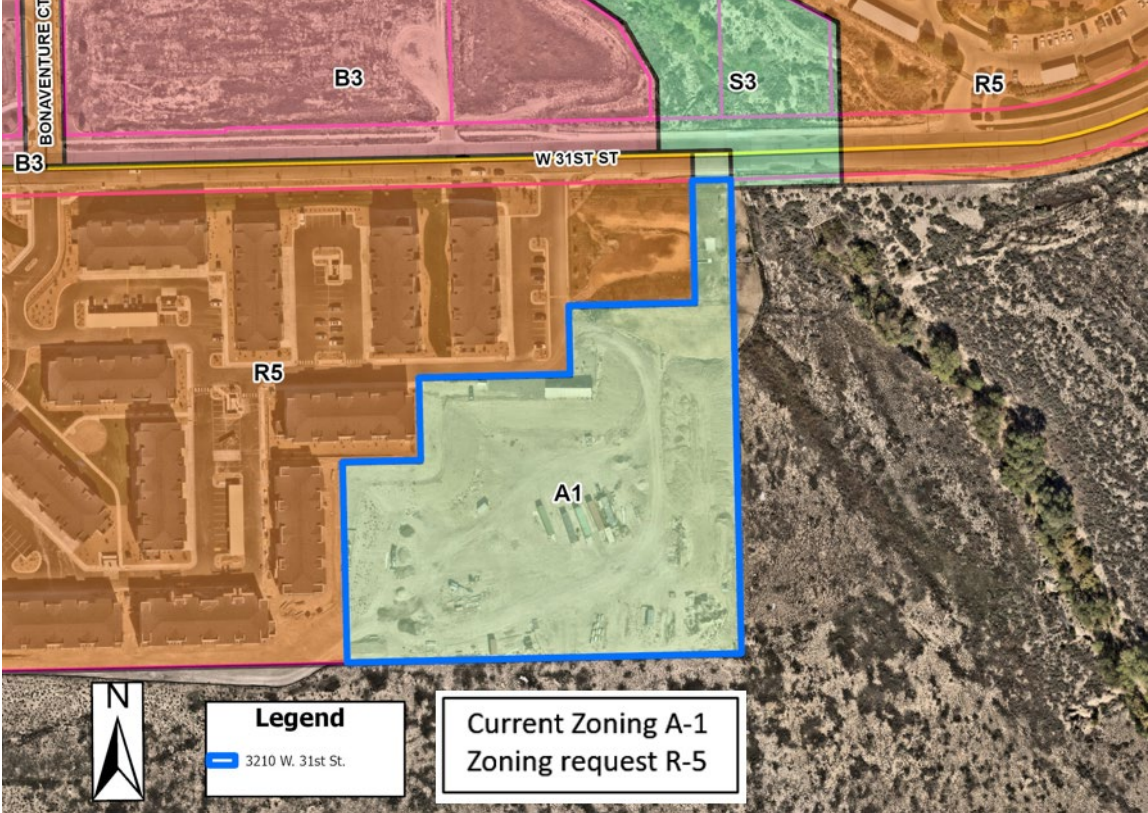
**ATTACHMENTS:**

- A. **Aerial Photograph**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**
- D. **Site Photographs**
- E. **Zoning Exhibit**
- F. **Application**

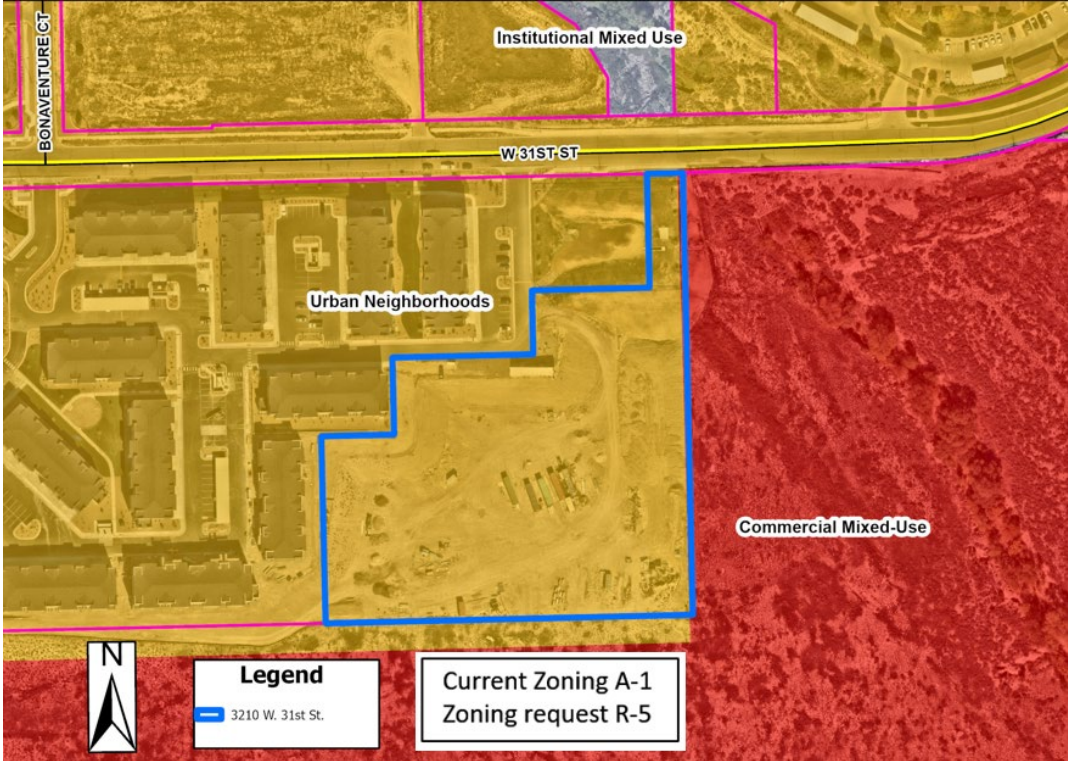
A. Aerial Photograph of the Subject Property, 3210 W. 31<sup>st</sup> St.



B. Zoning Map of the Subject Property, 3210 W. 31<sup>st</sup> St.



C. Comprehensive Plan Map of the Subject Property, 3210 W. 31<sup>st</sup> St.



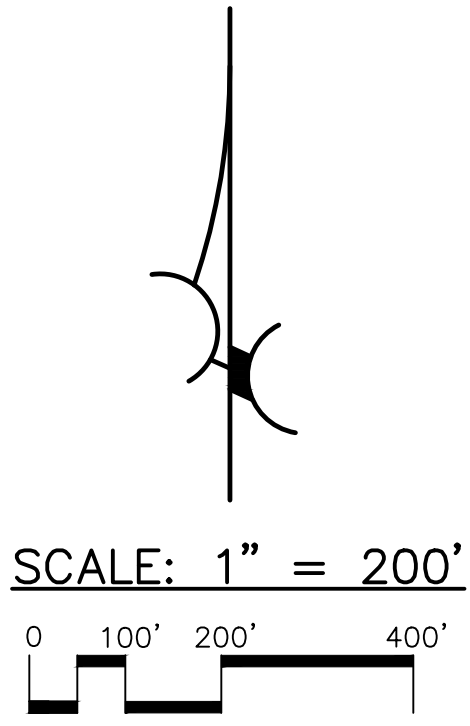
D. Site Photos, Public Notice








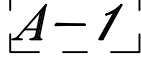



# EXHIBIT "B" ZONING EXHIBIT

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 22,  
TOWNSHIP 20 SOUTH, RANGE 65 WEST, OF THE 6TH P.M. IN THE  
COUNTY OF PUEBLO, STATE OF COLORADO

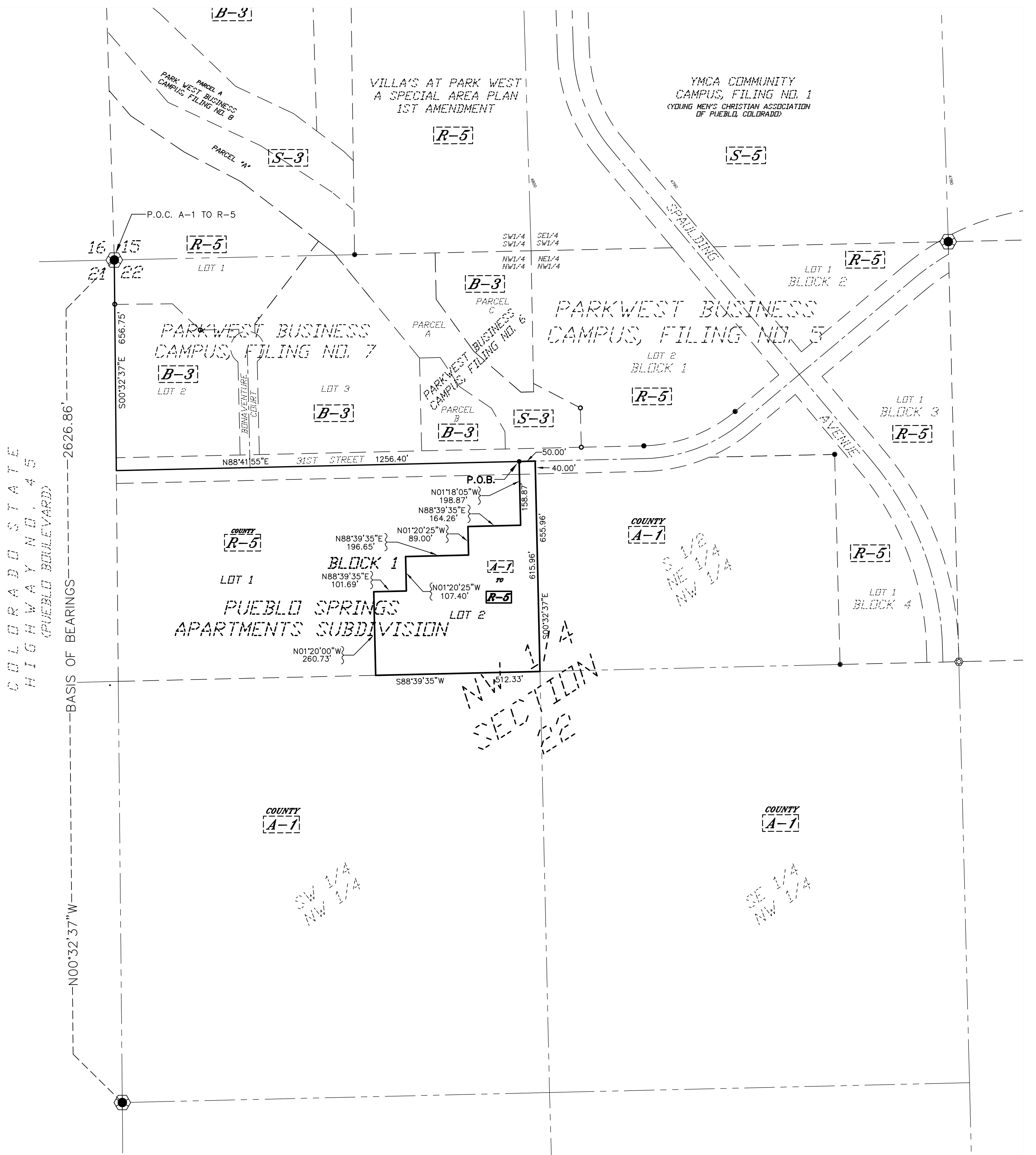


## LEGEND

-  FOUND NO. 6 REBAR WITH 3 1/4" DIAMETER BRASS CAP, DEPARTMENT OF INTERIOR-BLM (APPROPRIATELY STAMPED)
-  FOUND NO. 6 REBAR WITH 3 1/4" DIAMETER ALUMINUM CAP, (P.L.S. NO. 12933) (APPROPRIATELY STAMPED)
-  FOUND NO. 4 REBAR WITH ORANGE PLASTIC CAP, (P.L.S. NO. 25869)
-  FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, (P.L.S. NO. 12933)
- P.O.B.** POINT OF BEGINNING
- P.O.C.** POINT OF COMMENCEMENT
-  PROPOSED ZONING BOUNDARY
-  EXISTING ZONING
-  PROPOSED ZONING

## BASIS OF BEARINGS:

THE WEST LINE OF NW 1/4 OF SECTION 22, T. 20 S., R. 65 W., OF THE 6TH P.M. TO BEAR N. 00°32'37" W.



## LAND DESCRIPTION

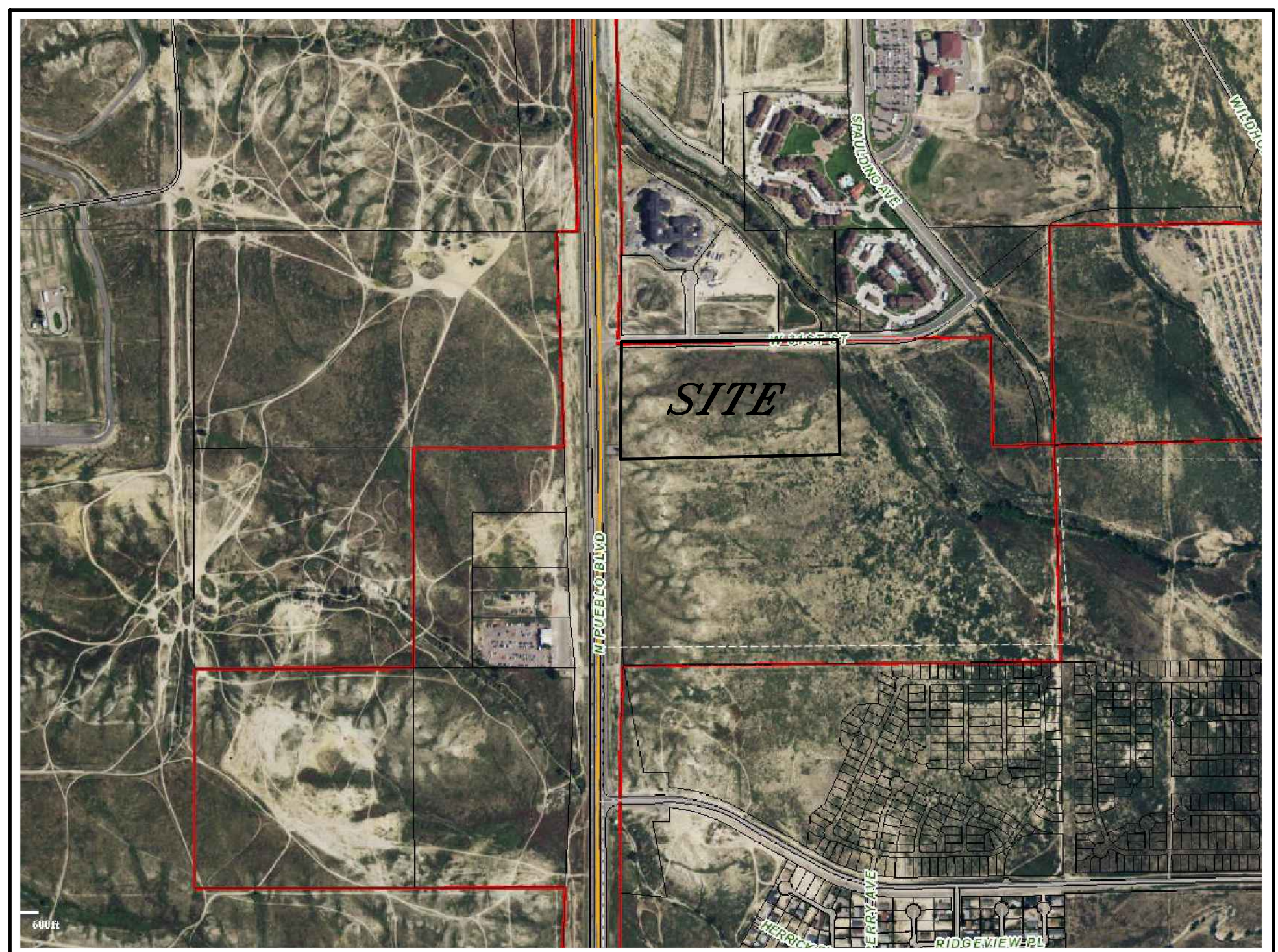
REZONE A-1 TO R-5

A portion of the South one-half of the Northwest one-quarter of the Northwest one-quarter of Section 22, Township 20 South, Range 65 West of the 6<sup>th</sup> P.M. and a portion of the South one-half of 31<sup>st</sup> Street as platted in Park West Business Campus, Filing No. 5, according to the recorded plat thereof, as filed for record on May 8, 2008 at Reception No. 1768305 in the County of Pueblo, State of Colorado, being more particularly described as follows:

**Basis of Bearings:** The West Line of the Northwest one-quarter of Section 22, Township, 20 South, Range 65 West, of the 6<sup>th</sup> Principal Meridian monumented with a number 6 rebar with a 3 1/4 inch diameter Brass Cap, to bear N. 00°32'37" W. and all bearings being relative thereto.

Commencing at Northwest corner of said Section 22, said point being on the west line of Park West Business Campus, Filing No. 7, according to the recorded plat thereof, as filed for record on March 16, 2012 at Reception No. 1901886 in the Pueblo County records and being on the east line of Colorado State Highway No. 45 as presently located; thence S. 00°32'37" E. along said the west line of said Section 22, the west line of said Park West Business Campus, Filing No. 7 and the east line of said Colorado State Highway No. 45, a distance of 656.75 feet to the center of 31<sup>st</sup> Street; thence N. 88°41'55" E., a distance of 1256.40 feet to the Point of Beginning; thence N. 88°41'55" E., a distance of 50.00 feet; thence S. 00°32'37" E., a distance of 40.00 feet to the northeasterly corner of Lot 2, Block 1 of the Pueblo Springs Apartments Subdivision as filed for record on June 22, 2023 at Reception No. 2316294 in the Pueblo County records; thence S. 00°32'37" E., a distance of 615.96 feet; thence S. 88°39'35" W., a distance of 512.33 feet; thence N. 01°20'00" W., a distance of 260.73 feet; thence N. 88°39'35" E., a distance of 101.69 feet; thence N. 01°20'25" W., a distance of 107.40 feet; thence N. 88°39'35" E., a distance of 196.65 feet; thence N. 01°20'25" W., a distance of 89.00 feet; thence N. 88°39'35" E., a distance of 164.26 feet; thence N. 01°18'05" W., a distance of 198.87 feet to the center of 31<sup>st</sup> St. and Point of Beginning.

Containing 4.75 acres, more or less.



VICINITY MAP  
NOT TO SCALE

PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

## Planning & Zoning Map Amendment Application (Rezoning)

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

<b>Property Owner</b>	
Name: Emery S. Chukly	
Company: Pueblo Springs Apartments II LLC, a Colorado Limited Liability Company	
Address: 5671 North Oracle Rd, Ste 1102, Tucson, AZ	Zip: 85704
Phone: ( ) 520-742-2114	Email: echukly@gmail.com
<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: Michael Cuppy	
Company: NorthStar Engineering & Surveying Inc.	
Address: 111 E. 5th St., Pueblo, CO	Zip: 81003
Phone: ( ) 719-544-6823	Email: mcuppy@northstar-co.com
<i>The <b>applicant</b> will be the primary contact unless otherwise noted.</i>	
<b>Project Location:</b> 31st St, S1/2, NW1/4, N1/4, Sec 22, T20S R65W <small>(address or general description)</small>	
Parcel# 0522005002	
Legal Description: See Attachment	
Subdivision: Pueblo Springs Apartments Sub.	Acreage: 4.70 acres more or less
<b>Existing Zone District:</b> A-1	<b>Proposed Zone District:</b> R-5

**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 current Lot 2, Block 1 of the Pueblo Springs Apartment Sub. is zoned as a A-1. This rezone to R-5 would allow the remaining property to be developed as apartments which is the current use in Lot 1.

Description of area surrounding proposed development:

The site lies south of the existing 31st St. with the Villas at Parkwest development to the north side of 31st St., Pueblo Blvd. lies to the west and undeveloped rangeland lies to the south and east.

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.

Existing 31st St. has the capacity and utilities to support the remaining development of the Pueblo Springs Apartment. There is existing drainage/detention facilities on site, as well as new drainage systems that will be installed as the time of development.

- 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: December 1 2026

Estimated date for completion of project: November 1 2028

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

The applicant acknowledges the economic responsibility and has the capability of accomplishing the development for which the zoning amendment is requested.

- 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:			

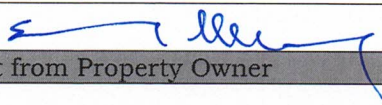
- Approved  Denied  Approved w/conditions

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: EMERY SCHUKLY / MANAGING Member

Signature:  Date: MARCH 5 2026

**Applicant, if different from Property Owner**

Print Name:









Signature: Date:

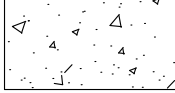


**Project Narrative**  
**Pueblo Springs Apartments**


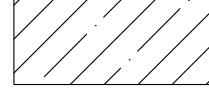
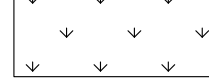
The property is currently in the zoned A-1. This zoning map amendment will be the next steps for developing to current Lot 2, Block 1 of the Pueblo Springs Apartments Subdivision. The site lies south of existing 31<sup>st</sup> Street with the Villas at Parkwest Apartments development adjacent to the north side of 31<sup>st</sup> Street. The current zone district does not allow the development of multi-family apartments which is the proposed land use for said lot and reason for the zoning map amendment.

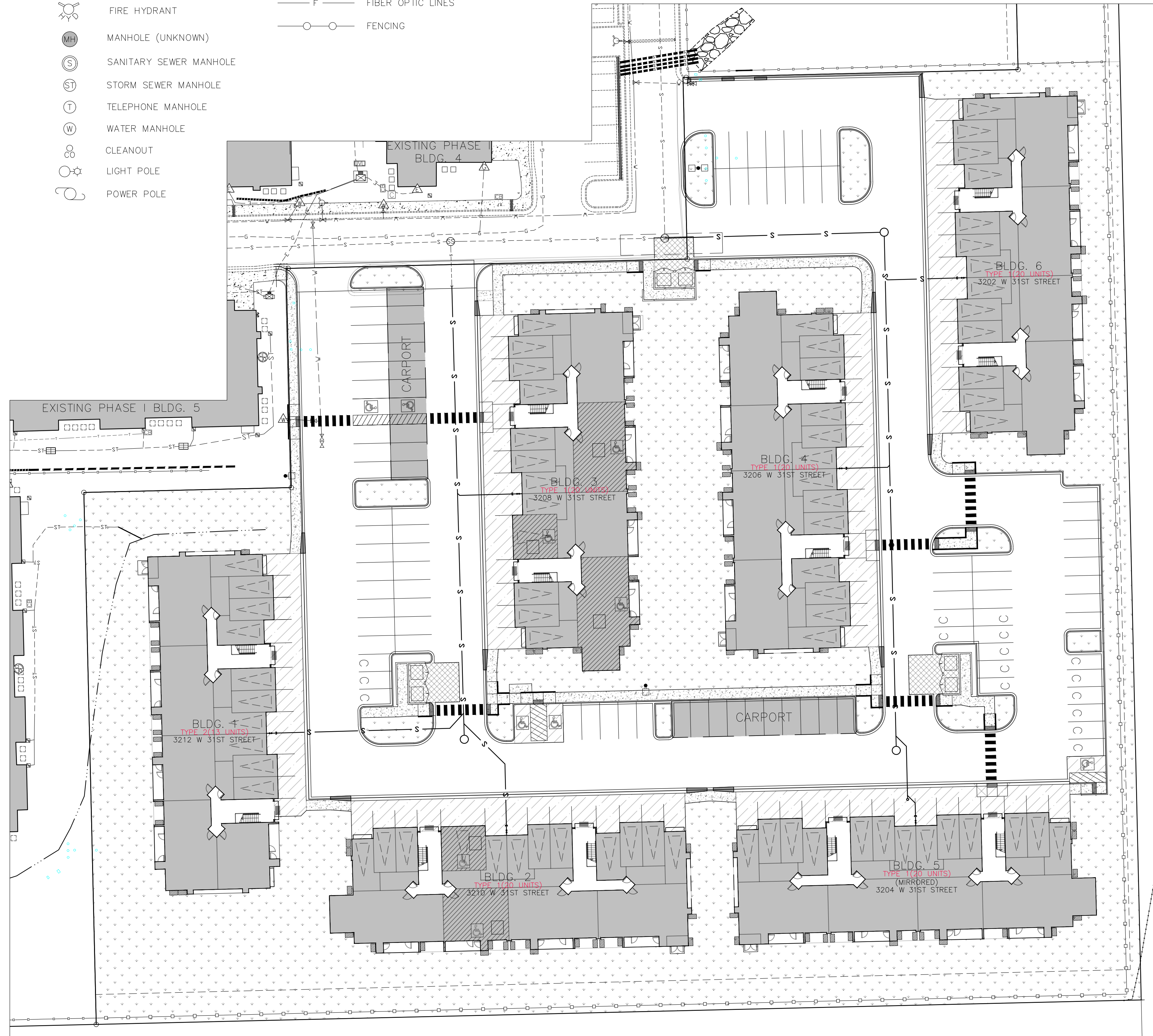
**LEGEND:**

-  GAS METER
-  WATER METER
-  ELECTRIC METER
-  GAS VALVE
-  IRRIGATION CONTROL VALVE
-  WATER VALVE
-  FIRE HYDRANT
-  MANHOLE (UNKNOWN)
-  SANITARY SEWER MANHOLE
-  STORM SEWER MANHOLE
-  TELEPHONE MANHOLE
-  WATER MANHOLE
-  CLEANOUT
-  LIGHT POLE
-  POWER POLE

-  S — SANITARY SEWER LINE
-  ST — STORM SEWER LINE
-  W — WATER LINE
-  E — ELECTRIC LINES
-  G — GAS LINE
-  T — TELECOMMUNICATIONS LINES
-  F — FIBER OPTIC LINES
-  ○ — FENCING

-  4" CONCRETE SIDEWALK
-  PROPOSED BUILDING
-  4" HMA OVER 8" ABC

-  8" REINFORCED CONCRETE WITH NO. 4 REBAR @ 18" O.C. BOTH WAYS. 15' MAX JOINT SPACING. APPLY CONTINUOUS FLEXIBLE COMPOUND BETWEEN ASPHALT AND CONCRETE
-  6" CONCRETE DRIVE ACCESS. 15' MAX JOINT SPACING. MATCH JOINTS TO BUILDING FOUNDATION
-  LANDSCAPE AREA



## Exhibit "A"

### REZONE A-1 TO R-5

A portion of the South one-half of the Northwest one-quarter of the Northwest one-quarter of Section 22, Township 20 South, Range 65 West of the 6<sup>th</sup> P.M. and a portion of the South one-half of 31<sup>st</sup> Street as platted in Park West Business Campus, Filing No. 5, according to the recorded plat thereof, as filed for record on May 8, 2008 at Reception No. 1768305 in the County of Pueblo, State of Colorado, being more particularly described as follows:

Basis of Bearings: The West Line of the NorthWest one-quarter of Section 22, Township. 20 South, Range 65 West, of the 6TH Principal Meridian monumented with a number 6 rebar with a 3 1/4 inch diameter Brass Cap, to bear N. 00°32'37" W. and all bearings being relative thereto.

Commencing at Northwest corner of said Section 22, said point being on the west line of Park West Business Campus, Filing No. 7, according to the recorded plat thereof, as filed for record on March 16, 2012 at Reception No. 1901886 in the Pueblo County records and being on the east line of Colorado State Highway No. 45 as presently located; thence S. 00°32'37" E. along said the west line of said Section 22, the west line of said Park West Business Campus, Filing No. 7 and the east line of said Colorado State Highway No. 45, a distance of 656.75 feet to the center of 31<sup>st</sup> Street; thence N. 88°41'55" E., a distance of 1256.40 feet to the Point of Beginning; thence N. 88°41'55" E., a distance of 50.00 feet; thence S. 00°32'37" E., a distance of 40.00 feet to the northeasterly corner of Lot 2, Block 1 of the Pueblo Springs Apartments Subdivision as filed for record on June 22, 2023 at Reception No. 2316294 in the Pueblo County records; thence S. 00°32'37" E., a distance of 615.96 feet; thence S. 88°39'35" W., a distance of 512.33 feet; thence N. 01°20'00" W., a distance of 260.73 feet; thence N. 88°39'35" E., a distance of 101.69 feet; thence N. 01°20'25" W., a distance of 107.40 feet; thence N. 88°39'35" E., a distance of 196.65 feet; thence N. 01°20'25" W., a distance of 89.00 feet; thence N. 88°39'35" E., a distance of 164.26 feet; thence N. 01°18'05" W., a distance of 198.87 feet to the center of 31<sup>st</sup> St. and Point of Beginning.

Containing 4.75 acres, more or less.

**From:** [adam.lancaster@state.co.us](mailto:adam.lancaster@state.co.us) on behalf of [R2 Permits Access - CDOT , CDOT](#)  
**To:** [Riane Ledford](#)  
**Subject:** [External] Re: Z-26-03 Review 3210 W. 31st St.  
**Date:** Thursday, March 19, 2026 9:04:22 PM  
**Attachments:** [image001.png](#)

---

External email. Please use caution.

Riane

The submittals for Pueblo Springs Apartments 3210 W. 31st Street received March 18, 2026 have been reviewed by CDOT Access Management.

Our comments follow:

- Under Section 2.6 Change in Land Use and Access Use of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by more than 20% and or vehicle type, the property owner will coordinate with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- A CDOT Access Permit is needed for the intersection of 31st Street & Pueblo Blvd (SH045A). The City of Pueblo has discussed providing a traffic analysis for purposes of permitting all existing and potential uses for highway access at 31st Street.
- No direct access to State Highway 045A will be allowed other than 31st Street.

Thank you

On Wed, Mar 18, 2026 at 4:54 PM Riane Ledford <[RLedford@pueblo.us](mailto:RLedford@pueblo.us)> wrote:

Hello Reviewers,

Please review the rezoning for 3210 W. 31<sup>st</sup> St. (Z-26-03) by **April 1<sup>st</sup>, 2026**.

Open Gov Case: [PZ-26-10 Record - OpenGov](#)

Kindly,

**Riane Ledford**

Planner

Planning and Community Development

Main Line: (719)-553-2259

Direct Line: (719)-553-2321



This e-mail transmission (including any attachments) contains information that is confidential and may be legally privileged. It is intended for the use of the addressee only. If you received this e-mail in error, we request that you contact us immediately by telephone or return e-mail, and that you delete this message from your computer. If you are not the intended recipient, please be advised that any dissemination, distribution, or copying of this e-mail is strictly prohibited. [CoP]

--

**Access Permits**  
**R2 Traffic & Safety**

April 24, 2026

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

**Z-26-03 Rezone:** Rezoning of 4.7 acres located at 3210 W. 31<sup>st</sup> St. from Agricultural (A-1) Zone District to Multiple Residential and Office (R-5) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

Beritt Odom, Planning & Community Development Director  
By Riane Ledford, Planner  
(719) 553-2259

April 24, 2026

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

**Z-26-03 Rezone:** Rezoning of 4.7 acres located at 3210 W. 31<sup>st</sup> St. from Agricultural (A-1) Zone District to Multiple Residential and Office (R-5) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

Beritt Odom, Planning & Community Development Director  
By Riane Ledford, Planner  
(719) 553-2259

April 24, 2026

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

**Z-26-03 Rezone:** Rezoning of 4.7 acres located at 3210 W. 31<sup>st</sup> St. from Agricultural (A-1) Zone District to Multiple Residential and Office (R-5) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

Beritt Odom, Planning & Community Development Director  
By Riane Ledford, Planner  
(719) 553-2259

April 24, 2026

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

**Z-26-03 Rezone:** Rezoning of 4.7 acres located at 3210 W. 31<sup>st</sup> St. from Agricultural (A-1) Zone District to Multiple Residential and Office (R-5) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

Beritt Odom, Planning & Community Development Director  
By Riane Ledford, Planner  
(719) 553-2259

CASE NUMBER: Z-26-03

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 3210 W.31<sup>st</sup> St. 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.

March 24, 2026  
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By: Cindy Caputo

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 3201 W. 31<sup>st</sup> St. upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

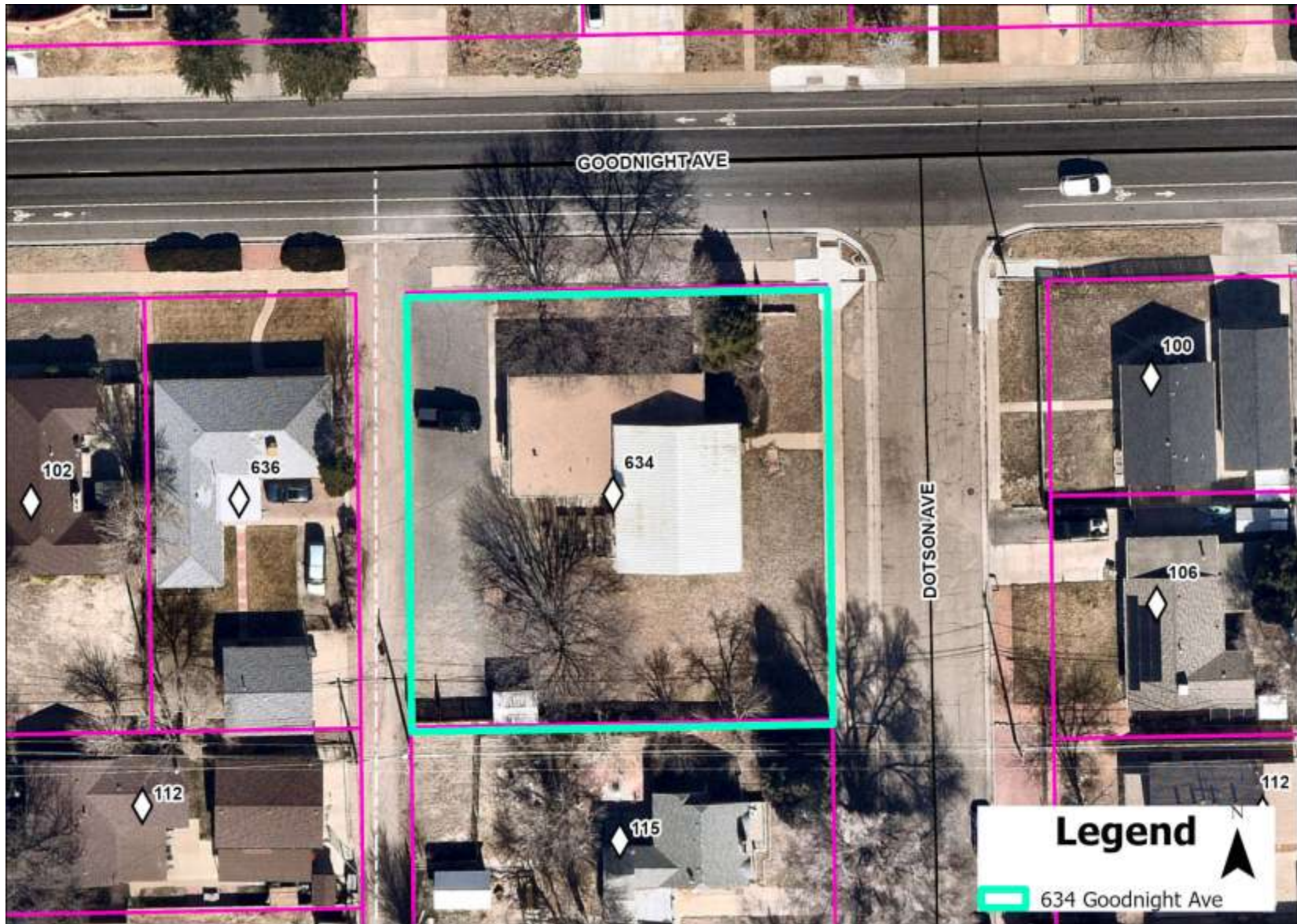
March 2, 2026  
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By: Cindy Caputo

<b>Owner</b>	<b>OwnerStree</b>	<b>OwnerCity</b>	<b>Owr</b>	<b>OwnerZip</b>
C H H LLC	102 N CASCADE AVE STE 250	COLORADC	CO	80903-1409
KAISER FOUNDATION HEALTHPLAN OF COLORADO	10350 E DAKOTA AVE	DENVER	CO	80247-1314
PUEBLO MASTERPLAN COMMUNITIES LLC	1 JUDYS DREAM LN	PUEBLO	CO	81005-8703
PUEBLO SPRINGS APARTMENTS, LLC	5671 N ORACLE RD STE 1102	TUCSON	AZ	85704-3855
QWANZO LLC	102 N CASCADE AVE STE 250	COLORADC	CO	80903-1409
VILLAS AT PARK WEST I LP	1603 LBJ FWY STE 800	DALLAS	TX	75234-6061

Rezoning Exhibit for 634 Goodnight Ave  
B-2 Zone District to R-2 Zone District



Legal Description: LOTS 1 TO 5 BLK 1 ADAMS SUB

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Brett Boston  
City Council Representative



Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

## Planning & Zoning Commission

---

### ***MINUTES OF REGULAR MEETING***

City of Pueblo, Colorado

Wednesday, May 13, 2026, 3:30 p.m.

City Council Chambers, 1 City Hall Place

The meeting was called to order at 3:31 pm. with Castellucci presiding.

**Commissioners Present:** Brett Boston, Mike Castellucci, Patrick Avalos, Alexandra Aznar, Elizabeth Bailey, Cheryl Spinuzzi, and 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; Riane Ledford, Planner; and Cindy Capritta, Land Use Technician.

**Staff Members Absent:** N/A

**Approval of the Agenda:** Bailey moved to approve the agenda, seconded by Boston.

**Motion Passed:** 7-0.

**Z-26-04 Rezone:** A rezoning of 0.38 acres located at 634 Goodnight Ave from Sub-Regional Business (B-2) Zone District to Single-Family Residential (R-2) Zone District. Staff Report by Mikaylin Hackley, Planner.

**Hearing:** Applicant Gerard Trujillo was sworn in and spoke in support of the application. No one spoke in opposition.

**Commission Action:** Bailey moved to forward a recommendation of approval to City Council, seconded by Salazar

**Motion Passed:** 7-0

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Brett Boston  
City Council Representative



Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

## Z-26-04

May 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 634 Goodnight from B-2 to R-2 Zone Districts

**APPLICANT:** Gerard Lee Trujillo

**PROPERTY OWNER:** Gerard Lee Trujillo

**LOCATION:** 634 Goodnight Ave., Pueblo, CO 81005

**CONCURRENT REQUESTS:** N/A

**REQUEST:**

A rezoning of 634 Goodnight Ave from Sub-Regional Business (B-2) Zone District to Single-Family Residential (R-2) Zone District

**BACKGROUND AND ANALYSIS:**

The subject property, 634 Goodnight Ave., is a 4,968 sq ft former Mennonite Church on a 16,500 sq ft lot, east of City Park, in the Aberdeen Neighborhood. The church was built in 1959 and operated as such until 2023 when the property was purchased by 1Legacy Investments. The subject property was zoned into Sub-Regional Business (B-2) District in early 2025, as that buyer had intended to convert the former church building into an office/studio space. Now, since that change in use never occurred, the property owner is requesting to rezone into a Single-Family Residential (R-2) District in order to convert the commercial building into a single-family home.

The surrounding neighborhood is residential, and the intended future land use of the subject property and adjacent block is to remain as a medium-density residential neighborhood. While inspecting the site, staff noted that a short pole sign (pictured in attachments) that once advertised the church was still present on the property, and a temporary banner sign advertising a painting business was hung on the signposts. Off-site advertising and permanent signage are not permitted in an R-2 Zone District, so staff recommends conditioning the rezoning on the removal of the commercial sign to increase the site’s compatibility with the surrounding residential neighborhood.

**SITE CHARACTER AND COMPATIBILITY**

**Site Character:**

**Neighborhood Compatibility:** North: Single-Family Residential (R-1) Zone District, Developed with single-family homes

East: Single-Family Residential (R-2) Zone District,  
Developed with single-family homes  
South: Single-Family Residential (R-2) Zone District,  
Developed with single-family homes  
West: Single-Family Residential (R-2) Zone District,  
Developed with single-family homes

**Comprehensive Plan  
Compliance:**

The subject site is designated by the Pueblo Regional Comprehensive Plan, 2022, as Urban Neighborhood. The Urban Neighborhood classification calls for primary land uses of single-family homes, duplexes, and townhomes and supporting land uses of ADUs, multi-family dwellings, retail and services, and neighborhood 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 rezoning request furthers the goals of the Comprehensive Plan by reusing a vacant church building and converting it into a home, which is consistent with the Urban Neighborhoods land use designation of the property.**

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:**

**Single-Family Residential (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 subject to the following condition:

1. The freestanding sign on the subject property must be removed prior to Planning approval of a building permit for the change-of-occupancy into a residence.

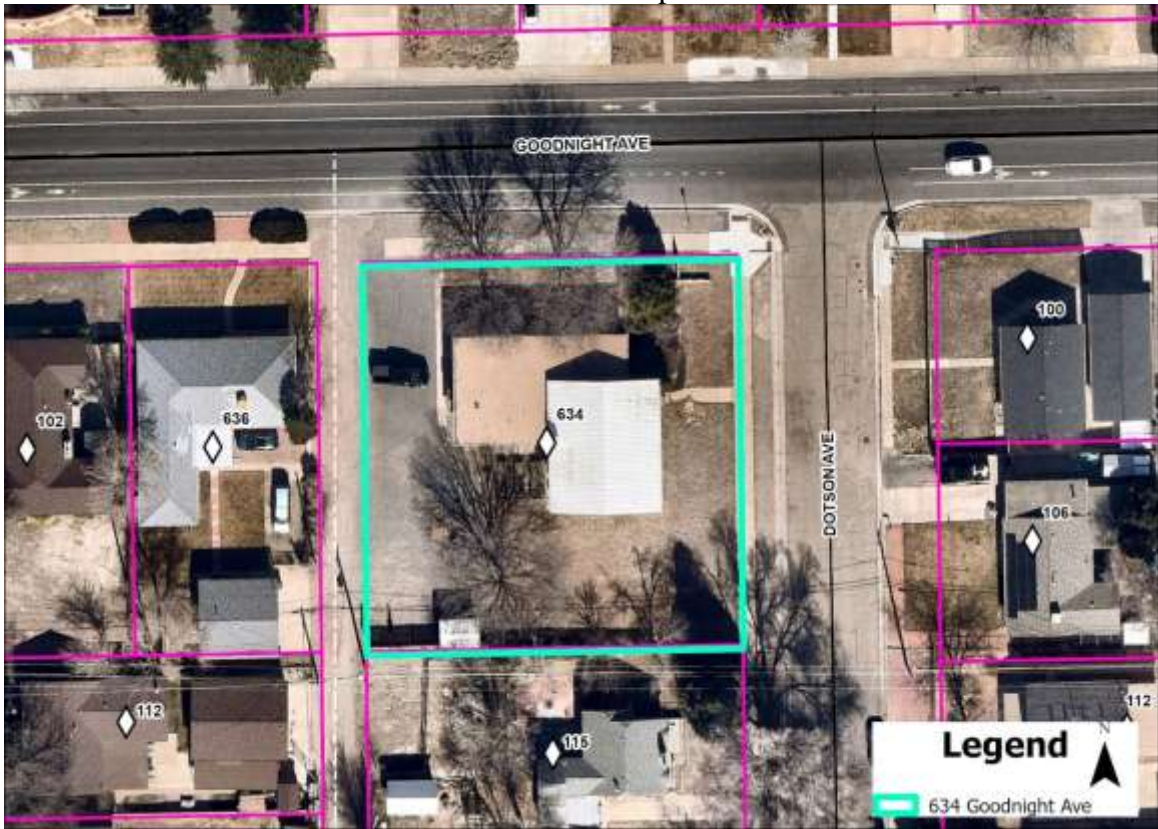
**REFERRAL AGENCIES AND COMMENTS:**

- City Public Works      No comment
- City Transportation      No comment
- City Law Department      No comment
- Southern Colorado Building Department      Southern Colorado Building Department has no comments currently. The change of the commercial building to residential constitutes a change in occupancy for that building and the project will be required to go through the residential plan review process.
  
- 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

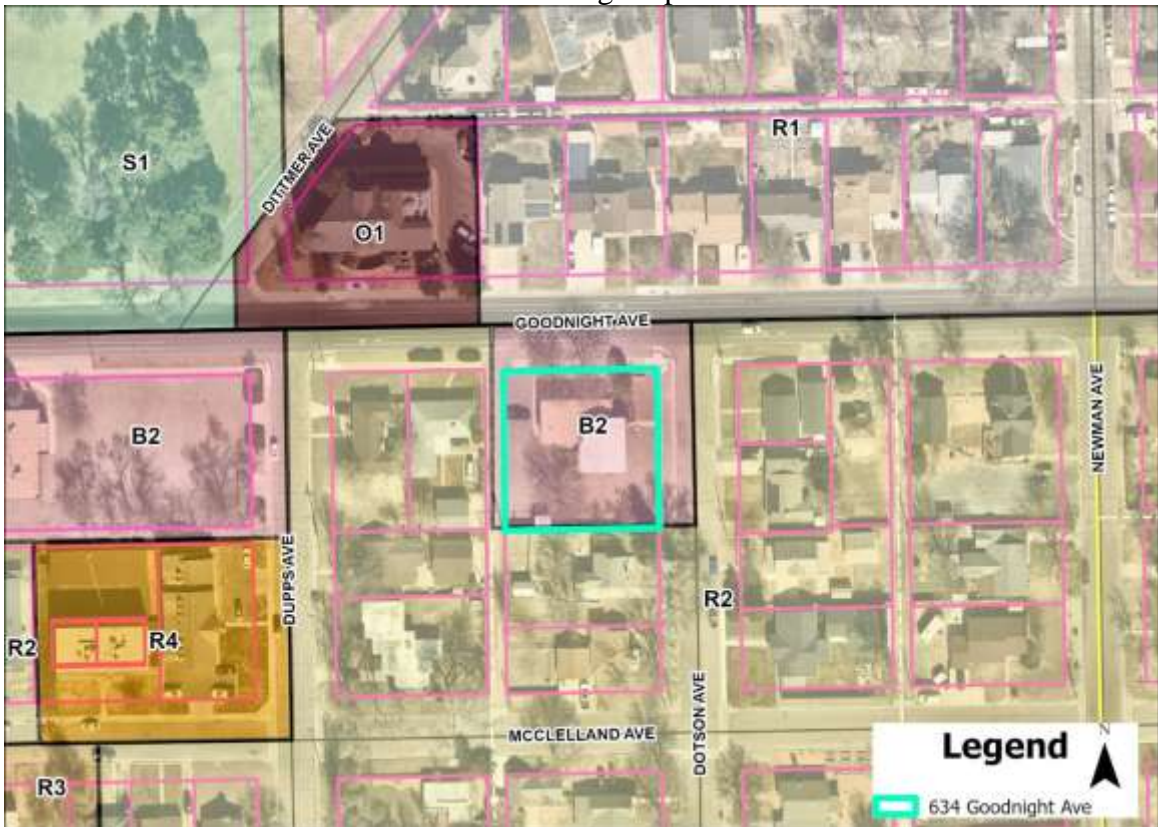
**ATTACHMENTS:**

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

A. Aerial Map



B. Zoning Map

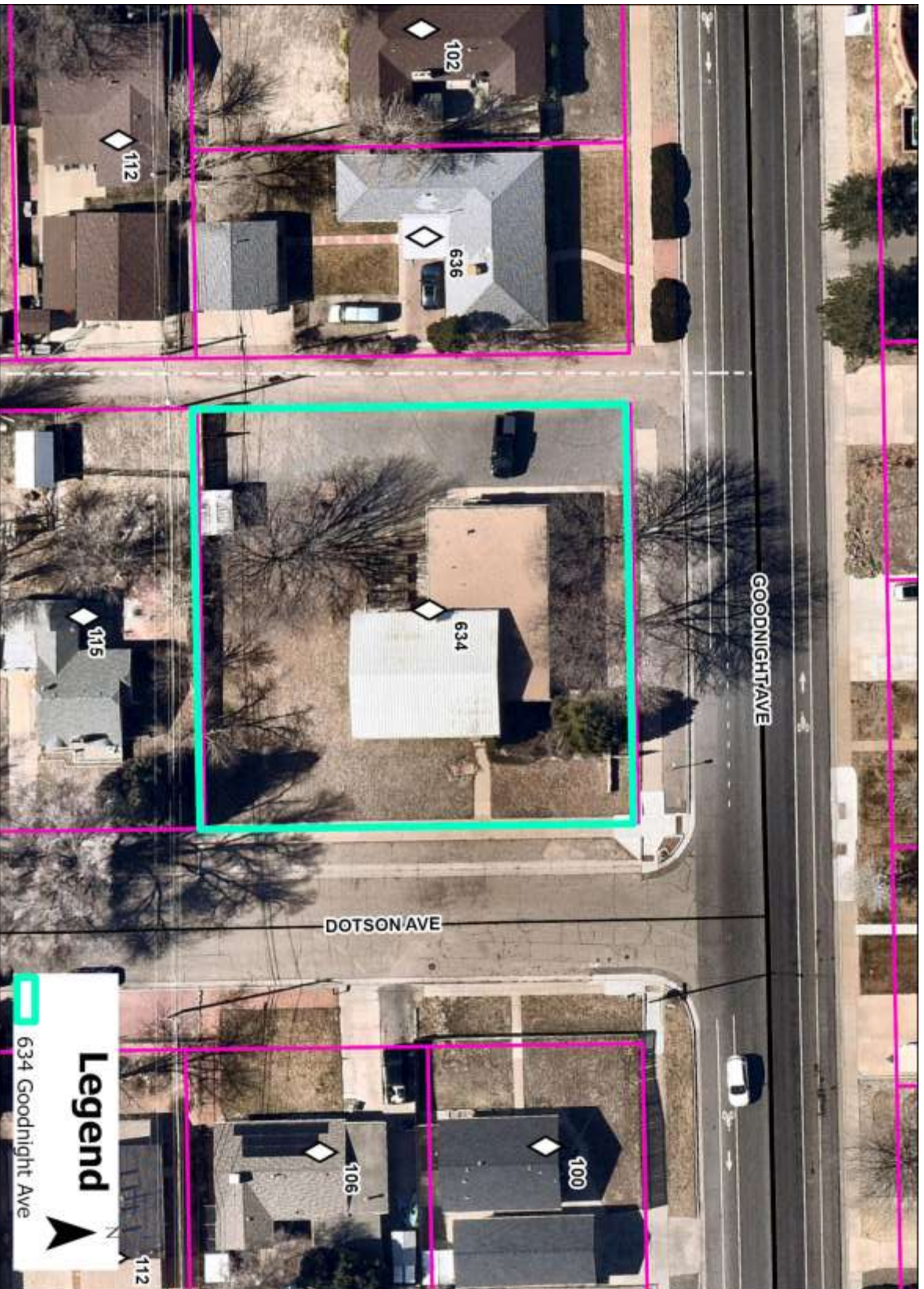








Rezoning Exhibit for 634 Goodnight Ave  
B-2 Zone District to R-2 Zone District



Legal Description: LOTS 1 TO 5 BLK 1 ADAMS SUB

## **Statement of Facts – Justifying the Zone Change**

The applicant is requesting a rezoning of the property located at 634 Goodnight Ave, Pueblo, Colorado, back to its original designation of R-2 (Residential), which was recently changed by the prior owner to B-2 (Commercial). The new property owner wishes to occupy the property as his personal residence for his family. The property contains an existing structure that was previously used as a church and is well suited for conversion into a single-family home.

The proposed rezoning is consistent with the City of Pueblo Comprehensive Plan, which encourages reinvestment and residential development within established areas of the city. Repurposing the existing structure will allow the property to be used in a productive manner while maintaining the character of the neighborhood.

The surrounding area consists primarily of residential properties, with some small institutional and commercial uses. The requested R-2 zoning will be compatible with nearby land uses and development patterns.

The proposed project will involve the conversion of the existing building into single-family residential living, with appropriate parking and access maintained on the site. The exterior of the building will largely remain unchanged, minimizing impacts to the surrounding area. No significant environmental, traffic, or infrastructure impacts are anticipated.

Approval of the requested zoning amendment will provide a public benefit by increasing housing availability, encouraging the adaptive reuse of an existing structure, and supporting neighborhood stability and revitalization. The proposed project represents an adaptive reuse of a structure that is currently underutilized, which will preserve the building while providing needed housing and preventing potential vacancy or further deterioration of the property.

## **Description of Area Surrounding Proposed Development**

The surrounding area consists primarily of residential properties, with some small commercial and institutional uses. The requested R-2 zoning will be consistent with nearby residential zoning and will allow the property to integrate with the surrounding neighborhood character.

## **General Description of the Proposed Development**

The existing building on the property will be converted into single-family residential living. The structure will remain largely unchanged externally, aside from improvements intended to bring the property in line with the surrounding beauty and character of the Aberdeen neighborhood, which will include a total exterior makeover, as shown in the picture provided.

Adequate parking will be provided on-site, and existing access points will continue to serve the property. No significant environmental, traffic, or economic impacts are anticipated from the proposed development.

## Planning & Zoning Map Amendment Application

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

<b>Property Owner</b>	
Name: Gerard Lee Trujillo	
Company:	
Address: 714 W 9th St	Zip: 81003
Phone: (719) 250-7608	Email: Puebloautoexperts@gmail.com
<b>Applicant</b>	
Name: Gerard Lee Trujillo	
Company:	
Address: 714 W 9th St	Zip: 81003
Phone: (719) 250 7608	Email: Puebloautoexperts@gmail.com
<b>Person of Firm Representing Owner or Applicant</b>	
Name:	
Company:	
Address:	Zip:
Phone: ( )	Email:
<i>The applicant will be the primary contact unless otherwise noted.</i>	
<b>Project Location:</b>	
(address or general description) 634 Goodnight Ave Pueblo CO 81005	
Legal Description: Lots 1 to 5 B1K1 Adams Sub	
Subdivision: Adams Sub	Acreage: 0.38
<b>Existing Zone District:</b> B-2	<b>Proposed Zone District:</b> R-2
<b>Purpose of this Application:</b>	
<input checked="" type="checkbox"/> To permit development of the property not allowed under the existing zone district. <input type="checkbox"/> To provide proper zone district in conjunction with the subdivision plan for the area. <input type="checkbox"/> In conjunction with the Annexation petition to annex the property in a use different than the existing Pueblo County Zoning. <input type="checkbox"/> Other (specify): _____ _____	

(Continue Next Page)

(Continued from previous page)

**Statement of Facts:**

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

See Attached

Description of area surrounding proposed development:

See Attached

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.

See Attached

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: 5-2026

Estimated date for completion of project: 8-2026

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

The applicant has the financial and resources necessary to complete the proposed residential conversion and improvements associated with the project

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.
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:	Gerard Lee Tryno	
Signature:		Date: 3-6-26

**Applicant, if different from Property Owner**

Print Name:	
Signature:	Date:

<b>Office Use Only</b>	<b>Zoning Compliance (Completed by City Staff)</b>	
	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



April 24, 2026

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

**Z-26-04 Rezone:** Rezoning of 0.38 acres located at 634 Goodnight Ave from Sub-Regional Business (B-2) Zone District to Single-Family Residential (R-2) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

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

April 24, 2026

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

**Z-26-04 Rezone:** Rezoning of 0.38 acres located at 634 Goodnight Ave from Sub-Regional Business (B-2) Zone District to Single-Family Residential (R-2) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

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

April 24, 2026

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

**Z-26-04 Rezone:** Rezoning of 0.38 acres located at 634 Goodnight Ave from Sub-Regional Business (B-2) Zone District to Single-Family Residential (R-2) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

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

April 24, 2026

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

**Z-26-04 Rezone:** Rezoning of 0.38 acres located at 634 Goodnight Ave from Sub-Regional Business (B-2) Zone District to Single-Family Residential (R-2) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

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

CASE NUMBER: Z-26-04

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 634 Goodnight Ave. 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.

March 2, 2026  
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By: Cindy Caputo

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 634 Goodnight Ave. upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

March 2, 2026  
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By: Cindy Caputo

<b>Owner</b>	<b>OwnerStree</b>	<b>OwnerCity</b>	<b>Owr</b>	<b>OwnerZip</b>
720 GOODNIGHT LLC	606 W EVANS AVE	PUEBLO	CO	81004-1504
AHLIN LLC	447 ARGYLE AVE	PUEBLO	CO	81004-1012
AUSTIN DARIN A/AUSTIN JACQUEINE J	607 GOODNIGHT AVE	PUEBLO	CO	81005-1224
BARNES CAROLYN E	200 DUPPS AVE	PUEBLO	CO	81005-1221
BAROS RAYMOND LOUIS/BAROS BARBARA JEAN	627 GOODNIGHT AVE	PUEBLO	CO	81005-1224
BIGGERSTAFF D W	PO BOX 7355	PUEBLO W	CO	81007-7355
BOWEN ANGELA J	603 MCCLELLAND AVE	PUEBLO	CO	81005-1226
CATS CHICKENS & JUST FOR FUN TRUST	616 DITTMER AVE	PUEBLO	CO	81005-1212
CESARIO RACHEL LOUISE	204 DOTSON AVE	PUEBLO	CO	81005-1217
CORZINE MEGAN L	210 DOTSON AVE	PUEBLO	CO	81005-1217
DILL DAVID L/RAWLINGS JANE L	624 DITTMER AVE	PUEBLO	CO	81005-1212
DURAN EDWARD G/DURAN ROSE E	621 GOODNIGHT AVE	PUEBLO	CO	81005-1224
FLORES GERARD M	606 DITTMER AVE	PUEBLO	CO	81005-1212
GARLAND LANE PROPERTIES LLC	120 DOTSON AVE	PUEBLO	CO	81005-1215
GONZALES LAFON	310 STARLITE DR	PUEBLO	CO	81005-2683
GUERRERO RUSSELL I/GUERRERO SHANNON R	620 DITTMER AVE	PUEBLO	CO	81005-1212
HALLETT TIMOTHY JAMES / HALLETT BREANNA MONIQUE	602 GOODNIGHT AVE	PUEBLO	CO	81005-1225
HUNDT THERESA A	207 E GALATEA DR	PUEBLO W	CO	81007-2709
JOHNSON WILLIAM T	120 DOTSON AVE	PUEBLO	CO	81005-1215
KNEUPER JENNIFER M / KNEUPER CLETUS PAUL	630 DITTMER AVE	PUEBLO	CO	81005-1212
MARTIN CHARLES A/MARTIN BROOKE SUZANNE/	10957 MIDDLEGATE CT	PEYTON	CO	80831-5049
MC GILL RICHARD ROY	203 DUPPS AVE	PUEBLO	CO	81005-1220
MIGHELL KAREN	111 NEWMAN AVE	PUEBLO	CO	81005-1322
MIKETA GARY A/MIKETA MONICA L	601 GOODNIGHT AVE	PUEBLO	CO	81005-1224
MOBILE HOME COLORADO CITY LLC	2543 W HOUSTOUN WAI	LITTLETON	CO	80120
MYERS TRAVIS RESIDENCE	106 DOTSON AVE	PUEBLO	CO	81005-1215
PARK MANOR CONDOMINIUMS	PO BOX 432	PUEBLO	CO	81002-0432
ROSS ADAM J	UNKNOWN	PUEBLO	CO	
SAGE PARNERS LLC	633 GOODNIGHT AVE	PUEBLO	CO	81005-1224
SAMUELS WILLIAM G/SAMUELS MARILYN I	5425 NATURE CENTER RI	PUEBLO	CO	81003
SANCHEZ MICHAEL A	91 CORNELL CIR	PUEBLO	CO	81005-1645
SANTOS DAVID F	100 DOTSON AVE	PUEBLO	CO	81005-1215
SMART IRA/SMART ILA/STONE RHONDA K	112 DUPPS AVE	PUEBLO	CO	81005-1219
TRUJILLO FAMILY TRUST	4282 COUNTY 4 NE	REMER	MN	56672-2403
VILLEGAS JESUS V	613 GOODNIGHT AVE	PUEBLO	CO	81005-1224
	617 GOODNIGHT AVE	PUEBLO	CO	81005-1224

**Zoning Map Amendment Exhibit**

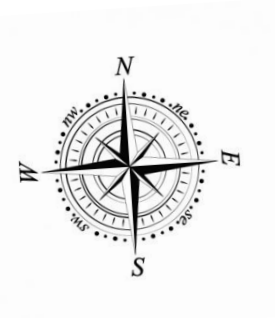
**Parcels:** 0525416005 and 0525416010

**Lots 9, 10, and 11, Block 11, County Addition**

**Address:** 229 W 12th St, Pueblo, CO 81003

**Existing Zoning:** R-5

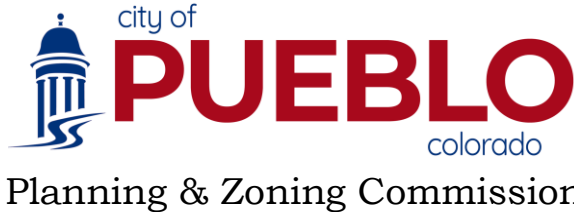
**Proposed Zoning:** B-1



Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Brett Boston  
City Council Representative



Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

---

***MINUTES OF REGULAR MEETING***

City of Pueblo, Colorado

Wednesday, May 13, 2026, 3:30 p.m.

City Council Chambers, 1 City Hall Place

The meeting was called to order at 3:31 pm. with Castellucci presiding.

**Commissioners Present:** Brett Boston, Mike Castellucci, Patrick Avalos, Alexandra Aznar, Elizabeth Bailey, Cheryl Spinuzzi, and 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; Riane Ledford, Planner; and Cindy Capritta, Land Use Technician.

**Staff Members Absent:** N/A

**Approval of the Agenda:** Bailey moved to approve the agenda, seconded by Boston.

**Motion Passed:** 7-0.

**Public Hearing:**

**Z-26-05 Rezone:** A rezoning of 0.37 acres located at 229 W. 12th St. from Multiple Residential and Office District (R-5) Zone District to Neighborhood Business (B-1) Zone District. Staff Report by Mikaylin Hackley, Planner.

**Hearing:** Applicant Micah Lorenc was sworn in and spoke in support of the application. No one spoke in opposition.

**Commission Action:** Bailey motioned to forward a recommendation of approval to City Council, seconded by Boston.

**Motion Passed:** 7-0

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Brett Boston  
City Council Representative



Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

## **Z-26-05**

May 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 229 W 12<sup>th</sup> St. from R-5 to B-1 Zone District  
**APPLICANT:** Micah Lorenc; Purple Mountain Holdings LLC  
**PROPERTY OWNER:** Pueblo County  
**LOCATION:** 229 W 12<sup>th</sup> St., Pueblo, CO 81003  
**CONCURRENT REQUESTS:** N/A

### **REQUEST:**

A rezoning of 0.37 acres located at 229 W. 12th St. from Multiple Residential and Office District (R-5) Zone District to Neighborhood Business (B-1) Zone District.

### **BACKGROUND AND ANALYSIS:**

The applicant is requesting to rezone 229 W 12<sup>th</sup> St., the site of the locally landmarked historic Bowen Mansion, from an R-5 Zone District to a B-1 District in order to convert the existing home into a retail thrift store for clothes and books on floors 1 and 2 and a co-working office space on floor 3. Should this rezoning request be approved, the applicant intends to repair and restore the structure, but no additions to the building footprint or new structures are proposed. The applicant presented staff with their planned scope of work of the restoration and repairs, which intended to preserve the historic integrity of the structure. Any future plans that might “materially alter, restore, construct on, relocate, remove, or in any way significantly change” the historic character of the site would require issuance of a Certificate of Appropriateness from the Historic Preservation Commission.

The property was most recently utilized as an office space for the Pueblo County Planning Department, and offices would remain a use-by-right in the requested B-1 district. Per Sec. 17-4-51 (d) (47), retail sales are permitted in the B-1 district subject to the following conditions:

- a. Shall not exceed three thousand two hundred fifty (3,250) square feet in gross floor area.
- b. Limited to neighborhood retail uses, as determined by the Administrative Official.
- c. Outdoor display, storage, or drop-off facilities are prohibited.

The applicant’s proposed business plan does not exceed more than 3,250 sq. ft. of retail space, and staff has determined that a thrift store selling only clothes and books (no furniture or other large second-items items) meets the intent of a neighborhood retail use. Per off-street parking code, the co-working space and the second-hand retail space would necessitate 21 parking spaces in total, 16 for the retail use and 5 for the office

space. The rezoning site contains 18 parking spaces, 2 of which are ADA accessible. The two parcels to the east of the rezoning site will remain under Pueblo County ownership as overflow parking for their nearby civic buildings, but a shared parking agreement has been drafted to accommodate the additional parking spaces required by the rezoning and change in land use. Staff finds that with this condition addressed, the rezoning of this site into the low-intensity commercial Neighborhood Business (B-1) Zone District is appropriate.

---

**SITE CHARACTER AND COMPATIBILITY****Site Character:****Neighborhood Compatibility:**

North: Multiple-Residential and Office (R-5) District, Developed with a medical office building  
East: Multiple-Residential and Office (R-5) District, Developed with apartments and a theater  
South: Multiple-Residential and Office (R-5) District, Developed with a medical office building  
West: Multiple-Residential and Office (R-5) District, Developed with Pueblo County civic buildings

**Comprehensive Plan Compliance:**

The subject site is designated by the Pueblo Regional Comprehensive Plan, 2022, as Downtown Mixed-Use. The Downtown Mixed-Use classification calls for primary land uses of offices, retail, high-density residences, and public uses, and supporting land uses of cultural facilities, civic spaces, offices, light manufacturing, and public spaces.

---

**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 rezoning request furthers the goals of the Comprehensive Plan as it allows for retail in a currently vacant space in a prominent downtown location.**

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)(15) OF THE PMC:**

**Neighborhood Business (B-1) Zone District Standards:**

Purpose. The standards of this district (B-1) are designed to retain and provide areas for the sale at retail of those convenience type goods and services required by the residents of the immediate neighborhood and for those outlets which by their nature create no nuisances and serve a trade territory of only one (1) neighborhood.

**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 subject to the following condition:

1. The shared access and parking agreement between the applicant and Pueblo County must be finalized before presentation to City Council.

**REFERRAL AGENCIES AND COMMENTS:**

- City Public Works      No comment
- City Transportation      No comment
- City Law Department      No comment
- Southern Colorado Building Department      Southern Colorado Building Department currently has no objections or comments regarding the proposed application. The listed business type(s) on the application constitute a change in use/occupancy for this building and the project will be required to go through the commercial plan review process and routing process.
- City Fire Department      No comment
- City Wastewater      No comment from WW. No flow analysis is required since the building has functioned as a commercial use since 1999

and the building footprint is not intended to be expanded per the detailed explanation provided by the applicant.

- City Stormwater No comment
- City Parks and Recreation Department No comment
- Xcel Energy No comment
- Black Hills Energy No comment
- CDOT No comment

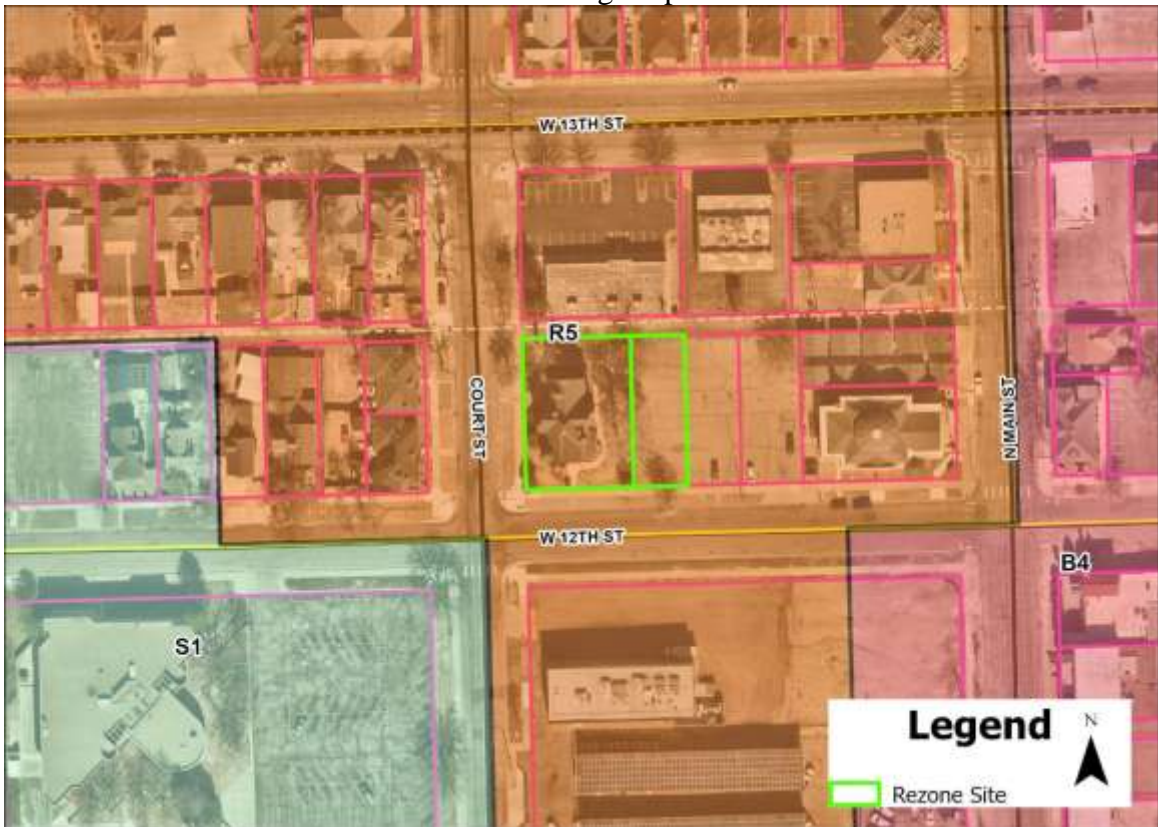
**ATTACHMENTS:**

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

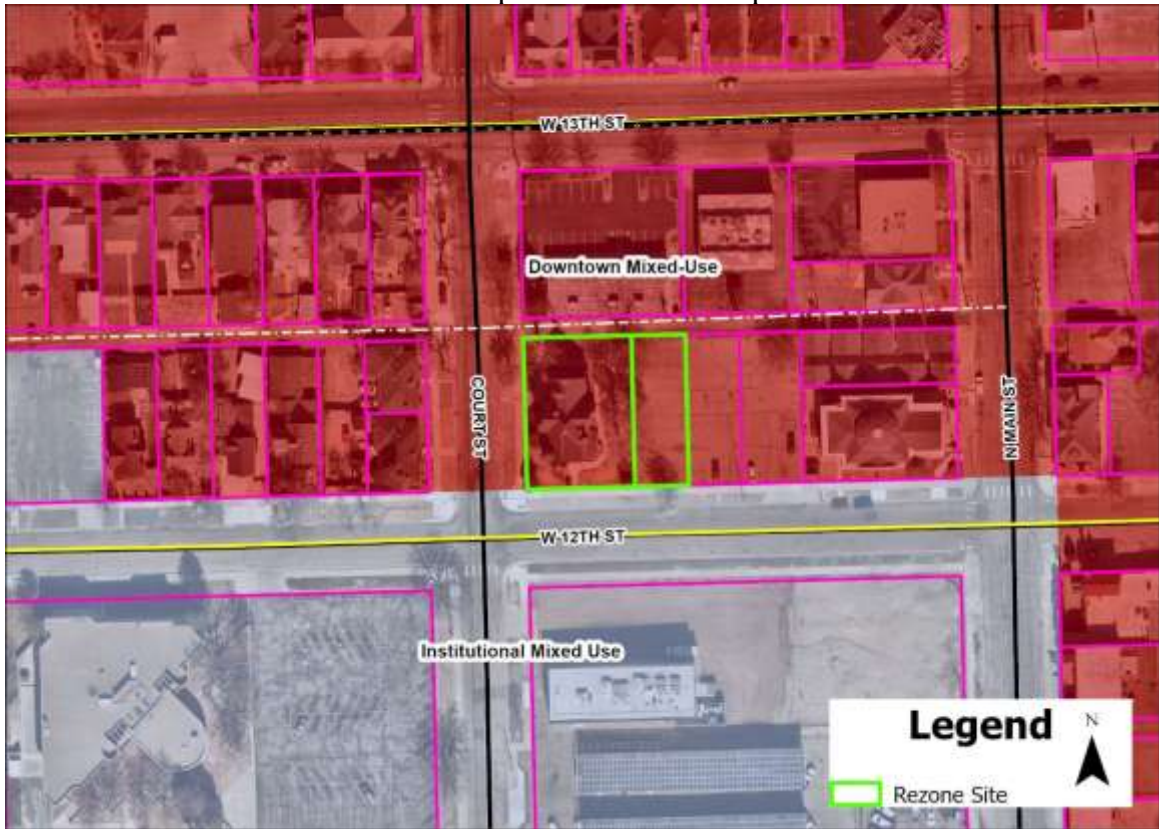
A. Aerial Map



B. Zoning Map



C. Comprehensive Plan Map



D. Public Notice & Site Photos





Building frontage from 12<sup>th</sup> St.



Parking area included in rezoning



Shared parking area to remain under County ownership

E. Rezoning Exhibit & F. Supporting Documents

**Zoning Map Amendment Exhibit**

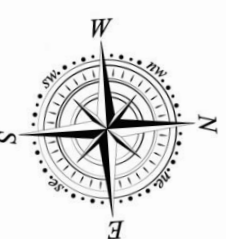
**Parcels: 0525416005 and 0525416010**

**Lots 9, 10, and 11, Block 11, County Addition**

**Address: 229 W 12th St, Pueblo, CO 81003**

**Existing Zoning: R-5**

**Proposed Zoning: B-1**




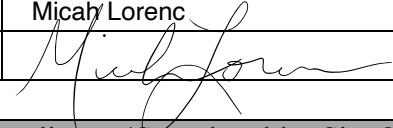
## Planning & Zoning Map Amendment Application

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

<b>Property Owner</b>	
Name: Pueblo County	
Company: Pueblo County Government	
Address: 215 W 10th St. Pueblo, CO	Zip: 81003
Phone: ( )	Email: swearingenz@pueblocounty.us
<b>Applicant</b>	
Name: Micah Lorenc	
Company: Purple Mountain Holdings LLC	
Address: 4145 Jasperwood Ct., Colorado Springs, CO	Zip: 80920
Phone: (210) 417-8178	Email: micahlorenc@gmail.com
<b>Person of Firm Representing Owner or Applicant</b>	
Name: Micah Lorenc	
Company:	
Address:	Zip:
Phone: ( )	Email:
<i>The applicant will be the primary contact unless otherwise noted.</i>	
<b>Project Location:</b> 229 W 12th Street, Pueblo, Colorado <small>(address or general description)</small>	
Legal Description: Lots 9, 10, and 11, Block 11, County Addition to the City of Pueblo, Colorado	
Subdivision: 60 Central	Acreage: 0.363
<b>Existing Zone District:</b> R-5	<b>Proposed Zone District:</b> B-1
<b>Purpose of this Application:</b>	
<input checked="" type="checkbox"/> To permit development of the property not allowed under the existing zone district. <input type="checkbox"/> To provide proper zone district in conjunction with the subdivision plan for the area. <input type="checkbox"/> In conjunction with the Annexation petition to annex the property in a use different than the existing Pueblo County Zoning. <input type="checkbox"/> Other (specify): _____  _____	

(Continue Next Page)

(Continued from previous page)

<b>Statement of Facts:</b>		
Justifying the zone change request. Be specific; use additional sheets if necessary.		
The 2022 Future Land Use Map designates the property as Downtown Mixed-Use. This designation supports a mix of retail, office, and residential uses within a pedestrian-oriented downtown setting. Rezoning to B-1 would align the zoning district with the adopted Future Land Use designation and facilitate small-scale commercial activity appropriate to the area		
Description of area surrounding proposed development:		
The property is located within the broader downtown area and is surrounded by commercial and institutional uses. Buildings immediately to the north, east, and south are currently utilized for commercial purposes. The proposed B-1 zoning is compatible with the established land use pattern in the immediate area.		
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.		
The applicant proposes to rehabilitate and adaptively reuse the existing historic structure for a small-format retail space (used bookstore & clothing resale) on two floors, with co-working space on the third floor. The project consists primarily of interior rehabilitation and is not expected to create significant environmental impacts, traffic increases, or high-intensity commercial activity.		
<input checked="" type="checkbox"/> 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: July 2026		
A statement reasonably indicating the applicant's economic responsibility and capability of accomplishing the development for which a zoning amendment is requested.		
The applicant is under contract to purchase the subject property from Pueblo County and is pursuing financing to complete the rehabilitation and adaptive reuse described in this application. The applicant has the financial capacity and organizational resources to undertake the project, including engagement with professional advisors.		
<input type="checkbox"/> 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:		
<ol style="list-style-type: none"> <li>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.</li> <li>2. There are no known hazards or vicious animals present on the subject property.</li> <li>3. All information contained in this application, is true and accurate to the best of my knowledge.</li> <li>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.</li> </ol>		
<b>Property Owner</b>		
Print Name:	Zach Swearingen	
Signature:	 Date: 3-12-2026	
<b>Applicant, if different from Property Owner</b>		
Print Name:	Micah Lorenc	
Signature:	 Date: 3/8/2026	
<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

**Detailed Explanation of Rezoning Request**  
**229 W 12th Street – Pueblo, Colorado**  
**Parcel No. 05-254-16-005 and 05-254-16-010**

## **Detailed Explanation of Rezoning Request**

The applicant requests a Zoning Map Amendment to rezone the property located at 229 W 12th Street (Parcel No. 05-254-16-005 and 05-254-16-010), legally described as Lots 9, 10, and 11, Block 11, County Addition to the City of Pueblo, from R-5 (Multi-Family Residential) to B-1 (Neighborhood Business).

The subject property consists of approximately 0.363 acres and is developed with an existing three-story historic masonry building that has recently functioned in non-residential capacities, including office and governmental use. No expansion of the building footprint or additional site development is proposed. The request is limited to aligning zoning with the intended neighborhood-scale commercial uses within the existing structure.

The proposed use includes small-scale neighborhood retail activity on the first and second floors, limited to a maximum of 3,250 square feet of gross floor area for retail use. Retail uses will be neighborhood-serving in nature and will not include regional draw uses, auto-oriented retail, outdoor display, outdoor storage, or high-intensity commercial activity. The third floor will be utilized as office/co-working space, which is permitted by right within the B-1 Zone District.

The property is located within the City's designated Downtown Mixed-Use future land use area. The requested B-1 zoning classification is consistent with this designation and supports neighborhood-serving commercial activity integrated within an established urban context. The building has functioned in non-residential capacities since 1999 and is not currently operating as multi-family residential. Additionally, the properties immediately north, east, and south of the subject site are developed with commercial or institutional uses, further demonstrating compatibility with the requested zoning designation.

No significant environmental impacts are anticipated, as the proposal involves adaptive reuse of the existing structure with no site expansion. Traffic impacts are expected to be minimal and consistent with typical neighborhood commercial activity. The site has existing access and ample established parking arrangements that will continue to serve the property.

Economically, the proposed rezoning will allow reinvestment into an existing historic structure, activation of currently underutilized space, and modest neighborhood-scale economic activity consistent with surrounding land uses. The request supports adaptive reuse rather than new development and promotes revitalization in the downtown Pueblo area.

For these reasons, the requested B-1 zoning designation is appropriate, compatible with surrounding uses, and consistent with the City's long-term planning objectives.

April 24, 2026

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

**Z-26-05 Rezone:** Rezoning of 0.37 acres located at 229 W. 12th St. from Multiple Residential and Office District (R-5) Zone District to Neighborhood Business (B-1) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

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

April 24, 2026

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

**Z-26-05 Rezone:** Rezoning of 0.37 acres located at 229 W. 12th St. from Multiple Residential and Office District (R-5) Zone District to Neighborhood Business (B-1) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

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

April 24, 2026

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

**Z-26-05 Rezone:** Rezoning of 0.37 acres located at 229 W. 12th St. from Multiple Residential and Office District (R-5) Zone District to Neighborhood Business (B-1) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

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

April 24, 2026

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

**Z-26-05 Rezone:** Rezoning of 0.37 acres located at 229 W. 12th St. from Multiple Residential and Office District (R-5) Zone District to Neighborhood Business (B-1) Zone District.

The Planning and Zoning Commission meeting will be held on **May 13, 2026, 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.**

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

CASE NUMBER: Z-26-05

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 229 W. 12<sup>th</sup> St. 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.

April 24, 2026

PUEBLO PLANNING & ZONING COMMISSION

By: Cindy Caputo

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 229 W. 12<sup>th</sup> St., upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

April 24, 2026  
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By: Cindy Caputo

Owner	OwnerStree	OwnerCity	Own	OwnerZip
311 WEST 12TH LLC	311 W 12TH ST	PUEBLO	CO	81003-2812
BOYD ROBERT LYNN	313 W 12TH ST	PUEBLO	CO	81003-2812
CHONG WAI LOONG	1301 N MAIN ST	PUEBLO	CO	81003-3711
DEAN EMILY	315 W 12TH ST	PUEBLO	CO	81003-2812
GARCIA JESSIE K	1201 COURT ST	PUEBLO	CO	81003-2820
HART DALE J/HART CYNTHIA A	1496 3RD RD	PUEBLO W	CO	81007-1039
HART DALE J/HART CYNTHIA A	1496 3RD RD	PUEBLO W	CO	81007-1039
HEAD VICTOR G / BRUNER HEAD EMILY	315 W 12TH ST	PUEBLO	CO	81003-2812
IMPOSSIBLE PLAYERS INC	1201 N MAIN ST	PUEBLO	CO	81003-2827
KAGEY MARY ANN/KAGEY KEVIN E	5931 3R RD	BEULAH	CO	81023-9723
LAKE NACIEMIEN TO LTD	200 S WILCOX ST PMB 1	CASTLE RO	CO	80104
MARYE JAMES A	307 W 12TH ST	PUEBLO	CO	81003-2812
MORESCHINI BROTHERS INC	2601 KACHINA DR	PUEBLO	CO	81008-1510
PUEBLO CHILD ADVOCACY CENTER I	301 W 13TH ST	PUEBLO	CO	81003-2701
PUEBLO COUNTY	215 W 10TH	PUEBLO	CO	81003-2945
PUEBLO MEDICAL LLC	20 LAMBRIG WAY	COLORADC	CO	80906-7962
PUEBLORADO VILLA PROFESSIONAL BUILDING LLC	1225 N MAIN STE 207 S	PUEBLO	CO	81003-2827
RAMOS MICHAEL	216 W 13TH ST	PUEBLO	CO	81003-3704
RIVERA ANGEL / RIVERA ANGELINA OTERO	4869 S SICILY ST	CENTENNI	CO	80015-5551
SANDOVAL JOHN T	323 W ORMAN AVE	PUEBLO	CO	81004-1854
SCHOOL DIST NO 60	315 W 11TH ST	PUEBLO	CO	81003-2804
SENA JAMES M	3812 AUGUSTA LN	PUEBLO	CO	81001-4920
SILVER LINING HOLDINGS, LLC	44 MACARTHUR RD	PUEBLO	CO	81001-1777
TORRES JOHN M/HERNANDEZ PAMELA A	306 W 13TH ST	PUEBLO	CO	81003-2702
U M V + CO LLC	3833 AUGUSTA LN	PUEBLO	CO	81001-4920
VALLEJOS MICHAEL BERT	2019 ELMWOOD LN	PUEBLO	CO	81005-2549
VANDEBURGH BENJAMIN BRIAN /				
VANDEBURGH HEATHER ANN	223 W 13TH ST	PUEBLO	CO	81003-3703
WILSON DAVID/WILSON DIANE	309 W 13TH ST	PUEBLO	CO	81003-2701

## State of Colorado Grant Agreement Modification

### Grant Agreement Amendment #1

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

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 <b>Monthly</b> Pay Requests	See §4.5.2 below
Submit <b>Monthly</b> Status Reports	See §4.5.2 below
Submit Project Final Report	<b>August 29, 2028</b>

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](mailto:shobson@pueblo.us))”

and is replaced with the following in lieu thereof:

“Beritt Odom, Planning Director, ([bodom@pueblo.us](mailto: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
<b>Total</b>		<b>\$120,000</b>	<b>\$96,000</b>	<b>\$24,000</b>	

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
<b>Total</b>		<b>\$170,000</b>	<b>\$146,000</b>	<b>\$24,000</b>	

- 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.
<b>Total</b>	<b>\$96,000</b>	

**and is replaced with the following in lieu thereof:**

<b>Payment</b>	<b>Amount</b>	
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.
<b>Total</b>	<b>\$146,000</b>	

**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.