REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS – CITY HALL
#1 CITY HALL PLACE
MONDAY, JUNE 22, 2026 - 5:30 PM

MINUTES

A. CALL TO ORDER

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

B. INVOCATION

C. NATIONAL ANTHEM

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: "250TH ANNIVERSARY OF THE UNITED STATES OF AMERICA — JULY 4, 2026"

E2 PROCLAMATION PRESENTATION: "EIGHTH STREET BAPTIST CHURCH 150TH ANNIVERSARY DAY - JULY 12, 2026" - REVEREND STEVE F. MACK, PASTOR & JEAN ANDREWS, ANNIVERSARY CHAIR

F. PUBLIC FORUM

- Heath Berber, Economic Development
- Don Banner, Economic Development
- Ken Danti, EPC

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 Hernandez, seconded by Councilor Latino, moved to amend the agenda, moving M6, M8, M9 to the beginning of the regular meeting at continuing S4 to the July 13, 2026, meeting and approving 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 060826

Councilor Hernandez, seconded by Councilor Gomez, moved to dispense with the reading and approve the Minutes of the Regular Meeting dated **June 08, 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 AWARDING A CONSTRUCTION CONTRACT IN THE AMOUNT OF $269,507.00 TO AMERICAN ROAD MAINTENANCE, INC., FOR PROJECT NO. 26-025 PUB TAXIWAYS A (PHASE I), C, AND D SEALCOAT AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME

This Resolution was assigned as **16347**.

M2 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF $14,013.12 WITH PARKER EXCAVATING, INC., FOR EMERGENCY SANITARY SEWER POINT REPAIR AT 1740 ACERO AVE, PROJECT NO. 24-033 (WWAN03) AND APPROVING THE PURCHASING AGENT'S EXECUTION OF THE SAME.

This Resolution was assigned as **16348**.

M3 A RESOLUTION AUTHORIZING THE ISSUANCE OF REVOCABLE PERMIT (REV-26-16) TO THE OAKVIEW GROUP, LLC. FOR THE USE OF THE PUBLIC RIGHT-OF-WAY ALONG SOUTH MAIN STREET BETWEEN CITY CENTER DRIVE AND ALAN HAMEL AVENUE FOR THEIR TACO PALOOZA EVENT

This Resolution was assigned as **16349**.

M4 A RESOLUTION AUTHORIZING THE ISSUANCE OF A REVOCABLE PERMIT

(REV-26-14) TO THE HARP FOUNDATION, A COLORADO NONPROFIT CORPORATION, FOR THE USE OF ALAN HAMEL AVENUE BETWEEN SOUTH UNION AVENUE AND SANTA FE AVENUE AND MAIN STREET BETWEEN "D" STREET AND CITY CENTER DRIVE TO FACILITATE THEIR ANNUAL ROLLIN' 4TH OF JULY FIREWORKS CELEBRATION

This Resolution was assigned as **16350**.

M5 A RESOLUTION RATIFYING THE JOINT PUEBLO-BOONE APPOINTMENT OF MEMBERS TO SERVE ON THE BOARDS OF APPEAL OF THE SOUTHERN COLORADO BUILDING COMMISSION (SCBC)

This Resolution was assigned as **16351**.

M6 A RESOLUTION ESTABLISHING THE 2026 SCHEDULE OF BUILDING PERMIT, PLAN REVIEW, AND INSPECTION FEES FOR THE SOUTHERN COLORADO BUILDING DEPARTMENT FOR ACTIVITIES WITHIN THE CITY OF PUEBLO, AND ADOPTING THE ICC BUILDING VALUATION DATA, FEBRUARY 2026, FOR PERMIT VALUATION PURPOSES

A staff report and detailed review of the Resolution was given by Harley Gifford, Deputy City Attorney.

Councilor Hernandez, seconded by Councilor Gomez, 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 **16353**.

M7 A RESOLUTION AWARDING A PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF $25,200 TO BLUE STRIKE ENVIRONMENTAL, INC., A COLORADO CORPORATION, FOR PROJECT NO. 26-014 PUBLIC WORKS ENERGY COORDINATOR SUPPORT SERVICES AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME

This Resolution was assigned as **16352**.

M8 A RESOLUTION APPROVING COMPENSATION WITH RESPECT TO A LEGAL SERVICES AGREEMENT WITH FAIRFIELD & WOODS, P.C.

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

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

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** Councilor Gomez, Councilor Latino. Motion Passed 5-2.

This Resolution was assigned as **16354**.

M9 A RESOLUTION APPROVING COMPENSATION WITH RESPECT TO A LEGAL SERVICES AGREEMENT WITH SGR, LLC

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

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

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

This Resolution was assigned as **16355**.

N. ORDINANCES – FIRST PRESENTATION

N1 AN ORDINANCE APPROVING, ACCEPTING, BUDGETING, AND APPROPRIATING A UNITED STATES DEPARTMENT OF TRANSPORTATION GRANT CO-2026-010 ADMINISTERED BY THE FEDERAL TRANSIT ADMINISTRATION, AWARD, AND APPLICABLE CONDITIONS PERTAINING THERETO, BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND THE FEDERAL TRANSIT ADMINISTRATION ESTABLISHING PROJECT NO. BC2601, BUDGETING AND APPROPRIATING $15,687,944 DOLLARS AND AUTHORIZING THE MAYOR TO EXECUTE SAME

N2 AN ORDINANCE APPROVING, ACCEPTING, BUDGETING, AND APPROPRIATING A DEPARTMENT OF TRANSPORTATION GRANT NUMBER 26-HTR-ZL-00178 ADMINISTERED BY THE COLORADO DEPARTMENT OF TRANSPORTATION, TO DISBURSE SENATE BILL 267 FUNDS, AWARD, AND APPLICABLE CONDITIONS PERTAINING THERETO, BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION AND THE COLORADO DEPARTMENT OF TRANSPORTATION, ESTABLISHING PROJECT NUMBER BC2601, BUDGETING AND APPROPRIATING $2,910,293 DOLLARS FOR TWELVE BUS REPLACEMENTS, AND AUTHORIZING THE MAYOR TO EXECUTE SAME

N3 AN ORDINANCE APPROVING, ACCEPTING, BUDGETING, AND APPROPRIATING A DEPARTMENT OF TRANSPORTATION GRANT NUMBER 26-HTR-ZL-00179 ADMINISTERED BY THE COLORADO DEPARTMENT OF TRANSPORTATION, TO DISBURSE SENATE BILL 267 FUNDS, AWARD, AND APPLICABLE CONDITIONS PERTAINING THERETO, BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION AND THE COLORADO DEPARTMENT OF TRANSPORTATION, ESTABLISHING PROJECT NUMBER BC2601, BUDGETING AND APPROPRIATING $970,097 DOLLARS FOR FOUR BUS EXPANSION, AND AUTHORIZING THE MAYOR TO EXECUTE SAME

N4 AN ORDINANCE APPROVING, ACCEPTING, BUDGETING, AND APPROPRIATING A DEPARTMENT OF TRANSPORTATION GRANT NUMBER 26-HTR-ZL-00196 ADMINISTERED BY THE COLORADO DEPARTMENT OF TRANSPORTATION, TO DISBURSE SENATE BILL 267 FUNDS, AWARD, AND APPLICABLE CONDITIONS PERTAINING THERETO, BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION AND THE COLORADO DEPARTMENT OF TRANSPORTATION, ESTABLISHING PROJECT NUMBER BC2601, BUDGETING AND APPROPRIATING $19,610 DOLLARS FOR

WORKFORCE DEVELOPMENT, AND AUTHORIZING THE MAYOR TO EXECUTE SAME

N5 AN ORDINANCE ESTABLISHING PROJECT ACCOUNT ED2603 - ECON DEV STRATEGIC PLAN AND TRANSFERRING, BUDGETING, AND APPROPRIATING FUNDS IN THE AMOUNT OF $400,000 FROM THE UNAPPROPRIATED BALANCE OF THE 1992-2026 SALES AND USE TAX CAPITAL IMPROVEMENT PROJECTS FUND INTO ED2603 - ECON DEV STRATEGIC PLAN

N6 AN ORDINANCE APPROVING THE BEHM-HILL RANCH SUBDIVISION A SPECIAL AREA PLAN

N7 AN ORDINANCE APPROVING A SPECIAL AREA PLAN FOR THE BEHM-HILL RANCH SUBDIVISION

N8 AN ORDINANCE AMENDING ZONING RESTRICTIONS TO REZONE 105 LEHIGH AVE FROM R-4, MIXED RESIDENTIAL ZONE DISTRICT TO B-1, NEIGHBORHOOD BUSINESS ZONE DISTRICT

N9 AN ORDINANCE AMENDING SECTION 6-8-10 OF CHAPTER 8 OF TITLE VI OF THE PUEBLO MUNICIPAL CODE RELATING TO REQUIRED MEDICAL EXAMINATIONS FOR EMPLOYEES PRIOR TO THEIR APPOINTMENT TO A CITY POSITION

N10 AN ORDINANCE TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE STATE OF COLORADO DEPARTMENT OF PUBLIC SAFETY AND THE PUEBLO FIRE DEPARTMENT ALLOWING THE AUTHORITY HAVING JURISDICTION ("AHJ") OVER STATE OF COLORADO DEPARTMENT OF PUBLIC SAFETY FACILITIES OPERATIONS IN PUEBLO CITY LIMITS FOR BUILDING CONSTRUCTION PLAN REVIEW AND RELATED INSPECTIONS, FIRE SAFETY INSPECTIONS, AND FIRE SAFETY PERMITS AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME

N11 AN ORDINANCE AMENDING PUEBLO MUNICIPAL CODE SECTION 11-4-16 DISPOSITION OF IMPOUNDED ANIMALS

N12 AN ORDINANCE APPROVING A LEASE BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION AND IQOR US, INC., A DELAWARE CORPORATION FOR THE LEASE OF CITY OWNED PROPERTY LOCATED AT 317 NORTH MAIN STREET, PUEBLO, COLORADO 81003 AND AUTHORIZING

THE MAYOR TO EXECUTE SAID LEASE

N13 AN ORDINANCE ADOPTING RULES AND REGULATIONS FOR THE MANAGEMENT, OPERATION, CONTROL, AND USE OF PUEBLO MEMORIAL AIRPORT

N14 AN ORDINANCE ADOPTING MINIMUM STANDARDS FOR COMMERCIAL AERONAUTICAL ACTIVITIES AT PUEBLO MEMORIAL AIRPORT AND REPEALING ALL PRIOR MINIMUM STANDARDS FOR AERONAUTICAL ACTIVITIES

N15 AN ORDINANCE ESTABLISHING A SCHEDULE OF RATES, CHARGES, AND PENALTIES FOR PUEBLO MEMORIAL AIRPORT (KPUB) AND REPEALING ORDINANCE NO. 10811

N16 AN ORDINANCE APPROVING A HANGAR GROUND LEASE AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO HOME RULE MUNICIPAL CORPORATION, AND PEARSON PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, FOR PROPERTY LOCATED AT 351 SKYWAY STREET AT PUEBLO MEMORIAL AIRPORT, AND SUPERSEDING THE PRIOR HANGAR GROUND LEASE APPROVED BY RESOLUTION NO. 9828

N17 AN ORDINANCE AMENDING APPROPRIATIONS AND COMPILING PREVIOUS AMENDMENTS TO THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, INTERNAL SERVICE FUNDS, DEBT SERVICE FUNDS AND CAPITAL PROJECTS FUNDS, FOR THE FISCAL YEAR 2025 AND AMENDING THE BUDGET FOR THE YEAR 2025

N18 AN ORDINANCE TRANSFERRING FUNDS IN THE AMOUNT OF $60,000 FROM PROJECT ACCOUNT CI2503, MUNI COURT SMALL SUV TO CI2443, ADMIN OFFICES RELOCATION PROJECT, TRANSFERRING FUNDS IN THE AMOUNT OF $31,000 FROM THE UNAPPROPRIATED FUND BALANCE OF THE HEALTH SELF INSURANCE FUND, BUDGETING AND APPROPRIATING FUNDS IN THE AMOUNT OF $31,000 TO PROJECT ACCOUNT CI2613, EMPLOYEE CLINIC RENOVATIONS, APPROVING CONTRACT AMENDMENT NO. 1 IN THE AMOUNT OF $182,175 TO H.W. HOUSTON CONSTRUCTION, LLC, FOR PROJECT NO. 26-001, BUILDING REMODEL - 650 DITTMER AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME

N19 AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND THE STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO DEPARTMENT OF TRANSPORTATION,

PROJECT: SHO M086-106 (27194) PRAIRIE AND ST CLAIR IMPROVEMENTS, ACCEPTING A GRANT IN THE AMOUNT OF $756,000, ESTABLISHING PROJECT ACCOUNT CI2616, CDOT GRANT PRAIRIE & ST CLAIR, TRANSFERRING $84,000 FROM PROJECT ACCOUNT HUAN01, STREET RESURFACING PROJECT TO PROJECT ACCOUNT CI2616, CDOT GRANT PRAIRIE & ST CLAIR PROJECT, BUDGETING AND APPROPRIATING FUNDS IN THE AMOUNT OF $840,000, AND AUTHORIZING THE MAYOR TO EXECUTE SAME

N20 AN ORDINANCE ESTABLISHING A NEW ACCOUNT PROJECT CI2617, EAGLERIDGE BLVD CUL-DE-SAC, TRANSFERRING FUNDS IN THE AMOUNT OF $150,000 FROM DEPOSIT ACCOUNT D0103, COMMERCIAL BUILDING ESCROWS TO ACCOUNT PROJECT CI2617, EAGLERIDGE BLVD CUL-DE-SAC, BUDGETING AND APPROPRIATING FUNDS IN THE AMOUNT OF $150,000, APPROVING AMENDMENT NO. 8 OF THE AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND SHORT-ELLIOTT-HENDRICKSON, INC., IN THE AMOUNT OF $17,070 FOR PROJECT NO. 21-075, DILLON AND EAGLERIDGE ROUNDABOUT, AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME

N21 AN ORDINANCE APPROVING THE 1ST AMENDMENT TO PURCHASE ORDER NO. POGG1,EFAA,202400002306 ISSUED TO THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION (CITY), AND THE STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO ENERGY OFFICE, FOR THE CHARGE AHEAD COLORADO GRANT, EXTENDING THE AVAILABILITY OF GRANT FUNDING THROUGH NOVEMBER 30, 2026

N22 AN ORDINANCE APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF PUEBLO, COLORADO MUNICIPAL CORPORATION, AND CROSSOVER HEALTH MEDICAL GROUP, APC, A CALIFORNIA PROFESSIONAL CORPORATION, RELATED TO THE OPERATION OF AN EMPLOYEE HEALTH CLINIC, AND AUTHORIZING THE MAYOR TO EXECUTE SAME

O. APPROVAL OF CONSENT AGENDA

Councilor Hernandez, 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 July 13, 2026, and Order the Ordinances to be published BY TITLE.

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

P. REGULAR AGENDA

Q. RESOLUTIONS

Q1 A RESOLUTION SUPPORTING THE FRONT RANGE PASSENGER RAIL DISTRICT'S NARRATIVE SUMMARY FOR PROPOSED CITY STATION AND THE DEVELOPMENT OF PASSENGER RAIL SERVICE ALONG THE FRONT RANGE

A staff report and detailed review of the Resolution was given by Harley Gifford, Deputy City Attorney.

Mark Itkonen appeared in person and spoke in favor of this Resolution.

- Elenora Bartoli appeared in persona and spoke in favor of this Resolution.
- Elvis Martinez appeared in person and spoke in favor of this Resolution.

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

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

This Resolution was assigned as **16356**.

Q2 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO PUEBLO SCHOOL DISTRICT NO. 60 IN THE AMOUNT OF $2,000 TO SPONSOR THE 66TH ANNUAL SUMMER MUSICAL AT MEMORIAL HALL ON FRIDAY, JULY 10, 2026, AT 7:00 PM, SATURDAY, JULY 11, 2026, AT 7:00 PM, AND SUNDAY, JULY 12, 2026, AT 2:00 PM

A staff report and detailed review of the Resolution was given by Katie Hester, City Council Administrative Assistant.

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

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** None. Motion Passed 6-0.

This Resolution was assigned as **16357**.

Q3 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO PUEBLO COUNTY GOVERNMENT DBA PUEBLO COUNTY PARKS & RECREATION IN THE AMOUNT OF $3,000 TO SPONSOR THE PUEBLO REGIONAL YOUTH TENNIS PROGRAM FROM 9:00 TO 10:30 AM AND 6:00 TO 7:30 PM AT THE CITY PARK TENNIS COURTS ON MONDAYS AND 8:00 TO 10:00 AM ON TUESDAYS FROM JUNE 8-JULY 30, 2026

A staff report and detailed review of the Resolution was given by Katie Hester, City Council Administrative Assistant.

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

Councilor Gomez, seconded by Councilor Hernandez, 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 **16358**.

Q4 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO PUEBLO DIVERSIFIED INDUSTRIES IN THE AMOUNT OF $1,500 TO SPONSOR DANCING WITH THE PUEBLO STARZ AT 5:00 PM AT THE PUEBLO CONVENTION CENTER, ON SATURDAY, AUGUST 22, 2026

A staff report and detailed review of the Resolution was given by Katie Hester, City Council Administrative Assistant.

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

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

This Resolution was assigned as **16359**.

R. QUASI-JUDICIAL PROCEEDINGS

R1 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

A staff report and detailed review of the Ordinance was given by Beritt Odom, Director of Planning & Community Development. Ms. Odom requested that the Planning & Zoning documents for this item, Case # Z-26-03 dated May 13, 2026, be made part of the record for this hearing. So ordered by President Aliff.

PUBLIC HEARING:

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

Councilor Gomez, seconded by Councilor 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 **11195.**

R2 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

A staff report and detailed review of the Ordinance was given by Beritt Odom, Director of Planning & Community Development. Ms. Odom requested that the Planning & Zoning documents for this item, Case # Z-26-04 dated May 13, 2026, be made part of the record for this hearing. So ordered by President Aliff.

PUBLIC HEARING:

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

Councilor Gomez, seconded by Councilor 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 **11196.**

R3 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

A staff report and detailed review of the Ordinance was given by Beritt Odom, Director of Planning & Community Development. Ms. Odom requested that the Planning & Zoning documents for this item, Case # Z-26-05 dated May 13, 2026, be made part of the record for this hearing. So ordered by President Aliff.

PUBLIC HEARING:

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

Councilor Gomez, seconded by Councilor 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 **11197.**

S. ORDINANCES – FINAL PRESENTATION

S1 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

A staff report and detailed review of the Resolution was given by Harley Giffford, Deputy City Attorney.

PUBLIC HEARING:

- Mark Guerrero appeared in person and spoke in favor of this Ordinance.

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

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

on final presentation.

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

This Ordinance was assigned as **11198.**

S2 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

A staff report and detailed review of the Resolution was given by Harley Giffford, Deputy City Attorney.

PUBLIC HEARING:

- Mark Guerrero appeared in person and spoke in favor of this Ordinance.

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

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

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

This Ordinance was assigned as **11199.**

S3 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

A staff report and detailed review of the Resolution was given by Harley Giffford, Deputy City Attorney.

PUBLIC HEARING:

- Mark Guerrero appeared in person and spoke in favor of this Ordinance.

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

Councilor Latino, seconded by Councilor Ruiz-Gomez, moved to approve the Ordinance on final presentation.

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

This Ordinance was assigned as **11200.**

S4 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

This item was continued to July13, 2026.

S5 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

A staff report and detailed review of the Resolution was given by Pueblo Police Deputy Chief Kenny Ryder.

PUBLIC HEARING:

- Elvis Martinez appeared in person and spoke in against 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 **11201.**

S6 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

A staff report and detailed review of the Resolution was given by Pueblo Police Deputy Chief Kenny Ryder.

PUBLIC HEARING:

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

Councilor Latino, seconded by Councilor Ruiz-Gomez, moved to approve the Ordinance on final presentation.

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

This Ordinance was assigned as **11202.**

S7 AN ORDINANCE TRANSFERRING, BUDGETING AND APPROPRIATING INSURANCE PROCEEDS IN THE AMOUNT OF $444,857 INTO CAPITAL PROJECT NO. CI2513 - ICE ARENA ROOF REPAIR CIRSA, AWARDING 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

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

PUBLIC HEARING:

- Regina Maestri appeared in person and spoke in favor of this Ordinance**.**

Councilor Gomez, seconded by Councilor Hernandez, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** Councilor Gomez, Councilor Latino. Motion Passed 5-2.

This Ordinance was assigned as **11203.**

S8 AN ORDINANCE DESIGNATING 515 W NORTHERN AVE, IANNE'S PIZZERIA, AS A LOCAL HISTORIC LANDMARK

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

PUBLIC HEARING:

- Wendy Raso appeared in person and spoke in favor of this Ordinance.
- Elvis Martinez appeared in person and spoke in favor of this Ordinance.

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

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

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

This Ordinance was assigned as **11204.**

S9 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

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 Latino, Councilor Hernandez, Councilor Danti, Councilor Ruiz-Gomez. **Nays:** Councilor Gomez. Motion Passed 6-1.

This Ordinance was assigned as **11205.**

S10 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

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 Ruiz-Gomez, moved to approve the Ordinance on final presentation.

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

This Ordinance was assigned as **11206.**

S11 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.

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.

Councilor Latino, seconded by Councilor Ruiz-Gomez, moved to approve the Ordinance on final presentation.

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

This Ordinance was assigned as **11207.**

S12 AN ORDINANCE AWARDING 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

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 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 **11208.**

S13 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

A staff report and detailed review of the Ordinance was given by Barb Huber, Fire Chief.

PUBLIC HEARING:

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

Councilor Hernandez, seconded by Councilor Ruiz-Gomez, moved to approve the Ordinance on final presentation.

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

This Ordinance was assigned as **11209.**

S14 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

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

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 **11210.**

S15 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

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

PUBLIC HEARING:

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

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

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

This Ordinance was assigned as **11211.**

S16 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

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

PUBLIC HEARING:

Carrie Gonzalez appeared in person and spoke in favor of the Ordinance.

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

Councilor Latino, seconded by Councilor Ruiz-Gomez, moved to approve the Ordinance on final presentation.

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

This Ordinance was assigned as **11212.**

T. EXECUTIVE SESSION

T1 FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S. 24-6-402(4)(E); LOCKHEED MARTIN LEASE

Councilor Latino, seconded by Councilor Hernandez, moved to convene into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); and the following additional details are provided for identification purposes: Lockheed Martin Lease

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

The Executive Session started at 8:57 p.m. The Executive Session ended at 9:17 p.m.

U. ADJOURN

President Aliff adjourned the meeting at 9:18 p.m.

Respectfully submitted,
Clyde Bishop

Clyde Bishop
City Clerk

BEHM - HILL RANCH SUBDIVISION,
A SPECIAL AREA PLAN

A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS: THAT LIZETTE RODRIGUEZ BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF PUEBLO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON WEST LINE OF SECTION 14, 2941 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST; THENCE EAST AT RIGHT ANGLE TO WEST LINE OF SAID SECTION, 705 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTHERLY 0°35' WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF THE MINNEQUA DITCH, A DISTANCE OF 154.31 FEET, MORE OR LESS, TO A POINT AT RIGHT ANGLE TO WEST LINE OF SAID SECTION; THENCE WEST A DISTANCE OF 720.16 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SECTION 14; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 154 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT PORTIONS CONVEYED BY DEEDS RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34 AND DECEMBER 1, 1975 IN BOOK 1831 AT PAGE 272. COUNTY OF PUEBLO, STATE OF COLORADO.

SAID PARCELS CONTAINS 26.67 ACRES MORE OR LESS.

AND

THAT PATRICK HILL AND ELIZABETH BEHM BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. DESCRIBED AS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 3043.99 FEET TO A POINT; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 23' 18" WEST, 104 FEET TO A POINT; THENCE NORTH 89° 41' 14" EAST, 389.57 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTH 0° 14' 21" WEST ALONG THIS WEST RIGHT OF WAY LINE 126.31 FEET TO A POINT; THENCE NORTH 8° 00' 24" EAST ALONG THIS WEST RIGHT OF WAY LINE 28.12 FEET TO A POINT; THENCE SOUTH 89° 39' 55" WEST, 391.96 FEET, TO A POINT; THENCE SOUTH 0° 22' 18" WEST, 50 FEET., MORE OR LESS TO THE TRUE POINT OF BEGINNING.

AND

A RIGHT OF WAY TO BE USED AS A ROAD TO THE ABOVE DESCRIBED PARCEL, OVER THE TRACT DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG WEST LINE OF SAID SECTION 14, 3043.99 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO A POINT ON THE WEST LINE OF ABOVE DESCRIBED PARCEL; THENCE SOUTH 0° 22' 18" WEST ALONG THE WEST LINE OF SAID PARCEL, 20 FEET TO A POINT; THENCE SOUTH 89° 38' 37" WEST 348 FEET, MORE OR LESS TO A POINT IN THE WEST LINE OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 20 FEET, TO THE POINT OF BEGINNING; EXCEPTING AND SUBJECT TO THAT PART OF THE WEST END THEREOF, BEING APPROXIMATELY THE WEST 33 FEET, THEREOF, LYING IN AND OCCUPIED BY PRAIRIE AVENUE. COUNTY OF PUEBLO, STATE OF COLORADO.

HAS CAUSED THE AFOREGOING DESCRIBED PROPERTY TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS, AND ONE PARCEL AND THE SAME TO BE NUMBERED, PLATTED, SUBDIVIDED, DIMENSIONED, AND NAMED AS SHOWN ON THE ANNEXED PLAT, FOR THE PURPOSE OF CREATING A SUBDIVISION TO BE KNOWN AS BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN.

PARCEL A IS HEREBY DEDICATED AS A PRIVATE RIGHT-OF-WAY FOR THE EXCLUSIVE USE OF LOT 2 INLCUDING AN EASEMENT FOR ALL PUBLIC UTILITIES AND PRIVATE INGRESS AND EGRESS

PUBLIC UTILITIES NOTED HEREON, WITHIN PARCEL A, IS HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL USE.

ALL SANITARY SEWER FACILITIES, LANDSCAPING, AND STREET IMPROVEMENTS, INCLUDING PAVEMENTS, CURBS, GUTTERS, AND SIDEWALKS, WHICH ARE LOCATED ON EASEMENTS OR PARCELS SHOWN HEREON SHALL BE INSTALLED,REPAIRED AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON.

THE PRIVATE RIGHT-OF-WAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.

EACH INDIVIDUAL LOT SHALL HAVE ITS OWN DETENTION AND WATER QUALITY FACILITIES WHICH SHALL BE INSTALLED, REPAIRED, AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNER(S) OF THE LOTS UPON WHICH THE FACILITIES ARE LOCATED.

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

ALL OF THE PROPERTY SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS DATED _____ , AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

IN WITNESS WHEREOF THE FOLLOWING HAVE SET THEIR HAND:

_____ _____
LIZETTE RODRIGUEZ DATE

STATE OF TEXAS)
)S.S.
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY LIZETTE RODRIGUEZ.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

_____ _____
PATRICK HILL DATE

_____ _____
ELIZABETH BEHM DATE

STATE OF COLORADO)
)S.S.
COUNTY OF PUEBLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY PATRICK HILL AND ELIZABETH BEHM.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IMPROVEMENTS CERTIFICATION:

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

_____ _____
DIRECTOR OF PUBLIC WORKS DATE

APPROVAL FOR RECORDING:

APPROVED BY THE CITY COUNCIL OF PUEBLO, COLORADO, BY ORDINANCE NO._____ THIS IS TO CERTIFY THAT THE PLAT OF BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PUEBLO COUNTY CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

_____ _____
CITY CLERK DATE

LAND SURVEYOR'S CERTIFICATION

I RANDY G. REEVES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO LIZETTE RODRIGUEZ, PATRICK HILL AND ELIZABETH BEHM, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED UNDER MY RESPONSIBLE CHARGE IN NOVEMBER 2025 AND THAT THIS PLAT OF BEHM - HILL RANCH SUBDIVISION, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33.3-209 ET, SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

_____ _____
RANDY G. REEVES **DATE**
PROFESSIONAL LAND SURVEYOR NO. 22101

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

NOTES:

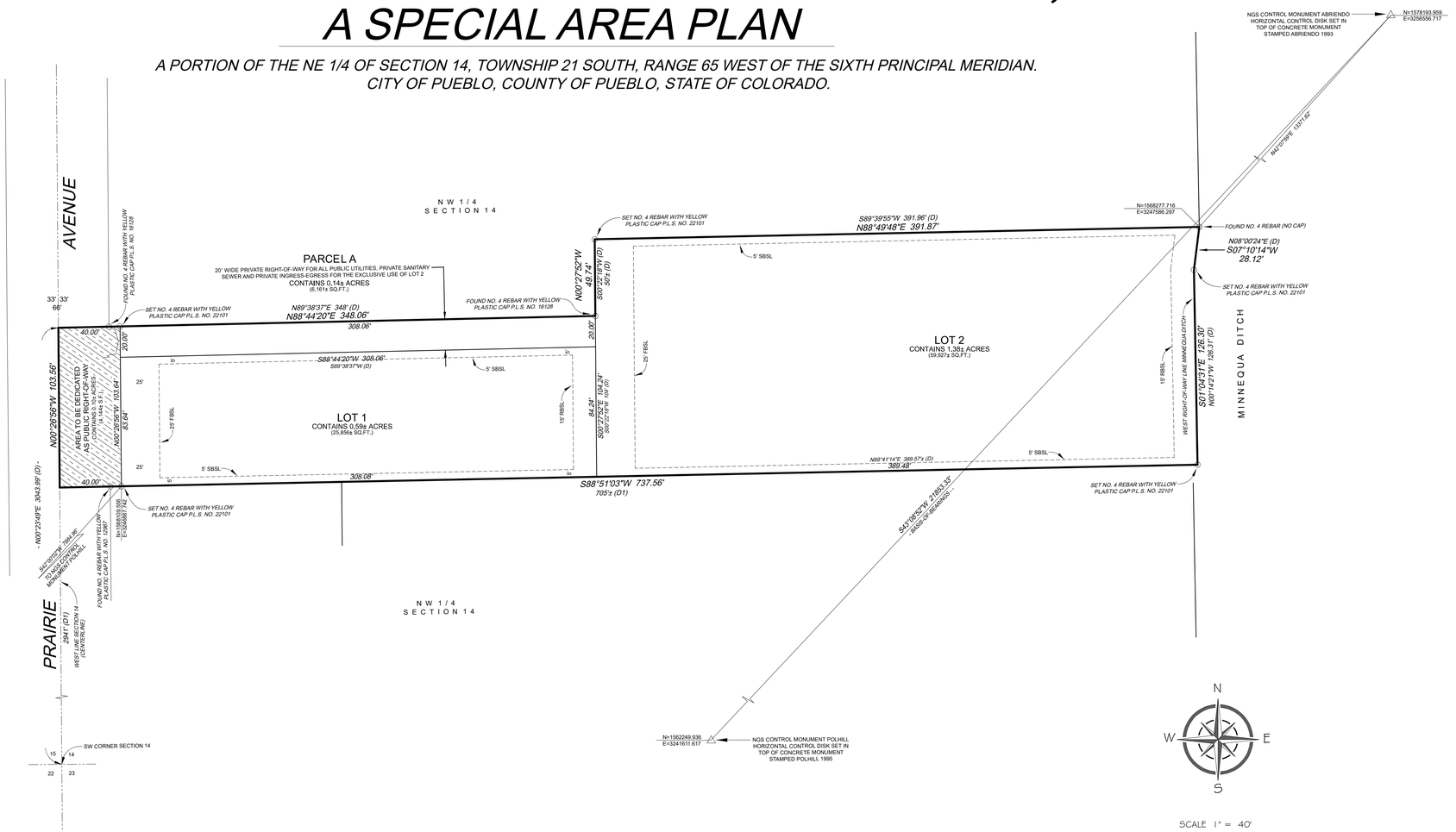
1.) A SEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE, COMMITMENT NUMBER NO. 320-F12251-25 WITH AN EFFECTIVE DATE OF AUGUST 29, 2025 AT 8:00 A.M. (VESTED IN LIZETTE RODRIGUEZ) AND POLICY NO. 320-F06616-25, WITH A POLICY DATE OF JUNE 26, 2025 AT 11:16 A.M. (VESTED IN PATRICK HILL AND ELIZABETH BEHM)

2.) BEARINGS BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 (2007) SOUTH ZONE ESTABLISHED ON A LINE BETWEEN NGS CONTROL MONUMENT "ABRIENDO" AND NGS CONTROL MONUMENT "POLHILL" , MONUMENTED AT EACH END WITH A HORIZONTAL CONTROL DISK SET IN TOP OF CONCRETE MONUMENT, TO BEAR S43°08'52"W.

3.) DISTANCES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND DISTANCES. THE COMBINATION FACTOR FOR THIS PLAT IS 1.000263002. THE GROUND DISTANCE WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID DISTANCE AND THE GROUND COORDINATES WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID COORDINATES BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH ZONE ON THE NORTH AMERICAN DATUM OF 1983. THE NGS CONTROL MONUMENTS USED FOR THIS SURVEY ARE "POLHILL" AND "ABRIENDO". COORDINATES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND COORDINATES.

4.) ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

5.) THE PRIVATE DRIVEWAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.



PROPERTY MAY BE SUBJECT TO: SCHEDULE B, PART II - EXCEPTIONS (COMMITMENT NO. 320-F12251-25, LIZETTE RODRIGUEZ)

1.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 145. (DOES NOT AFFECT, NORTH OF SUBJECT PROPERTY)

2.) EXCEPTION NO. 9: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 147. (DOES NOT AFFECT, NORTH OF SUBJECT PROPERTY)

3.) EXCEPTION NO. 10: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 149, (LIES WITHIN PRAIRIE AVENUE RIGHT-OF-WAY)

4.) EXCEPTION 11: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW:

RECORDING DATE: DECEMBER 19, 1972, RECORDING NO: BOOK 1736 AT PAGE 431. (THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO, ORDINANCE NO. 3646)

5.) EXCEPTION NO. 12. RIGHT OF WAY FOR ROAD CONVEYED IN WARRANTY DEED RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34. (A PORTION OF THE 20' WIDE RIGHT-OF-WAY LIES WITHIN PARCEL A, SHOWN HEREON)

13. THE EFFECT, IF ANY, OF ASSESSMENTS THAT MAY BE LEVIED BY THE PUEBLO CONSERVANCY DISTRICT PER NOTICE OF AN ORDER RECORDED AUGUST 1, 2007 AT RECEPTION NO. 1736292. (NOT SURVEY RELATED)

14. RIGHT OF WAY FOR MINNEQUA DITCH AND SOUTH PRAIRIE AVENUE AS DEPICTED ON COUNTY ASSESSOR MAP. (SHOWN HEREON AS APPLICABLE)

PROPERTY MAY BE SUBJECT TO: SCHEDULE B, PART II - EXCEPTIONS (POLICY NO. 320-F06616-25, PATRICK HILL AND ELIZABETH BEHM)

1.) EXCEPTION NO. 7: RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: NOVEMBER 19, 1875 RECORDING NO: BOOK 10 PAGE 557. (REFERENCES TOWNSHIP 20 SOUTH, RANGES 63, 64 AND 65)

2.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW: RECORDING DATE:DECEMBER 19, 1972 RECORDING NO: 439769. (AFFECTS THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO)

3.) EXCEPTION NO. 9: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN DOCUMENT SHOWN BELOW:
GRANTED TO: CITY OF PUEBLO PURPOSE: RIGHT OF WAY RECORDING DATE: SEPTEMBER 17, 1974 RECORDING NO: 480435 (MAY AFFECT, DESCRIBED WITHIN PRAIRIE AVENUE RIGHT-OF-WAY)

4.) EXCEPTION NO. 10: ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SPECIAL IMPROVEMENT DISTRICT N. 74-2, AS EVIDENCED BY INSTRUMENT(S) RECORDED JUNE 10, 1975, AT RECEPTION NO. 496018. (NOT SURVEY RELATED)

5.) EXCEPTION NO. 11: RIGHT OF WAY FOR DITCH OVER THE EAST SIDE OF SUBJECT PROPERTY AS SHOWN ON PUEBLO COUNTY GIS MAP INSOFAR AS THE SAME MAY AFFECT THE LAND. (WEST RIGHT-OF-WAY LINE OF DITCH SHOWN HEREON)

12. THE EFFECT OF INCLUSION OF THE LAND IN THE SOUTHERN COLORADO WATER CONSERVANCY DISTRICT. (NOT SURVEY RELATED)

NOTICE:
ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

SPECIAL AREA PLAN NOTES

ZONE DISTRICT: R-2 (SINGLE FAMILY RESIDENTIAL)
ALL R-2 DISTRICT REGULATIONS APPLY TO THE DEVELOPMENT

TOTAL DWELLING UNITS: TWO (2)

AREA: 1.97 ACRES

DENSITY: 1.10 D.U. ACRE

PARKING PROVIDED: TWO (2) SPACES D.U.

PREPARED BY: CARDINAL POINTS SURVEYING, INC.

DATE: DECEMBER 2025

COVENANTS, CONDITIONS, RESTRICTIONS AND PRIVATE RIGHT-OF-WAY

THE BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN, IS A PLANNED COMMUNITY CONSISTING OF SINGLE FAMILY RESIDENTIAL DWELLINGS.

NET DENSITY ANALYSIS

GROSS PROPERTY AREA	= 2.21 ACRES
RIGHT OF WAY (PRAIRIE AVE.)	= 0.10 ACRES
PRIVATE RIGHT-OF-WAY (PARCEL "A")	= 0.14 ACRES
NET SITE AREA	= 1.97 ACRES
DWELLING UNITS	= TWO (2) UNITS
ZONING	= R-2 (SINGLE FAMILY RESIDENTIAL)

MINIMUM LOT SIZE FOR R-2 ZONE = 5000 S.F.
1.97 ACRES = 85,813.2 SF.

MAXIMUM DWELLING UNITS FOR R-2 ZONE

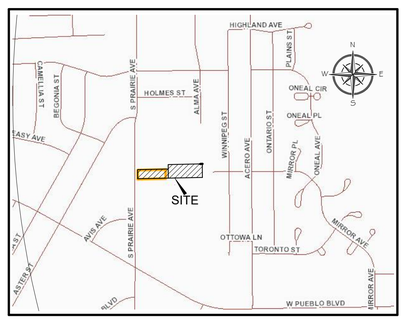
85,813.2 S.F. / 5,000 S.F. = 42.9 UNITS

SCALE 1" = 40'

40' 20' 0 40' 80' 120'

SCALE IN FEET

(D) = DEED DIMENSION (WARRANTY DEED, BOOK 1828, PAGE 34)
(D1) = DEED DIMENSION (SPECIAL WARRANTY DEED, RECEPTION NO. 2043749)



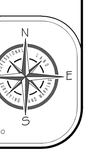
VICINITY MAP

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:
1	12-23-25	SPECIAL AREA PLAN	RGR
2	2-12-26	COMMENTS CITY 4 COMM. DVLP DATED 2-3-2026	RGR
3	3-23-26	COMMENTS CITY 4 COMM. DVLP DATED 3-5-2026	RGR
4	4-20-26	COMMENTS CITY 4 COMM. DVLP DATED 4-20-2026	RGR

SHEET: 1 OF 1
DATE: 12-2-2025
SCALE: 1" = 40'

PROJECT: BETH BEHM/PAT HILL
DESCRIPTION:BEHM-HILL RANCH SUBDIVISION
FIELD: SB/BG
DRAWN: RMS
CHECKED: RGR
JOB NUMBER: 2025-293
FILE NAME: 2025-293 SUB
REF. JOB NO. 2025-146

Cardinal Points
Surveying Inc.
4601 Eagledge Place, Suite 110
Pueblo, Colorado 81008
(719) 253-0674 - (719) 253-0676 fax



Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative

city of PUEBLO colorado

Planning & Zoning Commission

Alexandra Aznar

Samuel Hernandez Jr.

Cheryl Spinuzzi

James Salazar

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado
Wednesday, March 11, 2026, 3:30 p.m.
City Council Chambers, 1 City Hall Place

The meeting was called to order at 3:35 pm. with Vice Chairman Patrick Avalos presiding. Mike Castellucci arrived at 3:38 and led the meeting.

Commissioners Present: Brett Boston, Mike Castellucci, Patrick Avalos, Alexandra Aznar, Elizabeth Bailey, James Salazar. Cheryl Spinuzzi was present via Zoom.

Commissioners Absent: N/A

Staff Members Present*:* Laura Portis, Assistant City Attorney; Beritt Odom, Director of Planning and Community Development; 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 Salazar.

Motion Passed: 7-0.

Public Meeting: N/A

Public Hearing:

S-25-09 Behm-Hill Ranch Subdivision: A subdivision of 2.14 acres into two lots and one parcel adjacent to S Prairie Ave, generally north of the Walmart Neighborhood Market. Staff Report by Hannah Prinzi, Planner.

Hearing: Applicant Randy Reeves representing Cardinal Points was sworn in and spoke in support of the application. No one spoke in opposition.

Commission Action: Bailey moved to recommend the subdivision application with four staff condition be forward to City Council, seconded by Boston.

Motion Passed: 7-0

Approval of Minutes:

Bailey moved to approve the minutes from the February 11, 2026, meeting, seconded by Avalos.

Motion Passed: 7-0

Old/New Business: N/A

Adjourn at 4:16 PM

Respectfully submitted,

Mike Castellucci Chairperson	Beritt Odom Executive Secretary

Digital recordings of all the meetings of the Planning and Zoning Commission are maintained and available for inspection and review during normal business hours (M – F, 8 a.m. – 5 p.m.) at the Department of Planning & Community Development, 101 W Riverwalk, Pueblo 81003.

city of PUEBLO colorado

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Beritt Odom, Director Planning and Community Development

CC: Jonell Gist, Administrative Technician
Subdivision File

FROM: Joe Martellaro, Associate Engineer II

SUBJECT: S-25-09 Behm-Hill Ranch Subdivision, a Special Area Plan
SAP-26-01 Behm-Hill Ranch Subdivision, a Special Area Plan

DATE: May 27, 2026

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

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative

city of PUEBLO colorado
Planning & Zoning Commission

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

S-25-09

March 11th, 2026

TO:	City of Pueblo Planning and Zoning Commission
FROM:	Hannah Prinzi, Planner
THROUGH:	Beritt Odom, Director of Planning and Community Development
SUBJECT:	Behm-Hill Ranch Subdivision
APPLICANT:	Randy Reeves, Cardinal Points Surveying
PROPERTY OWNER:	Patrick and Elizabeth Behm; Lizette Rodriquez
LOCATION:	Adjacent to S Prairie Blvd, North of W Pueblo Blvd
CONCURRENT REQUESTS:	SAP-26-01

REQUEST:
Subdivide 2.14 acres into two lots and one parcel, generally located on S Prairie Blvd.

BACKGROUND AND STAFF FINDINGS:

The applicant is requesting to subdivide 2.14 acres of land into two lots and one parcel generally located on S Prairie Ave, north of W Pueblo Blvd. The subdivision site consists of two parcels, the westernmost parcel fronts Prairie Ave. and the eastern parcel sits adjacent to the western parcel and does not front a public right of way. The parcels are unsubdivided and were originally developed in the County before being annexed into the City as part of the Lake Minnequa Annexation in 1972. Since the parcels are unsubdivided, no new construction or other improvements on the land can be approved by the City until and unless the parcels are subdivided (Section 12-4- 4, (b), (7). Furthermore, the Subdivision must be accompanied by a Special Area Plan to provide frontage on a dedicated private right of way. Thus, the applicant has proposed the Behm-Hill Ranch Subdivision and Special Area Plan to create two lots of record and a parcel, dedicated as a private right of way for utilities, ingress, and egress.

The proposed Behm-Hill Subdivision consists of Lot 1, Lot 2, and Parcel A. Lot 1 has an approximate 83.64’ width along S Prairie Blvd and a 308’ depth, totaling about 0.59 acres of land. It is developed with a one-story, single-family residence, detached garage, and asphalt driveway. Lot 2 has an approximate 104’ width and 390’ depth, totaling about 1.38 acres of land. It is developed with a gate, wooden shed, metal garage, and two horse pens. There are two horses on the property, and they may continue to be allowed on the property as a legal non-conforming use. Lot 2 sits behind Lot 1 and does not have direct access to a private or public street. Instead, Lot 2 will access S. Prairie Blvd through Parcel A. Parcel A runs east-west along the length of Lot 1 and is dedicated as a private right of way for all public utilities, private sanitary sewer, and private ingress-egress for the exclusive use of Lot 2. The Parcel has a 20’ width and 308’ depth.

The proposed subdivision is within a Single-Family Residential (R-2) Zone District. The R-2 District provides areas primarily for low-density housing with opportunities to allow moderate-density housing and limited

commercial activities after additional review. The proposed lots meet the minimum lot size and width required under the R-2 District. The property owners of Lot 2 intend to build a single-family residence on their lot and continue owning horses. Otherwise, no other development is known at this time.

APPLICABLE REGULATIONS:

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

SITE CHARACTER AND COMPATIBILITY:

Site Character: The proposed subdivision consists of two unsubdivided parcels. The first parcel is adjacent to S Pueblo Blvd and is developed with a one-story, single-family residence, detached garage, and asphalt driveway. The second parcel is situated behind the first and has no dedicated street access. It is developed with two horse pens, a wooden shed, and metal garage. This second parcel will access S Pueblo Blvd through Parcel A, dedicated to utilities, ingress, and egress.

Neighborhood Compatibility:

North: Industrial (I-2) – Auto repair service
Highway and Arterial Business (B-3) – Single-family residence

East: Single-Family Residential (R-2) – Drainage ditch
One- and Two-Family Residential (R-3) – Single-family residences
Multiple Residential and Office (R-5) – Single-family residences

South: Single-Family Residential (R-2) – Animal Hospital
Business Park (BP)

West: Highway and Arterial Business (B-3) – Vacant land, HVAC Contractor

Comprehensive Plan Compliance: The subject site is designated by the Pueblo Regional Comprehensive Plan, 2022, as Commercial Mixed-Use. The Commercial Mixed-Use classification calls for primary land uses of large-format retail, personal services, offices, and entertainment and secondary land uses of multi-family residences and other supporting services. The classification is intended to provide commercial, employment, and service-oriented uses to serve adjacent neighborhoods and the broader region.

ABILITY TO COMPLY WITH THE SINGLE-FAMILY RESIDENTIAL (R-2) ZONE DISTRICT REGULATIONS:

- **Minimum Lot Size:** 5,000 sq. ft.
- **Lot 1 Size:** 25,856 sq. ft
- **Lot 2 Size:** 59,93 sq. ft.

- **Minimum Lot Width:** 50’
- **Lot 1 Width:** 84’
- **Lot 2 Width:** 104’

REFERRAL AGENCIES AND COMMENTS:

• Black Hills Energy	No comment
• CDOT	No comment
• City Fire Department	No comment
• City Law Department	No comment
• City Parks and Recreation Department	No comment
• City Public Works	See attached "JM Comments – REVISION 2 2025-293 Behm-Hill Ranch Sup SAP"
• City Stormwater	No comment
• City Transportation	No comment
• City Wastewater	No comment
• Pueblo Water	See comment on SRC Memo regarding water services
• Southern Colorado Building Department	No comment
• Xcel Energy	No comment

RECOMMENDED MOTION:

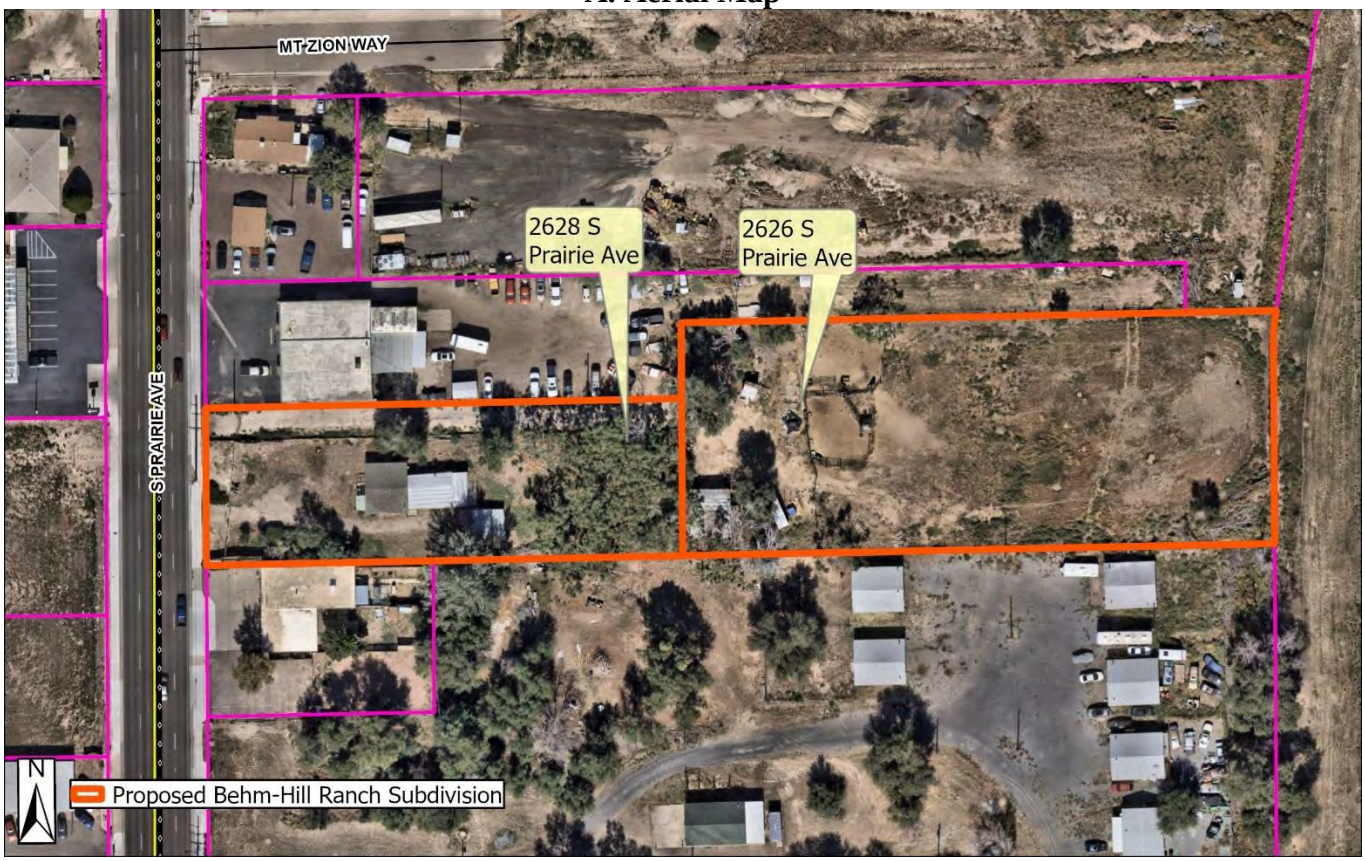
The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be APPROVED with the following noted:

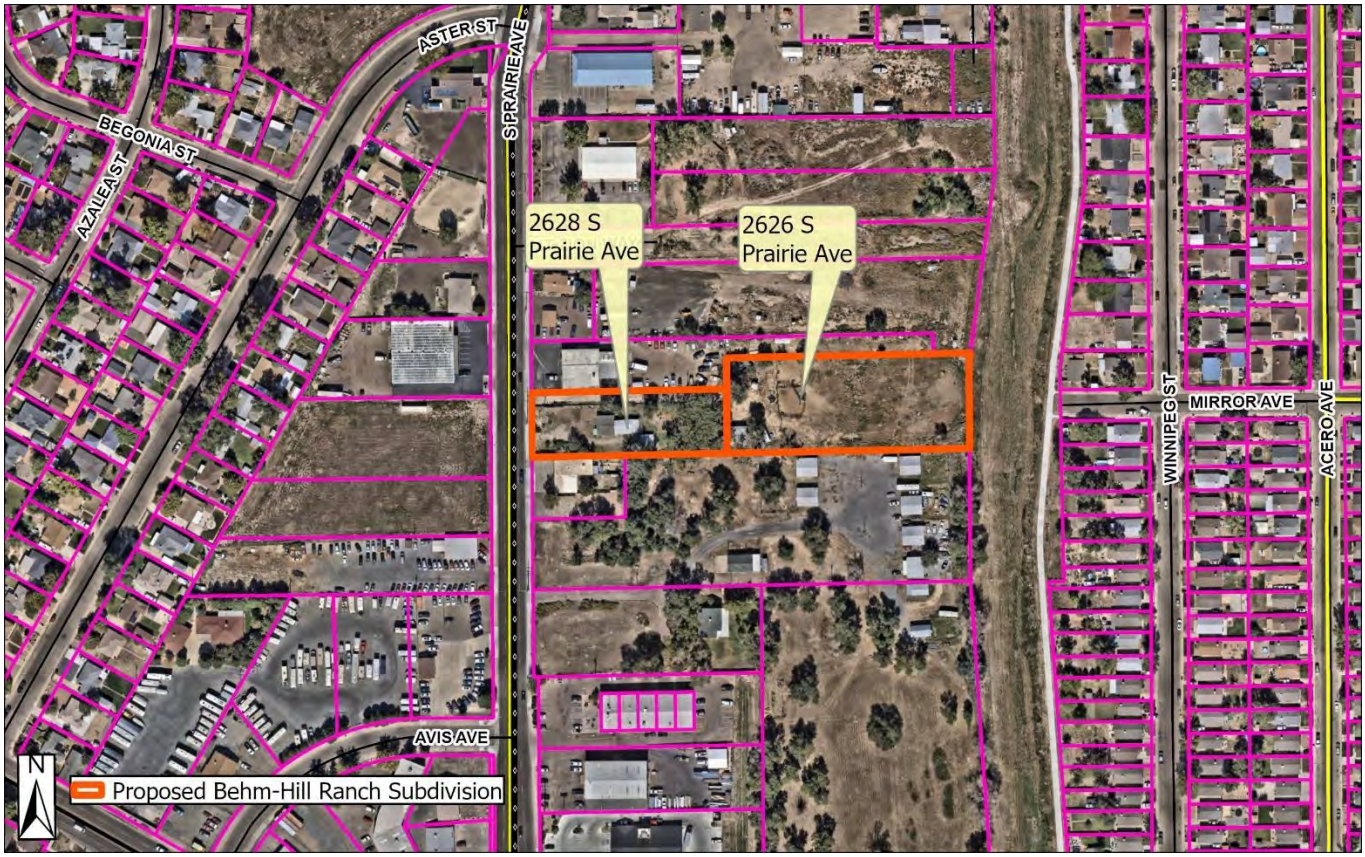
Requests for Modifications to Requirements:	Not Applicable
Request for Deferred Filings	Not Applicable
Plat Deficiencies:	Not Applicable
Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)	• Address all redlined comments on the "Public Works and Planning Comments for P&Z." • Address the following comment from Pueblo Water regarding water services: o The water services depicted on the Supplemental appear to be incorrect. According to our records, there are two meters in the drive. One service feeds Prigmore's at 2624, one service feeds the back lot 2 (shown correctly but not to yard hydrant, it feeds the small home). The one-story stucco residence fronting 2628 S Prairie does not have a meter. Please have Cardinal Points Correct. Service will need to be re-established to 2628.

ATTACHMENTS:

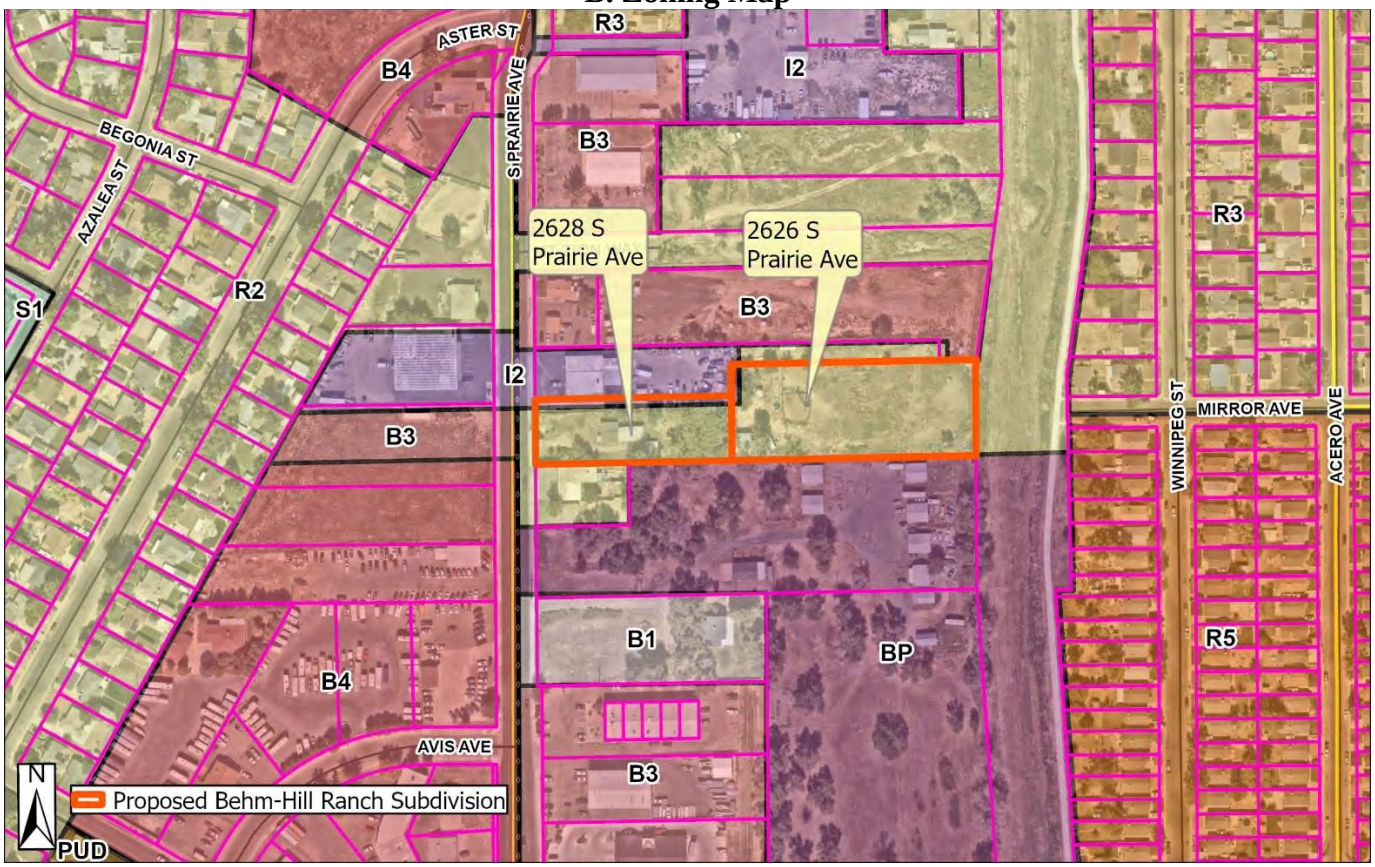
A. Aerial Map
B. Zoning Map
C. Comprehensive Plan Map
D. Public Notice Photo
E. Site Photos
F. Supporting Documents

A. Aerial Map

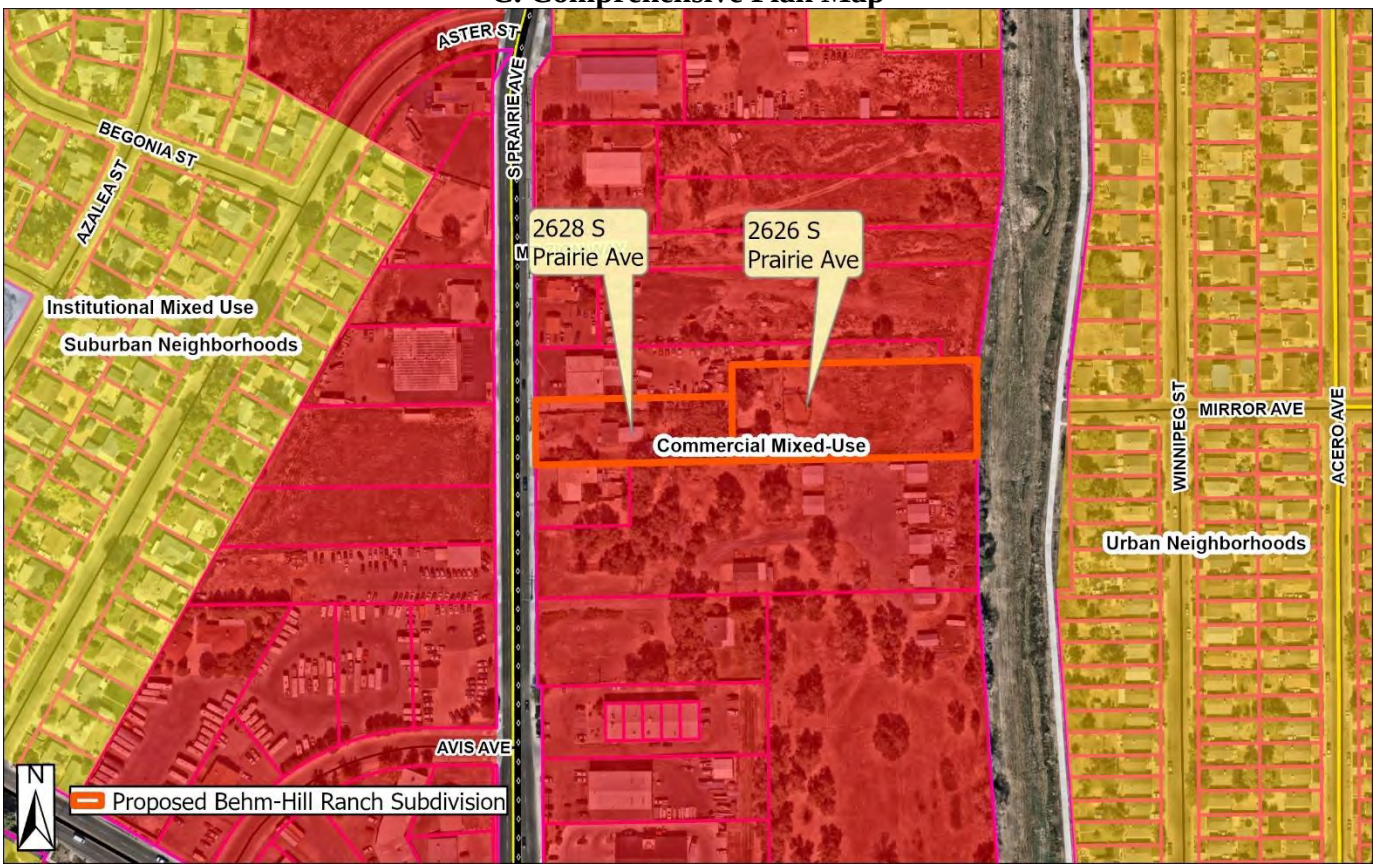

MT ZION WAY
S PRAIRIE AVE
2628 S Prairie Ave
2626 S Prairie Ave
N
Proposed Behm-Hill Ranch Subdivision


ASTER ST
S PRAIRIE AVE
BEGONIA ST
AZALEA ST
2628 S Prairie Ave
2626 S Prairie Ave
MIRROR AVE
WINNIPEG ST
ACERO AVE
AVIS AVE
N
Proposed Behm-Hill Ranch Subdivision

B. Zoning Map



C. Comprehensive Plan Map



D. Public Notice Photo

E. Site Photos

Lot 1 – single-family residence, garage

Lot 1 – as seen from S Prairie Ave

Lot 1 – as seen from Parcel A

Lot 2 – wooden shed, horses pens

Lot 2 – horse pens, metal garage

Existing curb cut to serve Parcel A

Beginning of Parcel A– closest to S Prairie Ave

Parcel A – facing east (looking at Lot 2)

Parcel A – facing east (looking at Lot 2)

Parcel A – facing west (looking at S Prairie Blvd)

F. Supporting Documents: Application, Drainage Letter, Public Works and Planning Comments, SRC Memo, Subdivision Plat, Subdivision Supplemental Plat

To view the supporting documents, please see the following pages.

Case No. _____

SUBDIVISION APPLICATION

Attachments: Subdivision Submittal Checklist - Part I ☒

Subdivision Submittal Checklist - Part II ☐

DATE OF APPLICATION: 12-8-2025		
SUBDIVISION NAME: BEHM-HILL RANCH SUBDIVISION		
PROPERTY OWNER: PATRICK HILL AND ELIZABETH BEHM		
ADDRESS: 4 PENNWOOD LANE, PUEBLO, CO 81005		
TELEPHONE: 719-429-3547	FAX:	E-MAIL: BETHBEHM@HOTMAIL.COM
SUBDIVIDER (if different than property owner):		
ADDRESS:		
TELEPHONE:	FAX:	E-MAIL:
ENGINEERING FIRM:		
ADDRESS:		
TELEPHONE:	FAX:	E-MAIL
PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE:		P.E. #
SURVEYING FIRM: CARDINAL POINTS SURVEYING, INC.		
ADDRESS: 4601 EAGLERIDGE PLACE, SUITE 110, PUEBLO, CO 81008		
TELEPHONE: 719-253-0874	FAX:	E-MAIL: RREEVES@4CARDINALPOINTS.NET
PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE: RANDY G. REEVES		P.L.S. # 22101

A Master Development Plan must be approved by the Planning & Zoning Commission prior to the submission of a subdivision plat for any tract of land that constitutes a part of a larger tract of land owned or controlled by the Subdivider 12-4-5 (a)(1) Municipal Code.

If the proposed subdivision includes a Special Area Plan, the applicant must meet with the Subdivision Review Committee prior to submittal of an application for Subdivision.

I hereby certify that I am the owner or acting as agent for the owner pursuant to a valid Power of Attorney from the owner of the property affected by this application for subdivision. that the information contained in the application documents is true and correct to the best of my knowledge, and that the professional consultants identified herein are hereby authorized to act on my behalf on all matters within their technical discipline pertaining to this application.

Property Owner/Agent

DPW 123 11/02

Case No. _____

SUBDIVISION APPLICATION

Attachments: Subdivision Submittal Checklist - Part I ☒

Subdivision Submittal Checklist - Part II ☐

DATE OF APPLICATION: 12-8-2025		
SUBDIVISION NAME: BEHM-HILL RANCH SUBDIVISION		
PROPERTY OWNER: LIZETTE RODRIGUEZ		
ADDRESS: P.O. BOX 1726, FABENS, TX 79838-1726		
TELEPHONE:	FAX:	E-MAIL: LIZZRODD13@GMAIL.COM
SUBDIVIDER (if different than property owner):		
ADDRESS:		
TELEPHONE:	FAX:	E-MAIL:
ENGINEERING FIRM:		
ADDRESS:		
TELEPHONE:	FAX:	E-MAIL
PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE:		P.E. #
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Property Owner/Agent

DPW 123 11/02

Cardinal Points Surveying, Inc.
4601 Eagleridge Place, Suite 110
Pueblo, Colorado 81008
(719) 253-0874
(719) 253-0878 Fax

February 12, 2026

Mr. Noah Stamm
Stormwater Coordinator
211 East "D" Street
Pueblo, CO 81003
Phone (719) 553-2899
NStamm@pueblo.us

RE: S-25-09 and SAP-26-01 A Subdivision and Special Area Plan for Behm-Hill Ranch Subdivision, A Special Area Plan.

Mr. Stamm:

Please accept this Drainage Letter in lieu of the required Subdivision Drainage Report.

The subdivision is for two unsubdivided parcels of land.

Parcel 1514200048 contains 0.62 Acres, with an address of 2628 S. Prairie Avenue to be known as Lot 1, Parcel 1514200049 contains 1.38 Acres, with an address of 2626 S. Prairie Avenue to be known as Lot 2, and a 20 foot wide Tract of land for access and utilities to be known as Parcel A , Behm-Hill Ranch Subdivision located within the NW1/4 of Section 14, Township 21 South, Range 65 West of the 6th P.M.

The purpose of the subdivision is to create two lots of record and the purpose of the special area plan is to ensure access and utilities thru Parcel A for proposed Lot 2.

Both parcels are currently in an R-2 Singel Family Residential Zone District and there are no plans of changing the Zone District.

There is an existing residence on Lot 1 and there are no plans for future development. There is an existing garage and animal shelters on Lot 2 and the owners plan on constructing a new residence.

The owners of Lot 2 are aware that if the construction of their new home disturbs more than one acre, they may be subject to the City's MS4 permit requirements.

I believe this Drainage Letter covers the minimum requirements, but if additional information is required, please don't hesitate to contact me.

Sincerely,

Randy G. Reeves, PLS
Cardinal Points Surveying, Inc.

BEHM - HILL RANCH SUBDIVISION,
A SPECIAL AREA PLAN

A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS: THAT LIZETTE RODRIGUEZ BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF PUEBLO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON WEST LINE OF SECTION 14, 2941 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST; THENCE EAST AT RIGHT ANGLE TO WEST LINE OF SAID SECTION, 705 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTHERLY 0°35' WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF THE MINNEQUA DITCH, A DISTANCE OF 154.31 FEET, MORE OR LESS, TO A POINT AT RIGHT ANGLE TO WEST LINE OF SAID SECTION; THENCE WEST A DISTANCE OF 720.16 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SECTION 14; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 154 FEET, MORE OR LESS TO THE **POINT OF BEGINNING**, EXCEPT PORTIONS CONVEYED BY DEEDS RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34 AND DECEMBER 1, 1975 IN BOOK 1831 AT PAGE 272. COUNTY OF PUEBLO, STATE OF COLORADO.

SAID PARCELS CONTAINS 26.67 ACRES MORE OR LESS.

AND

THAT PATRICK HILL AND ELIZABETH BEHM BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. DESCRIBED AS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 3043.99 FEET TO A POINT; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 23' 18" WEST, 104 FEET TO A POINT; THENCE NORTH 89° 41' 14" EAST, 389.57 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTH 0° 14' 21" WEST ALONG THIS WEST RIGHT OF WAY LINE 126.31 FEET TO A POINT; THENCE NORTH 8° 00' 24" EAST ALONG THIS WEST RIGHT OF WAY LINE 28.12 FEET TO A POINT; THENCE SOUTH 89° 39' 55" WEST, 391.96 FEET, TO A POINT; THENCE SOUTH 0° 22' 18" WEST, 50 FEET., MORE OR LESS TO THE **TRUE POINT OF BEGINNING.**

AND

A RIGHT OF WAY TO BE USED AS A ROAD TO THE ABOVE DESCRIBED PARCEL, OVER THE TRACT DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG WEST LINE OF SAID SECTION 14, 3043.99 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO A POINT ON THE WEST LINE OF ABOVE DESCRIBED PARCEL; THENCE SOUTH 0° 22' 18" WEST ALONG THE WEST LINE OF SAID PARCEL, 20 FEET TO A POINT; THENCE SOUTH 89° 38' 37" WEST 348 FEET, MORE OR LESS TO A POINT IN THE WEST LINE OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 20 FEET, TO THE **POINT OF BEGINNING**, **EXCEPTING AND SUBJECT TO** THAT PART OF THE WEST END THEREOF, BEING APPROXIMATELY THE WEST 33 FEET, THEREOF, LYING IN AND OCCUPIED BY PRAIRIE AVENUE. COUNTY OF PUEBLO, STATE OF COLORADO.

HAS CAUSED THE AFOREGOING DESCRIBED PROPERTY TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS, AND ONE PARCEL AND THE SAME TO BE NUMBERED, PLATTED, SUBDIVIDED, DIMENSIONED, AND NAMED AS SHOWN ON THE ANNEXED PLAT, FOR THE PURPOSE OF CREATING A SUBDIVISION TO BE KNOWN AS BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN.

PARCEL A IS HEREBY DEDICATED AS A PRIVATE ~~DRIVEWAY~~ RIGHT-OF-WAY FOR THE EXCLUSIVE USE OF LOT 2 INLCUDING AN EASEMENT FOR ALL PUBLIC UTILITIES AND PRIVATE INGRESS AND EGRESS

PUBLIC UTILITIES NOTED HEREON, WITHIN PARCEL A, IS HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL USE.

ALL SANITARY SEWER FACILITIES, LANDSCAPING, AND STREET IMPROVEMENTS, INCLUDING PAVEMENTS, CURBS, GUTTERS, AND SIDEWALKS, WHICH ARE LOCATED ON EASEMENTS OR PARCELS SHOWN HEREON SHALL BE INSTALLED,REPAIRED AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON.

THE PRIVATE ~~DRIVEWAY~~ RIGHT-OF-WAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.

EACH INDIVIDUAL LOT SHALL HAVE ITS OWN DETENTION AND WATER QUALITY FACILITIES WHICH SHALL BE INSTALLED, REPAIRED, AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNER(S) OF THE LOTS UPON WHICH THE FACILITIES ARE LOCATED.

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

ALL OF THE PROPERTY SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS DATED _____ , AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

IN WITNESS WHEREOF THE FOLLOWING HAVE SET THEIR HAND:

_____ _____
LIZETTE RODRIGUEZ **DATE**

STATE OF TEXAS)
)S.S.
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY LIZETTE RODRIGUEZ.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

_____ _____
PATRICK HILL **DATE**

_____ _____
ELIZABETH BEHM **DATE**

STATE OF COLORADO)
)S.S.
COUNTY OF PUEBLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY PATRICK HILL AND ELIZABETH BEHM.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IMPROVEMENTS CERTIFICATION:

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

_____ _____
DIRECTOR OF PUBLIC WORKS **DATE**

APPROVAL FOR RECORDING:

APPROVED BY THE CITY COUNCIL OF PUEBLO, COLORADO, BY ORDINANCE NO._____ THIS IS TO CERTIFY THAT THE PLAT OF BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PUEBLO COUNTY CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

_____ _____
CITY CLERK **DATE**

LAND SURVEYOR'S CERTIFICATION

I RANDY G. REEVES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO LIZETTE RODRIGUEZ, PATRICK HILL AND ELIZABETH BEHM, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED UNDER MY RESPONSIBLE CHARGE IN NOVEMBER 2025 AND THAT THIS PLAT OF BEHM - HILL RANCH SUBDIVISION, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33.3-209 ET, SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

_____ _____
RANDY G. REEVES **DATE**
PROFESSIONAL LAND SURVEYOR NO. 22101

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

NOTES:

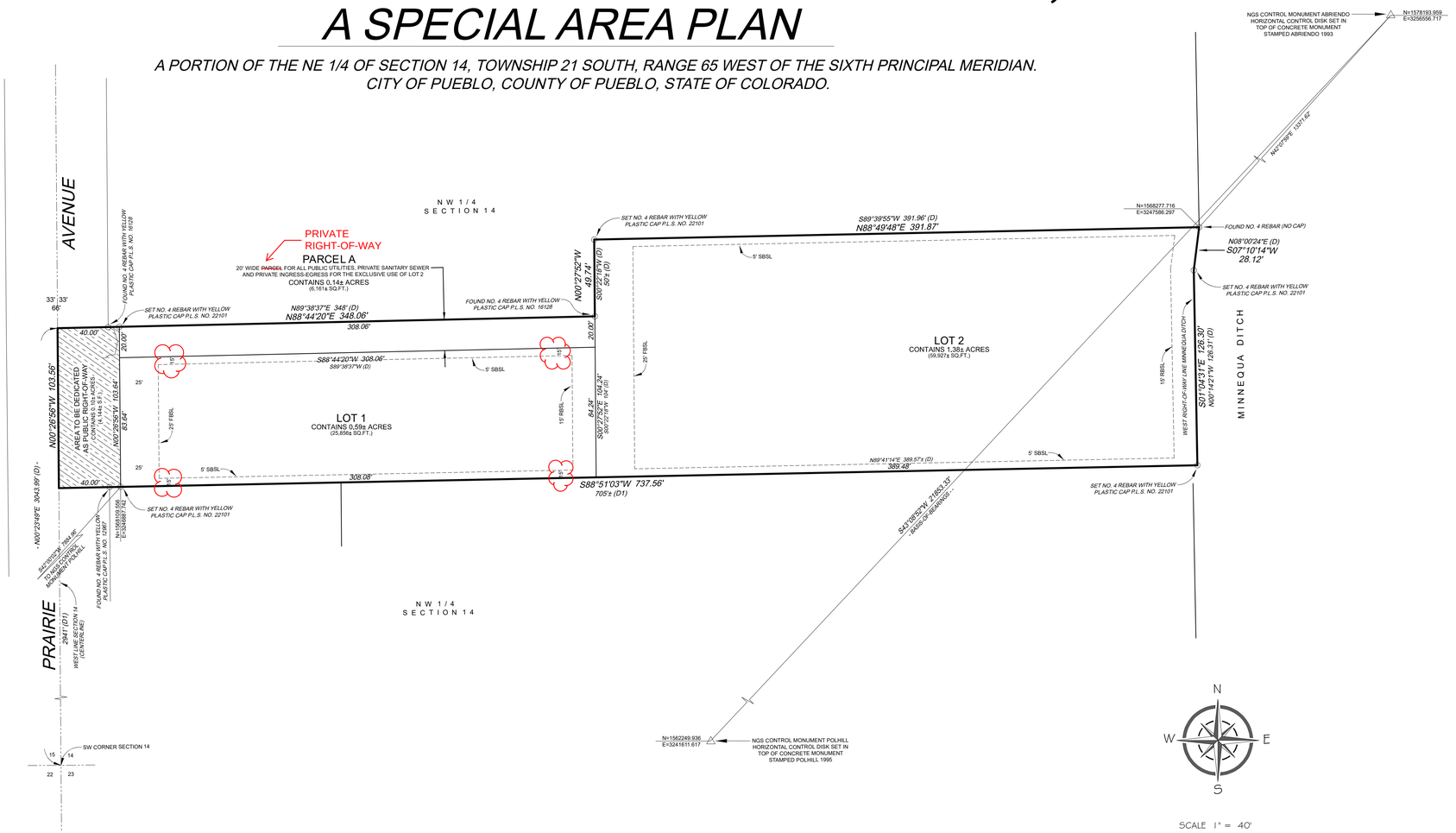
1.) A SEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE, COMMITMENT NUMBER NO. 320-F12251-25 WITH AN EFFECTIVE DATE OF AUGUST 29, 2025 AT 8:00 A.M. (VESTED IN LIZETTE RODRIGUEZ) AND POLICY NO. 320-F06616-25, WITH A POLICY DATE OF JUNE 26, 2025 AT 11:16 A.M. (VESTED IN PATRICK HILL AND ELIZABETH BEHM)

2.) BEARINGS BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 (2007) SOUTH ZONE ESTABLISHED ON A LINE BETWEEN NGS CONTROL MONUMENT "ABRIENDO" AND NGS CONTROL MONUMENT "POLHILL" , MONUMENTED AT EACH END WITH A HORIZONTAL CONTROL DISK SET IN TOP OF CONCRETE MONUMENT, TO BEAR S43°08'52"W.

3.) DISTANCES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND DISTANCES. THE COMBINATION FACTOR FOR THIS PLAT IS 1.000263002. THE GROUND DISTANCE WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID DISTANCE AND THE GROUND COORDINATES WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID COORDINATES BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH ZONE ON THE NORTH AMERICAN DATUM OF 1983. THE NGS CONTROL MONUMENTS USED FOR THIS SURVEY ARE "POLHILL" AND "ABRIENDO". COORDINATES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND COORDINATES.

4.) ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

5.) THE PRIVATE DRIVEWAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.



PROPERTY MAY BE SUBJECT TO: SCHEDULE B, PART II - EXCEPTIONS (COMMITMENT NO. 320-F12251-25, LIZETTE RODRIGUEZ)

1.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 145. (DOES NOT AFFECT, NORTH OF SUBJECT PROPERTY)

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4.) EXCEPTION 11: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW:

RECORDING DATE: DECEMBER 19, 1972, RECORDING NO: BOOK 1736 AT PAGE 431. (THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO, ORDINANCE NO. 3646)

5.) EXCEPTION NO. 12. RIGHT OF WAY FOR ROAD CONVEYED IN WARRANTY DEED RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34. (A PORTION OF THE 20' WIDE RIGHT-OF-WAY LIES WITHIN PARCEL A, SHOWN HEREON)

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2.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW: RECORDING DATE:DECEMBER 19, 1972 RECORDING NO: 439769. (AFFECTS THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO)

3.) EXCEPTION NO. 9: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN DOCUMENT SHOWN BELOW:
GRANTED TO: CITY OF PUEBLO PURPOSE: RIGHT OF WAY RECORDING DATE: SEPTEMBER 17, 1974 RECORDING NO: 480435 (MAY AFFECT, DESCRIBED WITHIN PRAIRIE AVENUE RIGHT-OF-WAY)

4.) EXCEPTION NO. 10: ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SPECIAL IMPROVEMENT DISTRICT N. 74-2, AS EVIDENCED BY INSTRUMENT(S) RECORDED JUNE 10, 1975, AT RECEPTION NO. 496018. (NOT SURVEY RELATED)

5.) EXCEPTION NO. 11: RIGHT OF WAY FOR DITCH OVER THE EAST SIDE OF SUBJECT PROPERTY AS SHOWN ON PUEBLO COUNTY GIS MAP INSOFAR AS THE SAME MAY AFFECT THE LAND. (WEST RIGHT-OF-WAY LINE OF DITCH SHOWN HEREON)

12. THE EFFECT OF INCLUSION OF THE LAND IN THE SOUTHERN COLORADO WATER CONSERVANCY DISTRICT. (NOT SURVEY RELATED)

NOTICE:
ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

SPECIAL AREA PLAN NOTES

ZONE DISTRICT: R-2 (SINGLE FAMILY RESIDENTIAL)

TOTAL DWELLING UNITS: TWO (2)

AREA: 1.97 ACRES

DENSITY: 1.10 D.U. ACRE

PARKING PROVIDED: TWO (2) SPACES D.U.

PREPARED BY: CARDINAL POINTS SURVEYING, INC.

DATE: DECEMBER 2025

Include a statement that all R-2 District regulations apply to development

COVENANTS, CONDITIONS, RESTRICTIONS AND ~~EASEMENTS~~

THE BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN, IS A PLANNED COMMUNITY CONSISTING OF SINGLE FAMILY RESIDENTIAL DWELLINGS.

Private Right of Way

NET DENSITY ANALYSIS

Private Right of Way

GROSS PROPERTY AREA = 2.21 ACRES

RIGHT OF WAY (PRAIRIE AVE.) = 0.10 ACRES

~~EASEMENT~~ (PARCEL "A") = 0.14 ACRES

NET SITE AREA = 1.97 ACRES

~~PROPOSED~~ DWELLING UNITS = TWO (2) UNITS

~~PROPOSED~~ ZONING = R-2 (SINGLE FAMILY RESIDENTIAL)

MINIMUM LOT SIZE FOR R-2 ZONE = 5000 S.F.
1.97 ACRES = 85,813.2 SF.

MAXIMUM DWELLING UNITS FOR R-2 ZONE

85,813.2 S.F. / 5,000 S.F. = 42.9 UNITS

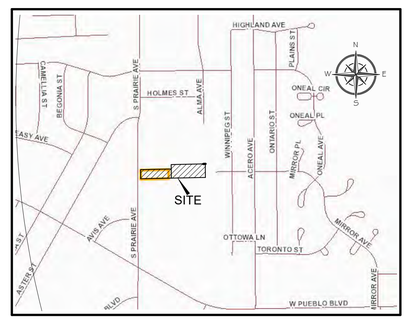
~~PROPOSED UNITS = 2 MAXIMUM ALLOWED UNITS = 43~~

SCALE 1" = 40'

40' 20' 0 40' 80' 120'

SCALE IN FEET

(D) = DEED DIMENSION (WARRANTY DEED, BOOK 1828, PAGE 34)
(D1) = DEED DIMENSION (SPECIAL WARRANTY DEED, RECEPTION NO. 2043749)



VICINITY MAP

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:
1	12-23-25	SPECIAL AREA PLAN	RGR
2	2-12-26	COMMENTS CITY & COMM. DVLP DATED 2-3-2026	RGR

SHEET: 1 OF 1
DATE: 12-2-2025
SCALE: 1" = 40'
PROJECT: BETH BEHM/PAT HILL
DESCRIPTION:BEHM-HILL RANCH SUBDIVISION
FIELD: SB/BG
DRAWN: RMS
CHECKED: RGR
JOB NUMBER: 2025-293
FILE NAME: 2025-293 SUB
REF. JOB NO. 2025-146

Cardinal Points
Surveying Inc.
4601 Eagledale Place, Suite 110
Pueblo, Colorado 81006
(719) 253-0674 - (719) 253-0676 fax

Andrew Hayes
Director Public Works

Steven Meier
Director Parks & Recreation

city of PUEBLO colorado

Subdivision Review Committee

Beritt Odom
Director Planning & Community Development

Executive Secretary of Planning & Zoning Commission

MEMORANDUM

To: Planning and Zoning Commission

From: Subdivision Review Committee

Date: March 4th, 2026

Subject: S-25-09 and SAP-26-01 Behm-Hill Ranch Subdivision and Special Area Plan

---

S-25-09 and SAP-26-01
The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation that the Behm-Hill Ranch Subdivision and Special Area Plan be APPROVED with the following noted:

RECOMMENDED MOTION: The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation that the requested Subdivision and Special Area Plan be **APPROVED** with the following noted:

Requests for Modifications to Requirements:	Not applicable
Request for Deferred Filings	Not applicable
Plat Deficiencies:	Not Applicable
Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council.)	• Address all redlined comments on "Public Works and Planning Comments for P&Z." • Address the following comment from Pueblo Water regarding water services: o The water services depicted on the Supplemental appear to be incorrect. According to our records, there are two meters in the drive. One service feeds Prigmore's at 2624, one service feeds the back lot 2 (shown correctly but not to yard hydrant, it feeds the small home). The one-story stucco residence fronting 2628 S Prairie does not have a meter. Please have Cardinal Points Correct. Service will need to be re-established to 2628.

Andrew Hayes
Director Public Works

Steven Meier
Director Parks & Recreation

city of PUEBLO colorado

Subdivision Review Committee

Beritt Odom
Director Planning & Community Development

Executive Secretary of Planning & Zoning Commission

BEHM - HILL RANCH SUBDIVISION,
A SPECIAL AREA PLAN

A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS: THAT LIZETTE RODRIGUEZ BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF PUEBLO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON WEST LINE OF SECTION 14, 2941 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST; THENCE EAST AT RIGHT ANGLE TO WEST LINE OF SAID SECTION, 705 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTHERLY 0°35' WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF THE MINNEQUA DITCH, A DISTANCE OF 154.31 FEET, MORE OR LESS, TO A POINT AT RIGHT ANGLE TO WEST LINE OF SAID SECTION; THENCE WEST A DISTANCE OF 720.16 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SECTION 14; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 154 FEET, MORE OR LESS TO THE **POINT OF BEGINNING**, EXCEPT PORTIONS CONVEYED BY DEEDS RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34 AND DECEMBER 1, 1975 IN BOOK 1831 AT PAGE 272. COUNTY OF PUEBLO, STATE OF COLORADO.

SAID PARCELS CONTAINS 26.67 ACRES MORE OR LESS.

AND

THAT PATRICK HILL AND ELIZABETH BEHM BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. DESCRIBED AS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 3043.99 FEET TO A POINT; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 22' 18" WEST, 104 FEET TO A POINT; THENCE NORTH 89° 41' 14" EAST, 389.57 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTH 0° 14' 21" WEST ALONG THIS WEST RIGHT OF WAY LINE 126.31 FEET TO A POINT; THENCE NORTH 8° 00' 24" EAST ALONG THIS WEST RIGHT OF WAY LINE 28.12 FEET TO A POINT; THENCE SOUTH 89° 39' 55" WEST, 391.96 FEET, TO A POINT; THENCE SOUTH 0° 22' 18" WEST, 50 FEET., MORE OR LESS TO THE **TRUE POINT OF BEGINNING.**

AND

A RIGHT OF WAY TO BE USED AS A ROAD TO THE ABOVE DESCRIBED PARCEL, OVER THE TRACT DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG WEST LINE OF SAID SECTION 14, 3043.99 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO A POINT ON THE WEST LINE OF ABOVE DESCRIBED PARCEL; THENCE SOUTH 0° 22' 18" WEST ALONG THE WEST LINE OF SAID PARCEL, 20 FEET TO A POINT; THENCE SOUTH 89° 38' 37" WEST 348 FEET, MORE OR LESS TO A POINT IN THE WEST LINE OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 20 FEET, TO THE **POINT OF BEGINNING**, **EXCEPTING AND SUBJECT TO** THAT PART OF THE WEST END THEREOF, BEING APPROXIMATELY THE WEST 33 FEET, THEREOF, LYING IN AND OCCUPIED BY PRAIRIE AVENUE. COUNTY OF PUEBLO, STATE OF COLORADO.

HAS CAUSED THE AFOREGOING DESCRIBED PROPERTY TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS, AND ONE PARCEL AND THE SAME TO BE NUMBERED, PLATTED, SUBDIVIDED, DIMENSIONED, AND NAMED AS SHOWN ON THE ANNEXED PLAT, FOR THE PURPOSE OF CREATING A SUBDIVISION TO BE KNOWN AS BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN.

PARCEL A IS HEREBY DEDICATED AS A PRIVATE DRIVEWAY FOR THE EXCLUSIVE USE OF LOT 2 INLCUDING AN EASEMENT FOR ALL PUBLIC UTILITIES AND PRIVATE INGRESS AND EGRESS

PUBLIC UTILITIES NOTED HEREON, WITHIN PARCEL A, IS HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL USE.

ALL SANITARY SEWER FACILITIES, LANDSCAPING, AND STREET IMPROVEMENTS, INCLUDING PAVEMENTS, CURBS, GUTTERS, AND SIDEWALKS, WHICH ARE LOCATED ON EASEMENTS OR PARCELS SHOWN HEREON SHALL BE INSTALLED,REPAIRED AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON.

THE PRIVATE DRIVEWAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.

EACH INDIVIDUAL LOT SHALL HAVE ITS OWN DETENTION AND WATER QUALITY FACILITIES WHICH SHALL BE INSTALLED, REPAIRED, AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNER(S) OF THE LOTS UPON WHICH THE FACILITIES ARE LOCATED.

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

ALL OF THE PROPERTY SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS DATED _____ , AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

IN WITNESS WHEREOF THE FOLLOWING HAVE SET THEIR HAND:

_____ _____
LIZETTE RODRIGUEZ **DATE**

STATE OF TEXAS)
)**S.S.**
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY LIZETTE RODRIGUEZ.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

_____ _____
PATRICK HILL **DATE**

_____ _____
ELIZABETH BEHM **DATE**

STATE OF COLORADO)
)**S.S.**
COUNTY OF PUEBLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY PATRICK HILL AND ELIZABETH BEHM.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IMPROVEMENTS CERTIFICATION:

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

_____ _____
DIRECTOR OF PUBLIC WORKS **DATE**

APPROVAL FOR RECORDING:

APPROVED BY THE CITY COUNCIL OF PUEBLO, COLORADO, BY ORDINANCE NO._____ THIS IS TO CERTIFY THAT THE PLAT OF BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PUEBLO COUNTY CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

_____ _____
CITY CLERK **DATE**

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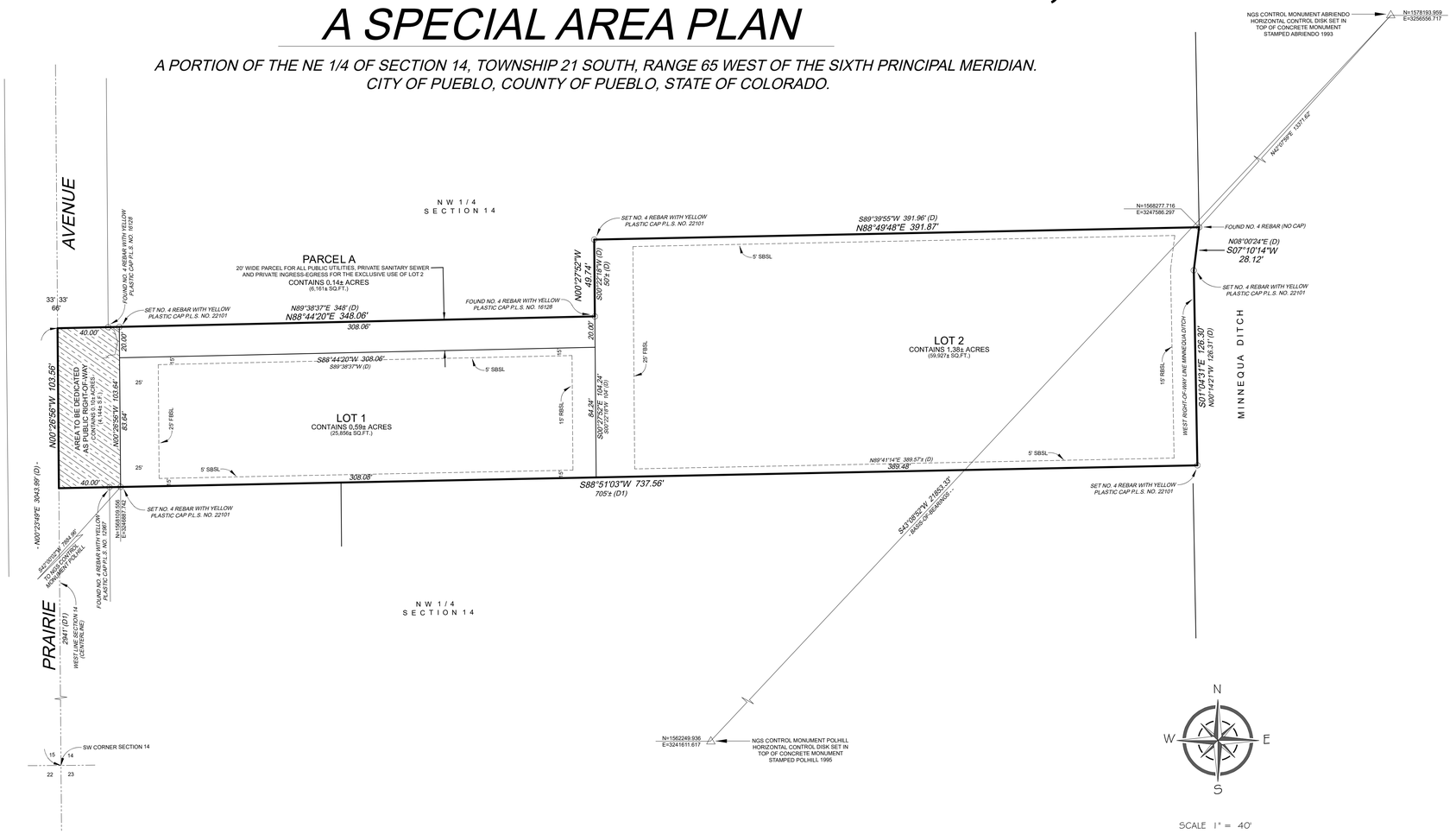

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PROPERTY MAY BE SUBJECT TO: SCHEDULE B, PART II - EXCEPTIONS (POLICY NO. 320-F06616-25, PATRICK HILL AND ELIZABETH BEHM)

1.) EXCEPTION NO. 7: RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: NOVEMBER 19, 1875 RECORDING NO: BOOK 10 PAGE 557. (REFERENCES TOWNSHIP 20 SOUTH, RANGES 63, 64 AND 65)

2.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW: RECORDING DATE:DECEMBER 19, 1972 RECORDING NO: 439769. (AFFECTS THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO)

3.) EXCEPTION NO. 9: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN DOCUMENT SHOWN BELOW:
GRANTED TO: CITY OF PUEBLO PURPOSE: RIGHT OF WAY RECORDING DATE: SEPTEMBER 17, 1974 RECORDING NO: 480435 (MAY AFFECT, DESCRIBED WITHIN PRAIRIE AVENUE RIGHT-OF-WAY)

4.) EXCEPTION NO. 10: ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SPECIAL IMPROVEMENT DISTRICT N. 74-2, AS EVIDENCED BY INSTRUMENT(S) RECORDED JUNE 10, 1975, AT RECEPTION NO. 496018. (NOT SURVEY RELATED)

5.) EXCEPTION NO. 11: RIGHT OF WAY FOR DITCH OVER THE EAST SIDE OF SUBJECT PROPERTY AS SHOWN ON PUEBLO COUNTY GIS MAP INSOFAR AS THE SAME MAY AFFECT THE LAND. (WEST RIGHT-OF-WAY LINE OF DITCH SHOWN HEREON)

12. THE EFFECT OF INCLUSION OF THE LAND IN THE SOUTHERN COLORADO WATER CONSERVANCY DISTRICT. (NOT SURVEY RELATED)

NOTICE:
ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

SPECIAL AREA PLAN NOTES

ZONE DISTRICT: R-2 (SINGLE FAMILY RESIDENTIAL)

TOTAL DWELLING UNITS: TWO (2)

AREA: 1.97 ACRES

DENSITY: 1.10 D.U. ACRE

PARKING PROVIDED: TWO (2) SPACES D.U.

PREPARED BY: CARDINAL POINTS SURVEYING, INC.

DATE: DECEMBER 2025

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

THE BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN, IS A PLANNED COMMUNITY CONSISTING OF SINGLE FAMILY RESIDENTIAL DWELLINGS.

NET DENSITY ANALYSIS

GROSS PROPERTY AREA = 2.21 ACRES

RIGHT OF WAY (PRAIRIE AVE.) = 0.10 ACRES

EASEMENT (PARCEL "A") = 0.14 ACRES

NET SITE AREA = 1.97 ACRES

PROPOSED DWELLING UNITS = TWO (2) UNITS

PROPOSED ZONING = R-2 (SINGLE FAMILY RESIDENTIAL)

MINIMUM LOT SIZE FOR R-2 ZONE = 5000 S.F.
1.97 ACRES = 85,813.2 SF.

MAXIMUM DWELLING UNITS FOR R-2 ZONE

85,813.2 S.F. / 5,000 S.F. = 42.9 UNITS

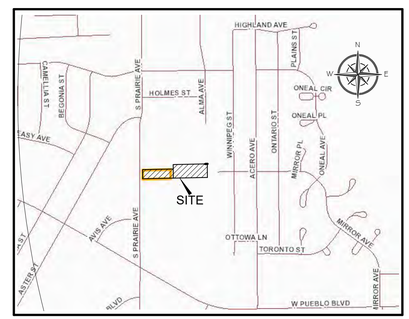
PROPOSED UNITS = 2 MAXIMUM ALLOWED UNITS = 43

SCALE 1" = 40'

40' 20' 0 40' 80' 120'

SCALE IN FEET

(D) = DEED DIMENSION (WARRANTY DEED, BOOK 1828, PAGE 34)
(D1) = DEED DIMENSION (SPECIAL WARRANTY DEED, RECEPTION NO. 2043749)



VICINITY MAP

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:
1	12-23-25	SPECIAL AREA PLAN	RGR
2	2-12-26	COMMENTS CITY & COMM. DVLP DATED 2-3-2026	RGR

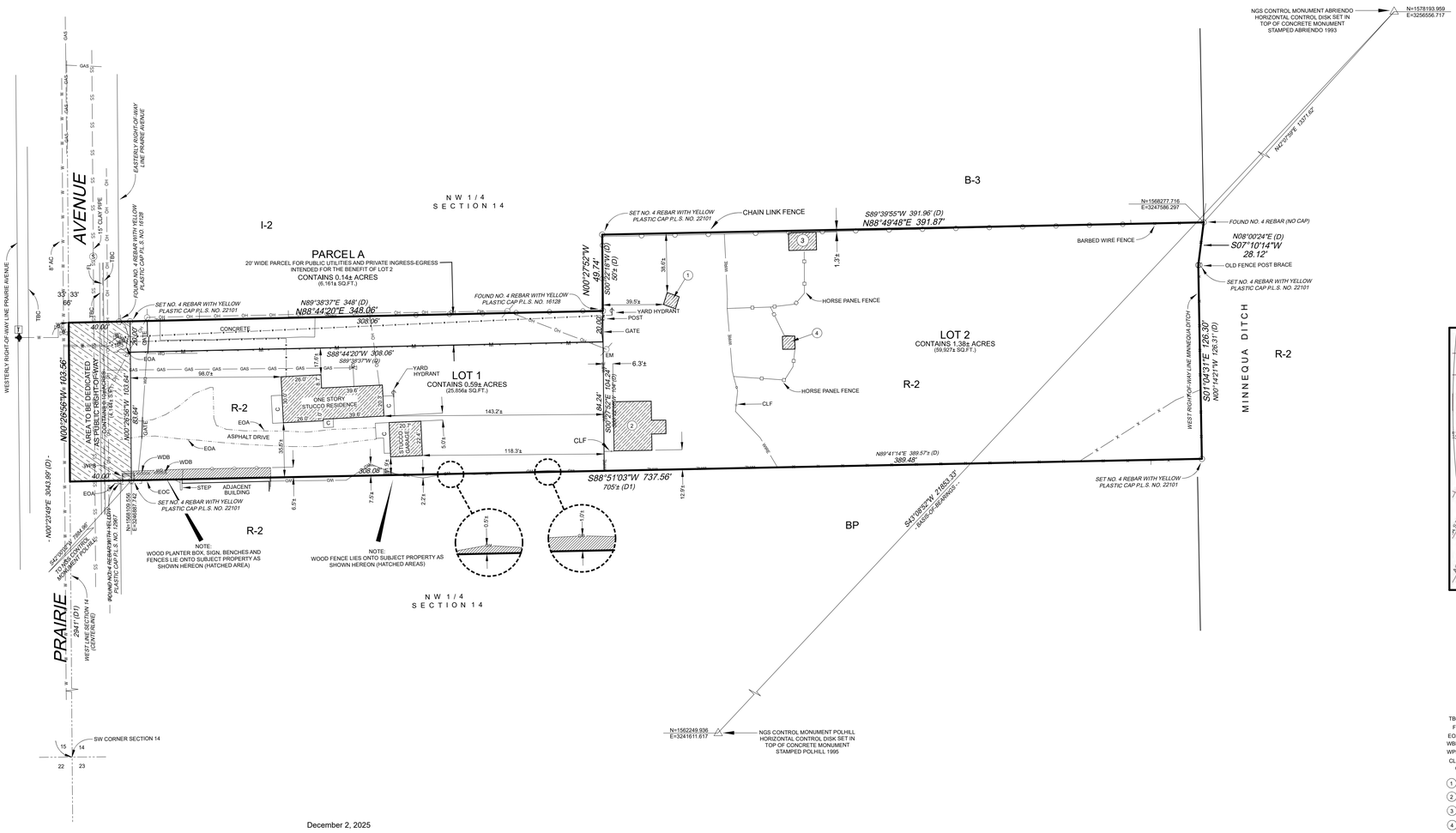
SHEET: 1 OF 1
DATE: 12-2-2025
SCALE: 1" = 40'
PROJECT: BETH BEHM/PAT HILL
DESCRIPTION:BEHM-HILL RANCH SUBDIVISION
FIELD: SB/BG
DRAWN: RMS
CHECKED: RGR
JOB NUMBER: 2025-293
FILE NAME: 2025-293 SUB
REF. JOB NO. 2025-146

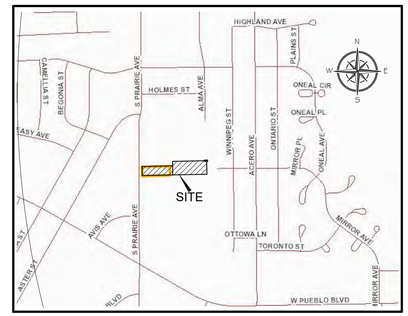
Cardinal Points
Surveying Inc.
4601 Eagledale Place, Suite 110
Pueblo, Colorado 81006
(719) 253-0674 - (719) 253-0676 fax

BEHM - HILL RANCH SUBDIVISION

A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

SUPPLEMENTAL MAP





VICINITY MAP

LEGEND

TBC = TOP BACK CURB
FL = FLOWLINE
EOA = EDGE ASPHALT
WBD = WOOD BENCH
WPB = WOOD PLANTER BOX WITH ELEVATED SIGN
CLF = CHAIN LINK FENCE
C = CONCRETE

(1) = 8.2' X 8.2' WOOD SHED ON SKIDS
(2) = 32' X 34' METAL SIDED GARAGE WITH CONCRETE FLOOR
(3) = 11.5' x 18' HORSE SHELTER
(4) = 8.5' X 8' HORSE SHELTER

= POWER POLE
EM = POWER POLE WITH ELECTRIC METER
S = SANITARY SEWER MANHOLE
W = WATER VALVE
T = TELEPHONE PEDESTAL
= FIRE HYDRANT
G = GAS VALVE
= YARD HYDRANT

WIRE/MESH FENCE
METAL PANEL FENCE
OVERHEAD POWER LINE
GAS LINE
6' HIGH WOOD FENCE
6' HIGH CHAIN LINK FENCE
BARBED WIRE FENCE
WATER LINE
SANITARY SEWER LINE

ZONE DISTRICT

R-2 = SINGLE FAMILY RESIDENTAL
I-2 = INDUSTRIAL
B-3 = HIGHWAY AND ARTERIAL BUSINESS
B-P = BUSINESS PARK

December 2, 2025

SUBDIVIDERS/PROPERTY OWNERS:

Lizette Rodriguez
P.O. Box 1726
Fabens, TX 79838-1726

AND

Patrick Hill and Elizabeth Behm
4 Pennwood Lane
Pueblo, CO 81005

I RANDY G. REEVES, a Professional Land Surveyor registered in the State of Colorado, hereby state that this Supplemental Map of Behm - Hill Ranch Subdivision, was prepared by me or under my direct responsible charge in November 2025 and is correct to the best of my knowledge and belief.

RANDY G. REEVES **DATE**
PROFESSIONAL LAND SURVEYOR NO. 22101

NOTE:
Utilities shown hereon were located by onsite observation and maps provided by the utility companies.

NOTICE:
According to C.R.S. 13-80-105, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown hereon.

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:

SHEET: 1 OF 1
DATE: 12-2-2025
SCALE: 1" = 40'

PROJECT: BETH BEHM/PAT HILL
DESCRIPTION:BEHM-HILL RANCH SUBDIVISION
FIELD: SB/BG | JOB NUMBER: 2025-293
DRAWN: RMS | FILE NAME: 2025-293 SUB
CHECKED: RGR | REF. JOB NO. 2025-146

Cardinal Points Surveying Inc.
(719) 253-0874 - (719) 253-0878 fax
4601 Eagledge Place, Suite 110
Pueblo, Colorado 81008

February 20, 2026

The City Planning and Zoning Commission will hold a public hearing on a request from Francis Blackford for the approval of the following applications:

S-25-09 Behm-Hill Ranch Subdivision: A subdivision of 2.14 acres into two lots and one parcel adjacent to S Prairie Ave.

SAP-26-01 Behm-Hill Ranch Special Area Plan: A special area plan of 2.14 acres into two lots and one parcel to ensure access.

The Planning and Zoning Commission meeting will be held on **March 11th, 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).

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. If you cannot attend in-person, written testimony can be accepted up to 48 hours before the hearing date. To review the plans and staff report for the proposed application, please visit www.pueblo.us/PandZ and click on "Most Recent Agenda" no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions**.

Beritt Odom, Director of Planning & Community Development
By Hannah Prinzi, Planner
(719) 553-2259

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Beritt Odom, Director of Planning & Community Development
By Hannah Prinzi, Planner
(719) 553-2259

CASE NUMBER S-25-09

CERTIFICATION

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

February 20, 2026
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Cindy Capitta

Owner	OwnerStree	OwnerCity	OwnerStat	OwnerZip
HIGHLINE RENTALS INC	1660 CHAMBERS RD	AURORA	CO	80011-4624
EL VISTAR PARTNERSHIP	200 W CITY CENTER DR STE	PUEBLO	CO	81003-1024
PRIGMORE RICHARD J/PRIGMORE RACHEL L +	211 ALHAMBRA DR	PUEBLO	CO	81005-2971
SHAMMASH ARIEL INC	2612 S PRAIRIE AVE	PUEBLO	CO	81005-3168
CABRAL RICHARD/APODACA MARY LOU	2613 WINNIPEG ST	PUEBLO	CO	81004-4144
SABALA MARY B	2617 WINNIPEG ST	PUEBLO	CO	81004-4144
SALAS ELSIE/SALAS JANICE	2621 WINNIPEG ST	PUEBLO	CO	81004-4144
WATKINS SARAH A	2625 WINNIPEG ST	PUEBLO	CO	81004-4144
CHAVEZ JONATHAN/CHAVEZ KENNETH P	2629 WINNIPEG ST	PUEBLO	CO	81004-4144
RUYBAL JOE PETE/RUYBAL LOUISE E	2633 WINNIPEG ST	PUEBLO	CO	81004-4144
BURGESS CHRISTINE M	2650 S PRAIRIE AVE	PUEBLO	CO	81005-3168
POTICA PROPERTIES LLC	2700 S PRAIRIE AVE	PUEBLO	CO	81005-3167
MONTOYA GLORIA C / MONTOYA PHILLIP	2705 WINNIPEG ST	PUEBLO	CO	81004-4233
ESPINOZA VANESSA	2717 WINNIPEG ST	PUEBLO	CO	81004-4233
GRAHAM GREGORY	2721 WINNIPEG ST	PUEBLO	CO	81004-4233
ROSER CHELSEA	2725 WINNIPEG ST	PUEBLO	CO	81004-4233
MARTINEZ FEDERICO J/MARTINEZ AMBER	2805 WINNIPEG ST	PUEBLO	CO	81004-4239
2718 MT ZION LLC	2815 W PUEBLO BLVD	PUEBLO	CO	81005-3182
MARINO JAMES J/MARINO MARIA I	35161 IRIS RD	PUEBLO	CO	81006-9413
SHIFFLET CLINTON E	390 N EARL PL	PUEBLO W	CO	81007-2300
HILL PATRICK	4 PENNWOOD LN	PUEBLO	CO	81005
PUEBLO MUNICIPAL CORPORATION	PO BOX 1427	PUEBLO	CO	81002-1427
RODRIGUEZ LIZETTE	PO BOX 1726	FABENS	TX	79838-1726

BEHM - HILL RANCH SUBDIVISION,
A SPECIAL AREA PLAN

A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS: THAT LIZETTE RODRIGUEZ BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF PUEBLO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON WEST LINE OF SECTION 14, 2941 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST; THENCE EAST AT RIGHT ANGLE TO WEST LINE OF SAID SECTION, 705 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTHERLY 0°35' WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF THE MINNEQUA DITCH, A DISTANCE OF 154.31 FEET, MORE OR LESS, TO A POINT AT RIGHT ANGLE TO WEST LINE OF SAID SECTION; THENCE WEST A DISTANCE OF 720.16 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SECTION 14; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 154 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT PORTIONS CONVEYED BY DEEDS RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34 AND DECEMBER 1, 1975 IN BOOK 1831 AT PAGE 272. COUNTY OF PUEBLO, STATE OF COLORADO.

SAID PARCELS CONTAINS 26.67 ACRES MORE OR LESS.

AND

THAT PATRICK HILL AND ELIZABETH BEHM BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. DESCRIBED AS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 3043.99 FEET TO A POINT; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 23' 18" WEST, 104 FEET TO A POINT; THENCE NORTH 89° 41' 14" EAST, 389.57 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTH 0° 14' 21" WEST ALONG THIS WEST RIGHT OF WAY LINE 126.31 FEET TO A POINT; THENCE NORTH 8° 00' 24" EAST ALONG THIS WEST RIGHT OF WAY LINE 28.12 FEET TO A POINT; THENCE SOUTH 89° 39' 55" WEST, 391.96 FEET, TO A POINT; THENCE SOUTH 0° 22' 18" WEST, 50 FEET., MORE OR LESS TO THE TRUE POINT OF BEGINNING.

AND

A RIGHT OF WAY TO BE USED AS A ROAD TO THE ABOVE DESCRIBED PARCEL, OVER THE TRACT DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG WEST LINE OF SAID SECTION 14, 3043.99 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO A POINT ON THE WEST LINE OF ABOVE DESCRIBED PARCEL; THENCE SOUTH 0° 22' 18" WEST ALONG THE WEST LINE OF SAID PARCEL, 20 FEET TO A POINT; THENCE SOUTH 89° 38' 37" WEST 348 FEET, MORE OR LESS TO A POINT IN THE WEST LINE OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 20 FEET, TO THE POINT OF BEGINNING; EXCEPTING AND SUBJECT TO THAT PART OF THE WEST END THEREOF, BEING APPROXIMATELY THE WEST 33 FEET, THEREOF, LYING IN AND OCCUPIED BY PRAIRIE AVENUE. COUNTY OF PUEBLO, STATE OF COLORADO.

HAS CAUSED THE AFOREGOING DESCRIBED PROPERTY TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS, AND ONE PARCEL AND THE SAME TO BE NUMBERED, PLATTED, SUBDIVIDED, DIMENSIONED, AND NAMED AS SHOWN ON THE ANNEXED PLAT, FOR THE PURPOSE OF CREATING A SUBDIVISION TO BE KNOWN AS BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN.

PARCEL A IS HEREBY DEDICATED AS A PRIVATE RIGHT-OF-WAY FOR THE EXCLUSIVE USE OF LOT 2 INLCUDING AN EASEMENT FOR ALL PUBLIC UTILITIES AND PRIVATE INGRESS AND EGRESS

PUBLIC UTILITIES NOTED HEREON, WITHIN PARCEL A, IS HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL USE.

ALL SANITARY SEWER FACILITIES, LANDSCAPING, AND STREET IMPROVEMENTS, INCLUDING PAVEMENTS, CURBS, GUTTERS, AND SIDEWALKS, WHICH ARE LOCATED ON EASEMENTS OR PARCELS SHOWN HEREON SHALL BE INSTALLED,REPAIRED AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON.

THE PRIVATE RIGHT-OF-WAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.

EACH INDIVIDUAL LOT SHALL HAVE ITS OWN DETENTION AND WATER QUALITY FACILITIES WHICH SHALL BE INSTALLED, REPAIRED, AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNER(S) OF THE LOTS UPON WHICH THE FACILITIES ARE LOCATED.

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

ALL OF THE PROPERTY SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS DATED _____ , AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

IN WITNESS WHEREOF THE FOLLOWING HAVE SET THEIR HAND:

_____ _____
LIZETTE RODRIGUEZ DATE

STATE OF TEXAS)
)S.S.
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY LIZETTE RODRIGUEZ.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

_____ _____
PATRICK HILL DATE

_____ _____
ELIZABETH BEHM DATE

STATE OF COLORADO)
)S.S.
COUNTY OF PUEBLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY PATRICK HILL AND ELIZABETH BEHM.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IMPROVEMENTS CERTIFICATION:

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

_____ _____
DIRECTOR OF PUBLIC WORKS DATE

APPROVAL FOR RECORDING:

APPROVED BY THE CITY COUNCIL OF PUEBLO, COLORADO, BY ORDINANCE NO._____ THIS IS TO CERTIFY THAT THE PLAT OF BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PUEBLO COUNTY CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

_____ _____
CITY CLERK DATE

LAND SURVEYOR'S CERTIFICATION

I RANDY G. REEVES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO LIZETTE RODRIGUEZ, PATRICK HILL AND ELIZABETH BEHM, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED UNDER MY RESPONSIBLE CHARGE IN NOVEMBER 2025 AND THAT THIS PLAT OF BEHM - HILL RANCH SUBDIVISION, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33.3-209 ET, SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

_____ _____
RANDY G. REEVES **DATE**
PROFESSIONAL LAND SURVEYOR NO. 22101

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

NOTES:

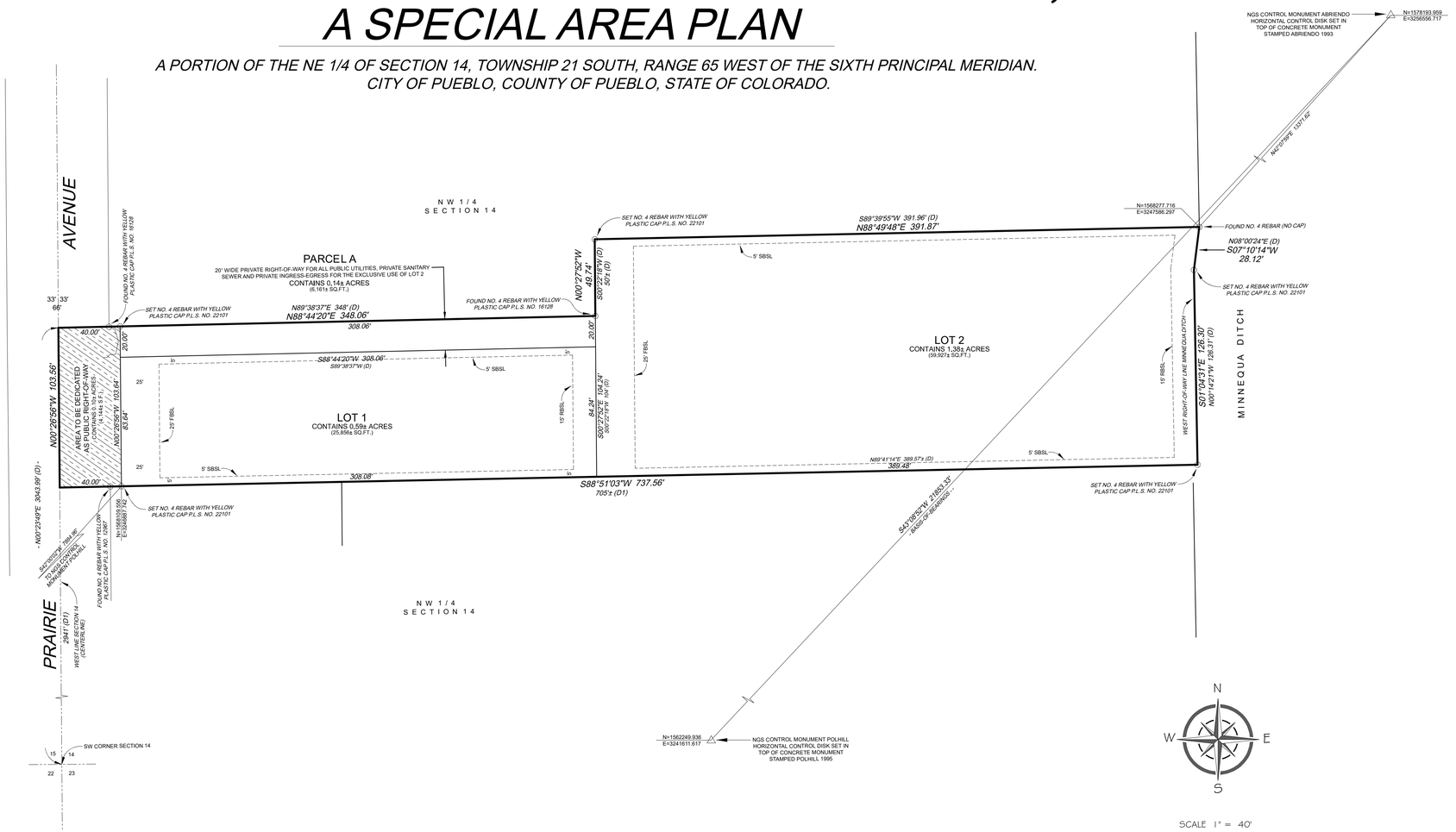
1.) A SEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE, COMMITMENT NUMBER NO. 320-F12251-25 WITH AN EFFECTIVE DATE OF AUGUST 29, 2025 AT 8:00 A.M. (VESTED IN LIZETTE RODRIGUEZ) AND POLICY NO. 320-F06616-25, WITH A POLICY DATE OF JUNE 26, 2025 AT 11:16 A.M. (VESTED IN PATRICK HILL AND ELIZABETH BEHM)

2.) BEARINGS BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 (2007) SOUTH ZONE ESTABLISHED ON A LINE BETWEEN NGS CONTROL MONUMENT "ABRIENDO" AND NGS CONTROL MONUMENT "POLHILL" , MONUMENTED AT EACH END WITH A HORIZONTAL CONTROL DISK SET IN TOP OF CONCRETE MONUMENT, TO BEAR S43°08'52"W.

3.) DISTANCES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND DISTANCES. THE COMBINATION FACTOR FOR THIS PLAT IS 1.000263002. THE GROUND DISTANCE WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID DISTANCE AND THE GROUND COORDINATES WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID COORDINATES BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH ZONE ON THE NORTH AMERICAN DATUM OF 1983. THE NGS CONTROL MONUMENTS USED FOR THIS SURVEY ARE "POLHILL" AND "ABRIENDO". COORDINATES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND COORDINATES.

4.) ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

5.) THE PRIVATE DRIVEWAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.



PROPERTY MAY BE SUBJECT TO: SCHEDULE B, PART II - EXCEPTIONS (COMMITMENT NO. 320-F12251-25, LIZETTE RODRIGUEZ)

1.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 145. (DOES NOT AFFECT, NORTH OF SUBJECT PROPERTY)

2.) EXCEPTION NO. 9: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 147. (DOES NOT AFFECT, NORTH OF SUBJECT PROPERTY)

3.) EXCEPTION NO. 10: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 149, (LIES WITHIN PRAIRIE AVENUE RIGHT-OF-WAY)

4.) EXCEPTION 11: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW:

RECORDING DATE: DECEMBER 19, 1972, RECORDING NO: BOOK 1736 AT PAGE 431. (THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO, ORDINANCE NO. 3646)

5.) EXCEPTION NO. 12. RIGHT OF WAY FOR ROAD CONVEYED IN WARRANTY DEED RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34. (A PORTION OF THE 20' WIDE RIGHT-OF-WAY LIES WITHIN PARCEL A, SHOWN HEREON)

13. THE EFFECT, IF ANY, OF ASSESSMENTS THAT MAY BE LEVIED BY THE PUEBLO CONSERVANCY DISTRICT PER NOTICE OF AN ORDER RECORDED AUGUST 1, 2007 AT RECEPTION NO. 1736292. (NOT SURVEY RELATED)

14. RIGHT OF WAY FOR MINNEQUA DITCH AND SOUTH PRAIRIE AVENUE AS DEPICTED ON COUNTY ASSESSOR MAP. (SHOWN HEREON AS APPLICABLE)

PROPERTY MAY BE SUBJECT TO: SCHEDULE B, PART II - EXCEPTIONS (POLICY NO. 320-F06616-25, PATRICK HILL AND ELIZABETH BEHM)

1.) EXCEPTION NO. 7: RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: NOVEMBER 19, 1875 RECORDING NO: BOOK 10 PAGE 557. (REFERENCES TOWNSHIP 20 SOUTH, RANGES 63, 64 AND 65)

2.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW: RECORDING DATE:DECEMBER 19, 1972 RECORDING NO: 439769. (AFFECTS THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO)

3.) EXCEPTION NO. 9: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN DOCUMENT SHOWN BELOW:
GRANTED TO: CITY OF PUEBLO PURPOSE: RIGHT OF WAY RECORDING DATE: SEPTEMBER 17, 1974 RECORDING NO: 480435 (MAY AFFECT, DESCRIBED WITHIN PRAIRIE AVENUE RIGHT-OF-WAY)

4.) EXCEPTION NO. 10: ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SPECIAL IMPROVEMENT DISTRICT N. 74-2, AS EVIDENCED BY INSTRUMENT(S) RECORDED JUNE 10, 1975, AT RECEPTION NO. 496018. (NOT SURVEY RELATED)

5.) EXCEPTION NO. 11: RIGHT OF WAY FOR DITCH OVER THE EAST SIDE OF SUBJECT PROPERTY AS SHOWN ON PUEBLO COUNTY GIS MAP INSOFAR AS THE SAME MAY AFFECT THE LAND. (WEST RIGHT-OF-WAY LINE OF DITCH SHOWN HEREON)

12. THE EFFECT OF INCLUSION OF THE LAND IN THE SOUTHERN COLORADO WATER CONSERVANCY DISTRICT. (NOT SURVEY RELATED)

NOTICE:
ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

SPECIAL AREA PLAN NOTES

ZONE DISTRICT: R-2 (SINGLE FAMILY RESIDENTIAL)
ALL R-2 DISTRICT REGULATIONS APPLY TO THE DEVELOPMENT

TOTAL DWELLING UNITS: TWO (2)

AREA: 1.97 ACRES

DENSITY: 1.10 D.U. ACRE

PARKING PROVIDED: TWO (2) SPACES D.U.

PREPARED BY: CARDINAL POINTS SURVEYING, INC.

DATE: DECEMBER 2025

COVENANTS, CONDITIONS, RESTRICTIONS AND PRIVATE RIGHT-OF-WAY

THE BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN, IS A PLANNED COMMUNITY CONSISTING OF SINGLE FAMILY RESIDENTIAL DWELLINGS.

NET DENSITY ANALYSIS

GROSS PROPERTY AREA	= 2.21 ACRES
RIGHT OF WAY (PRAIRIE AVE.)	= 0.10 ACRES
PRIVATE RIGHT-OF-WAY (PARCEL "A")	= 0.14 ACRES
NET SITE AREA	= 1.97 ACRES
DWELLING UNITS	= TWO (2) UNITS
ZONING	= R-2 (SINGLE FAMILY RESIDENTIAL)

MINIMUM LOT SIZE FOR R-2 ZONE = 5000 S.F.
1.97 ACRES = 85,813.2 SF.

MAXIMUM DWELLING UNITS FOR R-2 ZONE

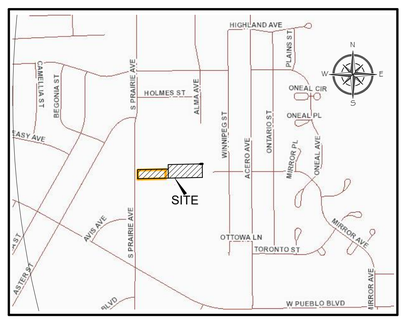
85,813.2 S.F. / 5,000 S.F. = 42.9 UNITS

SCALE 1" = 40'

40' 20' 0 40' 80' 120'

SCALE IN FEET

(D) = DEED DIMENSION (WARRANTY DEED, BOOK 1828, PAGE 34)
(D1) = DEED DIMENSION (SPECIAL WARRANTY DEED, RECEPTION NO. 2043749)



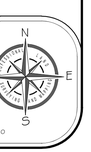
VICINITY MAP

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:
1	12-23-25	SPECIAL AREA PLAN	RGR
2	2-12-26	COMMENTS CITY 4 COMM. DVLP DATED 2-3-2026	RGR
3	3-23-26	COMMENTS CITY 4 COMM. DVLP DATED 3-5-2026	RGR
4	4-20-26	COMMENTS CITY 4 COMM. DVLP DATED 4-20-2026	RGR

SHEET: 1 OF 1
DATE: 12-2-2025
SCALE: 1" = 40'

PROJECT: BETH BEHM/PAT HILL
DESCRIPTION:BEHM-HILL RANCH SUBDIVISION
FIELD: SB/BG
DRAWN: RMS
CHECKED: RGR
JOB NUMBER: 2025-293
FILE NAME: 2025-293 SUB
REF. JOB NO. 2025-146

Cardinal Points
Surveying Inc.
4601 Eagledge Place, Suite 110
Pueblo, Colorado 81008
(719) 253-0674 - (719) 253-0676 fax



Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative

city of PUEBLO colorado
Planning & Zoning Commission

Alexandra Aznar

Samuel Hernandez Jr.

Cheryl Spinuzzi

James Salazar

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado
Wednesday, March 11, 2026, 3:30 p.m.
City Council Chambers, 1 City Hall Place

The meeting was called to order at 3:35 pm. with Vice Chairman Patrick Avalos presiding. Mike Castellucci arrived at 3:38 and led the meeting.

Commissioners Present: Brett Boston, Mike Castellucci, Patrick Avalos, Alexandra Aznar, Elizabeth Bailey, James Salazar. Cheryl Spinuzzi was present via Zoom.

Commissioners Absent: N/A

Staff Members Present*:* Laura Portis, Assistant City Attorney; Beritt Odom, Director of Planning and Community Development; 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 Salazar.

Motion Passed: 7-0.

Public Meeting: N/A

Public Hearing:

SAP-26-01 Behm-Hill Ranch Special Area Plan: A special area plan of 2.14 acres into two lots and one parcel to ensure access, generally north of the Walmart Neighborhood Market. Staff Report by Hannah Prinzi, Planner.

Hearing: Applicant Randy Reeves remained sworn in and spoke in support of the application. No one spoke in opposition.

Commission Action: Bailey motioned to recommend the SAP application with one staff condition be forward to City Council, seconded by Boston.

Motion Passed: 7-0

Approval of Minutes:

Bailey moved to approve the minutes from the February 11, 2026, meeting, seconded by Avalos.

Motion Passed: 7-0

Old/New Business: N/A

Adjourn at 4:16 PM

Respectfully submitted,

Mike Castellucci Chairperson	Beritt Odom Executive Secretary

Digital recordings of all the meetings of the Planning and Zoning Commission are maintained and available for inspection and review during normal business hours (M – F, 8 a.m. – 5 p.m.) at the Department of Planning & Community Development, 101 W Riverwalk, Pueblo 81003.

city of PUEBLO colorado

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Beritt Odom, Director Planning and Community Development

CC: Jonell Gist, Administrative Technician
Subdivision File

FROM: Joe Martellaro, Associate Engineer II

SUBJECT: S-25-09 Behm-Hill Ranch Subdivision, a Special Area Plan
SAP-26-01 Behm-Hill Ranch Subdivision, a Special Area Plan

DATE: May 27, 2026

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

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

SAP-26-01

March 11th, 2026

TO:	City of Pueblo Planning and Zoning Commission
FROM:	Hannah Prinzi, Planner
THROUGH:	Beritt Odom, Director of Planning and Community Development
SUBJECT:	Behm-Hill Ranch Special Area Plan
APPLICANT:	Randy Reeves, Cardinal Points Surveying
PROPERTY OWNER:	Patrick and Elizabeth Behm; Lizette Rodriquez
LOCATION:	Adjacent to S Prairie Blvd, North of W Pueblo Blvd
CONCURRENT REQUESTS:	S-25-09

REQUEST:
Subdivide 2.14 acres into two lots and one parcel, generally located on S Prairie Blvd, which requires a Special Area Plan.

BACKGROUND AND STAFF FINDINGS:

The applicant is requesting to subdivide 2.14 acres of land into two lots and one parcel generally located on S Prairie Ave, north of W Pueblo Blvd. The subdivision site consists of two parcels, the westernmost parcel fronts Prairie Ave. and the eastern parcel sits adjacent to the western parcel and does not front a public right of way. The parcels are unsubdivided and were originally developed in the County before being annexed into the City as part of the Lake Minnequa Annexation in 1972. Since the parcels are unsubdivided, no new construction or other improvements on the land can be approved by the City until and unless the parcels are subdivided (Section 12-4- 4, (b), (7). Furthermore, the Subdivision must be accompanied by a Special Area Plan to provide frontage on a dedicated private right of way. Thus, the applicant has proposed the Behm-Hill Ranch Subdivision and Special Area Plan to create two lots of record and a parcel, dedicated as a private right of way for utilities, ingress, and egress.

The proposed Behm-Hill Subdivision consists of Lot 1, Lot 2, and Parcel A. Lot 1 has an approximate 83.64’ width along S Prairie Blvd and a 308’ depth, totaling about 0.59 acres of land. It is developed with a one-story, single-family residence, detached garage, and asphalt driveway. Lot 2 has an approximate 104’ width and 390’ depth, totaling about 1.38 acres of land. It is developed with a gate, wooden shed, metal garage, and two horse pens. There are two horses on the property, and they may continue to be allowed on the property as a legal non-conforming use. Lot 2 sits behind Lot 1 and does not have direct access to a private or public street. Instead, Lot 2 will access S. Prairie Blvd through Parcel A. Parcel A runs east-west along the length of Lot 1 and is dedicated as a private right of way for all public utilities, private sanitary sewer, and private ingress-egress for the exclusive use of Lot 2. The Parcel has a 20’ width and 308’ depth.

The proposed subdivision is within a Single-Family Residential (R-2) Zone District. The R-2 District provides areas primarily for low-density housing with opportunities to allow moderate-density housing and limited

commercial activities after additional review. The proposed lots meet the minimum lot size and width required under the R-2 District. The property owners of Lot 2 intend to build a single-family residence on their lot and continue owning horses. Otherwise, no other development is known at this time.

APPLICABLE REGULATIONS:

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

SITE CHARACTER AND COMPATIBILITY:

Site Character:

The proposed subdivision consists of two unsubdivided parcels. The first parcel is adjacent to S Pueblo Blvd and is developed with a one-story, single-family residence, detached garage, and asphalt driveway. The second parcel is situated behind the first and has no dedicated street access. It is developed with two horse pens, a wooden shed, and metal garage. This second parcel will access S Pueblo Blvd through Parcel A, dedicated to utilities, ingress, and egress.

Neighborhood Compatibility:

North: Industrial (I-2) – Auto repair service
Highway and Arterial Business (B-3) – Single-family residence
East: Single-Family Residential (R-2) – Drainage ditch
One- and Two-Family Residential (R-3) – Single-family residences
Multiple Residential and Office (R-5) – Single-family residences
South: Single-Family Residential (R-2) – Animal Hospital
Business Park (BP)
West: Highway and Arterial Business (B-3) – Vacant land, HVAC Contractor

Comprehensive Plan Compliance:

The subject site is designated by the Pueblo Regional Comprehensive Plan, 2022, as Commercial Mixed-Use. The Commercial Mixed-Use classification calls for primary land uses of large-format retail, personal services, offices, and entertainment and secondary land uses of multi-family residences and other supporting services. The classification is intended to provide commercial, employment, and service-oriented uses to serve adjacent neighborhoods and the broader region.

ABILITY TO COMPLY WITH THE SINGLE-FAMILY RESIDENTIAL (R-2) ZONE DISTRICT REGULATIONS:

All lots meet the minimum lot width and area requirements for the R-2 Zone District.

OBJECTIVES AND REQUIREMENTS OF SPECIAL AREA PLANS (SEC. 17-4-29):

1. **If residential, the overall net density of the area so planned, exclusive of the street rights-of-way, shall not be greater than if each individual parcel were built with a lot size conforming to the requirements of the zone district.** Affirmative. The overall net density will not be greater.

2. **The plan shall provide for the use and continuous maintenance of any remaining open space as well as only land common to all properties or controlled by a corporation or homeowners' association composed of all present and future owners of all property within the proposed development and provision is made for the recording of such with each deed. Any land dedicated to public use and formally accepted by City Council need not be maintained by such corporation or homeowners' association.** Affirmative. Per the plat, all sanitary sewer facilities, landscaping, and street improvements located in easements or Parcel A shall be installed, repaired, and maintained in good working order and condition by the owners of all lots within this subdivision, subject to the Declaration of Covenants. An HOA or Corporation is not necessary as Parcel A only serves one lot, Lot 2.

3. **The plan may provide for exceptions to minimum setback and lot width and depth requirements for each building if such can reasonably be made so that the public health, safety, and general welfare will be protected.** Not Applicable. The plan does not provide exceptions to minimum setback, lot width, or lot depth.

4. **The plan shall provide that all setbacks on the periphery of the area shall not be less than those required for the zone district in which the building complex is located provided, however, that front setback requirements on interior street or service drives may be changed.** Neutral. The Special Area Plan maintains the required setbacks for the R-2 Zone District. However, Staff recommends the plat be amended to include a statement that all regulations of the R-2 District apply.

5. **The plan shall be in accordance with the Pueblo Comprehensive Plan and shall provide appropriate conditions and safeguards in harmony with the general purpose and intent of this Title.** Neutral. The Pueblo 2022 Comprehensive Plan classifies the proposed subdivision and surrounding area as Commercial Mixed-Use. This classification is intended to provide commercial, employment, and service-oriented uses. However, the proposed subdivision is within an R-2 Zone District and allows primarily low-density housing. Any future rezoning action would be reviewed against the Commercial Mixed-Use classification.

6. **The plan shall provide the property with adequate access to transportation, water supply, waste disposal, fire and police protection, and other needed public facilities and services in accordance with the approved subdivision plat.** Affirmative. Parcel A provides access and street frontage from S Prairie Ave to Lot 2.

7. **The street plan shall be in conformity with the most recently adopted major street plan known as the Pueblo Area Transportation System Plan. The street plan, including interior circulation for the special area plan, shall be designed so that no undue traffic congestion or unnecessary traffic hazards will be created in the special area plan or in any adjoining neighborhood.** Affirmative. Parcel A provides access and street frontage from S Prairie Ave to Lot 2.

8. **The plan shall provide traffic access ways, interior circulation ways and parking and loading spaces as required for the zone district in which the land is located.** Affirmative. No loading spaces are required in the R-2 Zone District. Parcel A provides interior circulation for access to Lot 2.

9. **The plan shall be designed so that there will not be a substantially adverse effect upon the character of the neighborhood or upon adjacent property or property values in the area.** Affirmative. Parcel A provides access and street frontage from S Prairie Ave to Lot 2.

10. **The plan shall incorporate adequate safeguards, including but not limited to screening, fences, and landscaping to protect and maintain harmony with the surrounding area.** Not Applicable. No screening or landscaping is required to screen the existing and proposed residential uses from the adjacent industrial and commercial uses.

11. **The plan shall provide the development sequence of the land within the plan if development is to be done in phases. Subdivision plats shall be submitted for the land proposed to be developed in the same development.** Not Applicable. Development will not be phased.

12. **The plan shall provide the location and dimensions of all existing and proposed buildings, structures, rights-of-way, easements, and improvements.** Affirmative. See Supplemental Plat.

REFERRAL AGENCIES AND COMMENTS:

• Black Hills Energy	No comment
• CDOT	No comment
• City Fire Department	No comment
• City Law Department	No comment
• City Parks and Recreation Department	No comment
• City Public Works	See attached "JM Comments – REVISION 2 2025-293 Behm-Hill Ranch Sup SAP"
• City Stormwater	No comment
• City Transportation	No comment
• City Wastewater	No comment
• Southern Colorado Building Department	No comment
• Xcel Energy	No comment

RECOMMENDED MOTION:

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

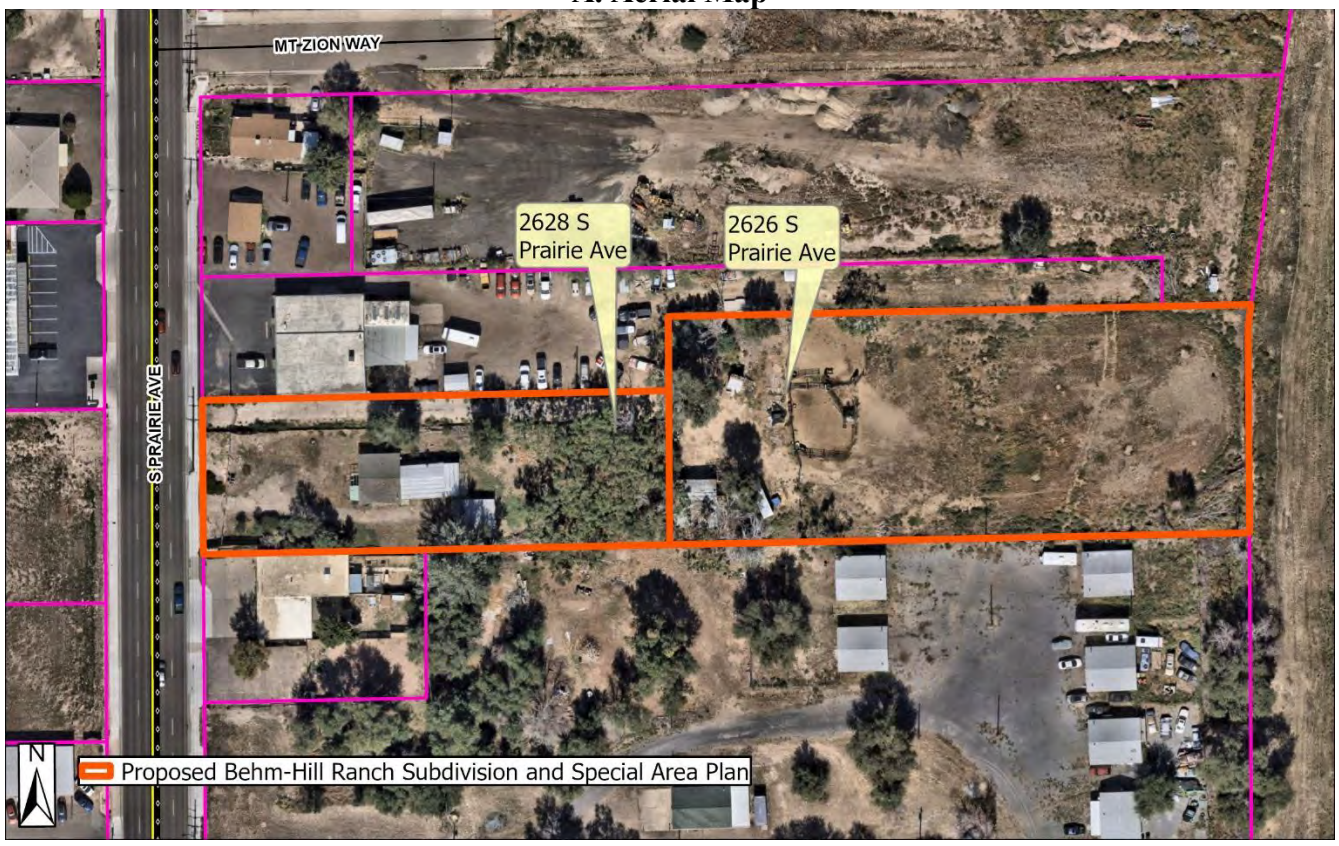
Requests for Modifications to Requirements:	Not Applicable
Request for Deferred Filings	Not Applicable
Plat Deficiencies:	Not Applicable
Conditions of Approval:	Address all redlined comments on "Public Works and Planning Comments for P&Z."

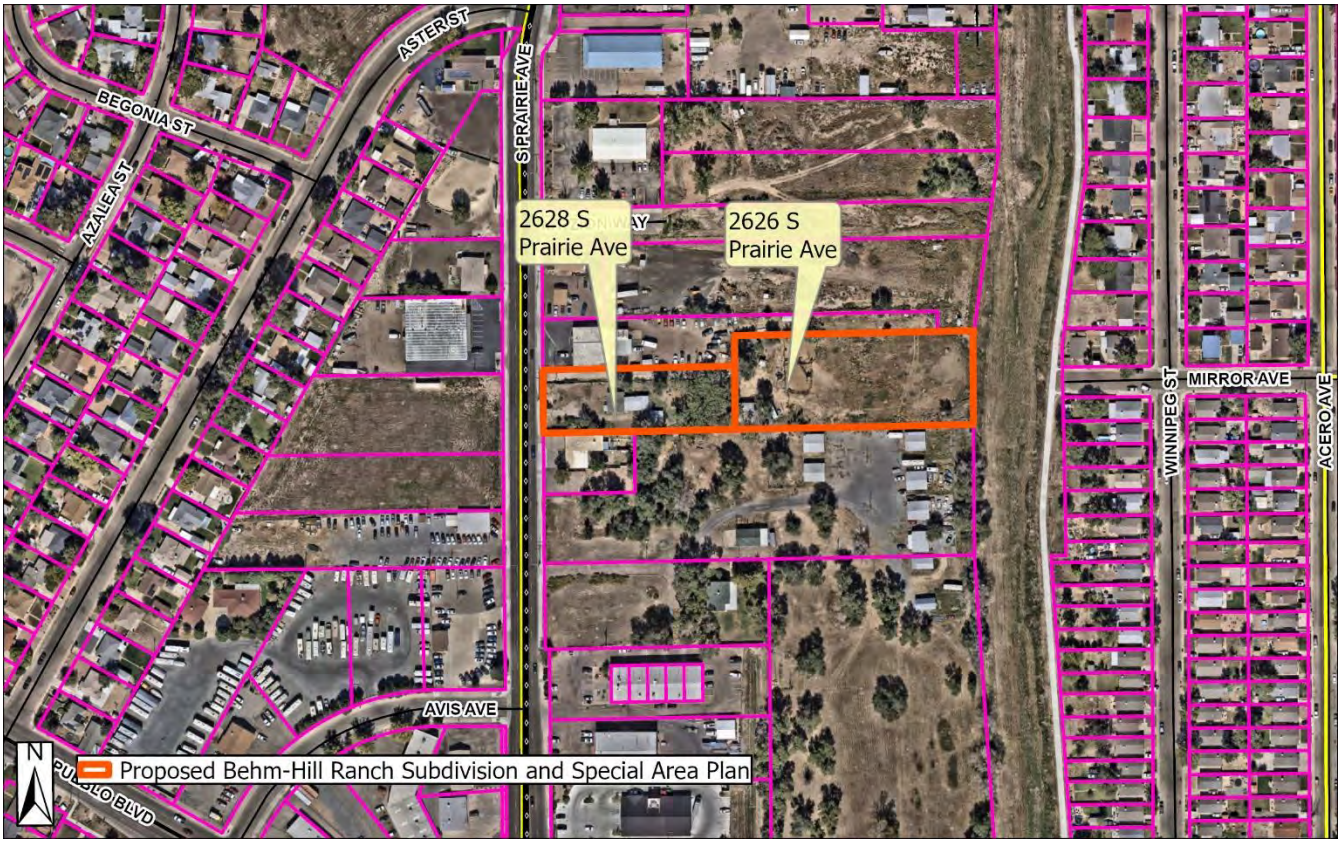
(Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)	Address the following comment from Pueblo Water regarding water services: • The water services depicted on the Supplemental appear to be incorrect. According to our records, there are two meters in the drive. One service feeds Prigmore's at 2624, one service feeds the back lot 2 (shown correctly but not to yard hydrant, it feeds the small home). The one-story stucco residence fronting 2628 S Prairie does not have a meter. Please have Cardinal Points Correct. Service will need to be re-established to 2628.

ATTACHMENTS:

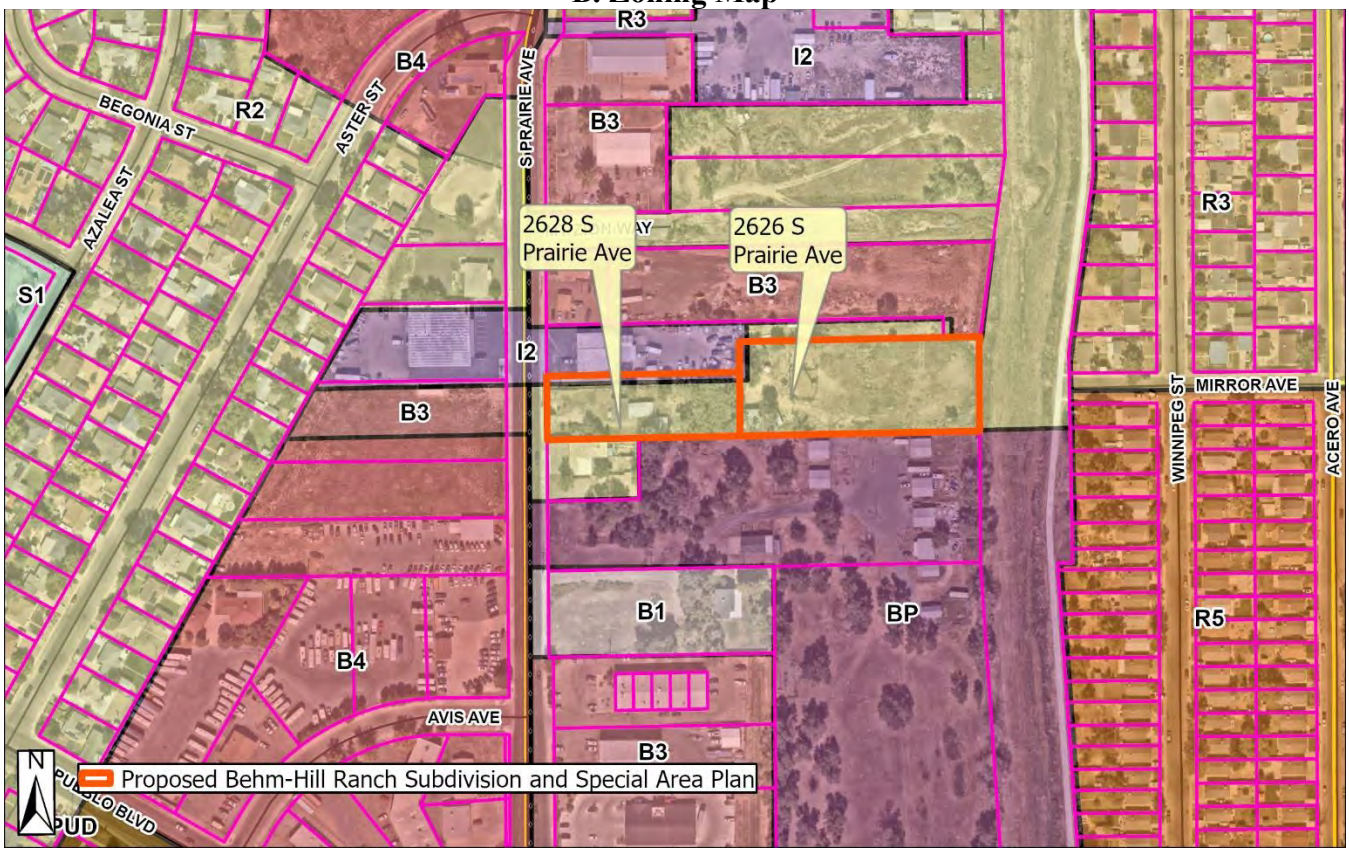
A. Aerial Map
B. Zoning Map
C. Comprehensive Plan Map
D. Public Notice Photo
E. Site Photos
F. Supporting Documents: Applications, Drainage Letter, Public Works and Planning Comments, SRC Memo, Subdivision and SAP Plat, Supplemental Plat

A. Aerial Map

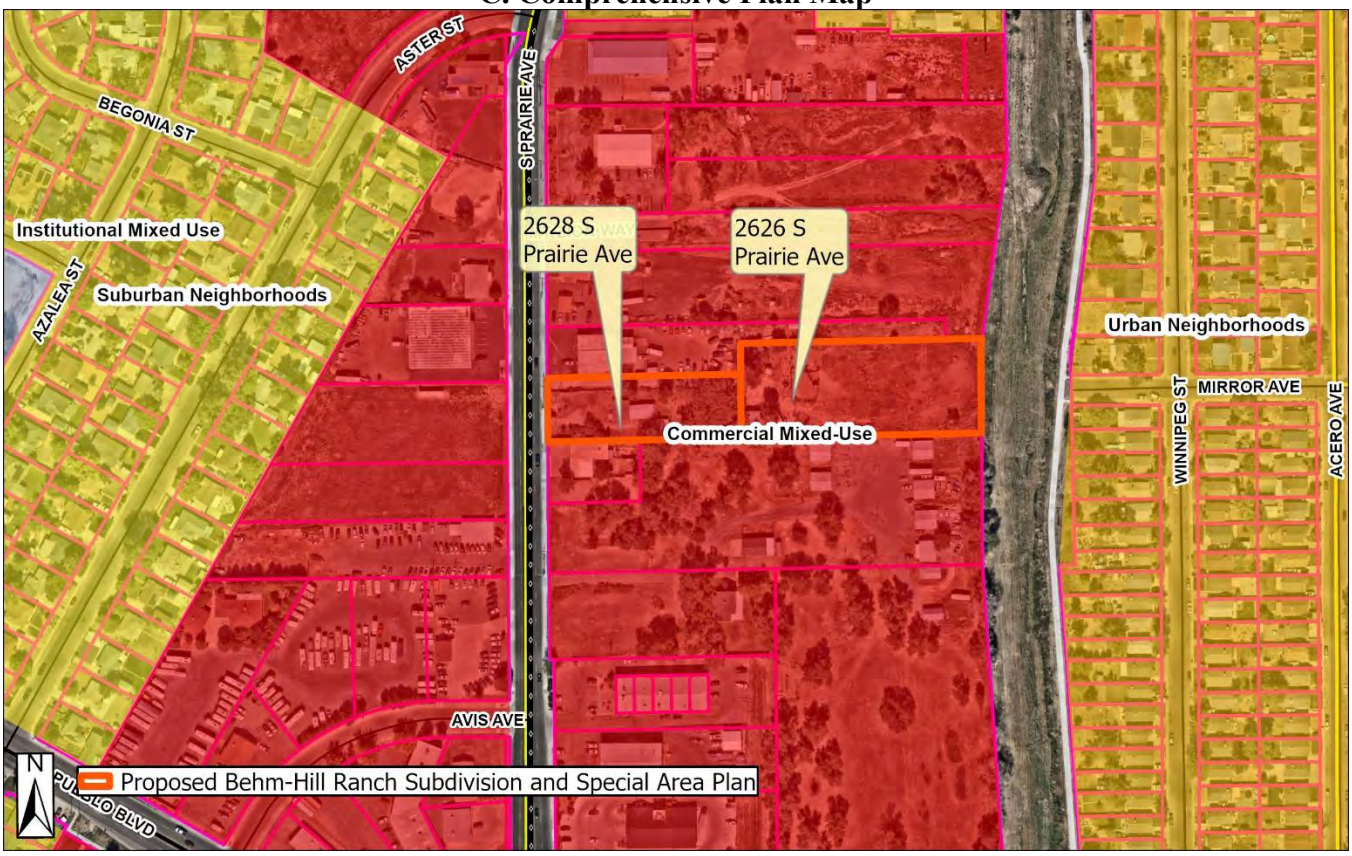

MT ZION WAY
S PRAIRIE AVE
2628 S Prairie Ave
2626 S Prairie Ave
N
Proposed Behm-Hill Ranch Subdivision and Special Area Plan


ASTER ST
BEGONIA ST
AZALEA ST
S PRAIRIE AVE
2628 S Prairie Ave
2626 S Prairie Ave
MIRROR AVE
WINNIPEG ST
ACERO AVE
AVIS AVE
PUEBLO BLVD
N
Proposed Behm-Hill Ranch Subdivision and Special Area Plan

B. Zoning Map



C. Comprehensive Plan Map



D. Public Notice Photo

E. Site Photos

Lot 1 – single-family residence, garage

Lot 1 – as seen from S Prairie Ave

Lot 1 – as seen from Parcel A

Lot 2 – wooden shed, horses pens

Lot 2 – horse pens, metal garage

Existing curb cut to serve Parcel A

Beginning of Parcel A– closest to S Prairie Ave

Parcel A – facing east (looking at Lot 2)

Parcel A – facing east (looking at Lot 2)

Parcel A – facing west (looking at S Prairie Blvd)

F. Supporting Documents: Applications, Drainage Letter, Public Works and Planning Comments, SRC Memo, Subdivision and SAP Plat, Supplemental Plat

To view the Supporting Documents, please see the following pages.

(Continued from previous page)

Project Information

Provide a brief description of the proposed request: FOR A SPECIAL AREA PLAN TO PROVIDE ACCESS FROM PRAIRIE AVENUE TO PROPOSED LOT 2, BEHM-HILL RANCH SUBDIVISION BY CREATING A SEPARATE 20 FOOT WIDE PARCEL FOR AN INGRESS-EGRESS EASEMENT FOR A PRIVATE ROAD RIGHT OF WAY.

What is the total acreage included in the project?

What is the proposed use of the property?

☐ Commercial ☐ Multi-family ☒ Residential ☐ Industrial ☐ Other

Are there any other pending or recently approved Land Use applications regarding this property? ☒ Yes ☐ No

If yes, please list: SUBMITTED BEHM-HILL RANCH SUBDIVISION

Attachments

Attachment Checklist

The following list of attachments are required to accompany all applications:

- ☒ A. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. SUBMITTED ON OPENGOV
- ☒ B. Pueblo County Assessor's Property Information print out (www.co.pueblo.co.us)
- ☒ C. Additional information as required by the **P&Z Submittal Requirements Sheet.**

Terms

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.
5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.

Signatures

Property Owner

Print Name:	PATRICK HILL & ELIZABETH BEHM	
Signature:	[signature] and [signature]	Date: 12/23/25

Applicant, if different from Property Owner

Print Name:		
Signature:		Date:

Office Use Only

Zoning Compliance (Completed by City Staff)

Application checked for completeness by:	Date:	Fee Paid:

city of PUEBLO colorado

Planning & Community Development

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Planning & Zoning Application

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

Contact Info

Property Owner		**Applicant**	
Name: PATRICK HILL & ELIZABETH BEHM		Name:	
Company		Company:	
Address: 4 PENNWOOD LN	Zip: 81005	Address:	Zip:
Phone: (719) 429-3547		Phone: ( )	
Email: BETHBEHM@HOTMAIL.COM		Email:	
Engineer		**Surveyor**	
Name:		Name: RANDY G. REEVES	
Company:		Company: CARDINAL POINTS SURVYING	
Address:	Zip:	Address: 4601 EAGLERIDGE PL	Zip: 81008
Phone: ( )		Phone: (719) 253-0874	
Email:		Email: RREEVES@4CARDINALPOINTS.NET	

The applicant will be the primary contact unless otherwise noted.

Property Info

Project Location:
(address or general description) 2626 & 2628 S. PRAIRIE AVENUE

Parcel No(s): 2 LOTS & 1 PARCEL

Existing Zone: R-2 | Proposed Zone (if applicable): R-2

PUD Name (if applicable): N/A

Project Scope

Project Name: BEHM-HILL RANCH SUBDIVISION

- ☐ Rearrangement of Property Boundaries:
  # of existing lots: _____ Total acres: _____
- ☐ Overall Development Plan
- ☐ Site Plan Review: Building area: _____ sf
  ○ HARP ○ Development Plan ○ PUD ○ Student Housing
- ☒ Special Area Plan
- ☐ Street Name Change: Existing Name: _____ Proposed Name: _____
- ☐ Subdivision: # of lots: _____ Total acres: _____
- ☐ Text Amendment
- ☐ Vacation: ○ Street ○ Alley ○ Easement ○ Other: _____
- ☐ Other: _____

(Continue Next Page)

city of PUEBLO colorado
Planning & Community Development
211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Planning & Zoning Application

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

Contact Info

Property Owner		**Applicant**	
Name: LIZETTE RODRIGUEZ		Name:	
Company		Company:	
Address: PO Box 1726 FABENS, TX	Zip: 79838	Address:	Zip:
Phone: ( )		Phone: ( )	
Email: LIZZROD013@GMAIL.COM		Email:	
Engineer		**Surveyor**	
Name:		Name: RANDY G. REEVES	
Company:		Company: CARDINAL POINTS SURVYING	
Address:	Zip:	Address: 4601 EAGLERIDGE PL	Zip: 81008
Phone: ( )		Phone: (719) 253-0874	
Email:		Email: RREEVES@4CARDINALPOINTS.NET	

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- ☐ Subdivision: # of lots: _____ Total acres: _____
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- ☐ Vacation: ○ Street ○ Alley ○ Easement ○ Other: _____
- ☐ Other: _____

(Continue Next Page)

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Project Information

Provide a brief description of the proposed request: FOR A SPECIAL AREA PLAN TO PROVIDE ACCESS FROM PRAIRIE AVENUE TO PROPOSED LOT 2, BEHM-HILL RANCH SUBDIVISION BY CREATING A SEPARATE 20 FOOT WIDE PARCEL FOR AN INGRESS-EGRESS EASEMENT FOR A PRIVATE ROAD RIGHT OF WAY.

What is the total acreage included in the project?

What is the proposed use of the property?

☐ Commercial ☐ Multi-family ☒ Residential ☐ Industrial ☐ Other

Are there any other pending or recently approved Land Use applications regarding this property? ☒ Yes ☐ No

If yes, please list: SUBMITTED BEHM-HILL RANCH SUBDIVISION

Attachments

Attachment Checklist

The following list of attachments are required to accompany all applications:

- ☒ A. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. SUBMITTED ON OPENGOV
- ☒ B. Pueblo County Assessor's Property Information print out (www.co.pueblo.co.us)
- ☒ C. Additional information as required by the **P&Z Submittal Requirements Sheet.**

Terms

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.
5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.

Signatures

Property Owner

Print Name:	LIZETTE RODRIGUEZ	
Signature:	[signature]	Date: 12/20/2025

Applicant, if different from Property Owner

Print Name:		
Signature:		Date:

Office Use Only

Zoning Compliance (Completed by City Staff)

Application checked for completeness by:	Date:	Fee Paid:

Cardinal Points Surveying, Inc.
4601 Eagleridge Place, Suite 110
Pueblo, Colorado 81008
(719) 253-0874
(719) 253-0878 Fax

February 12, 2026

Mr. Noah Stamm
Stormwater Coordinator
211 East "D" Street
Pueblo, CO 81003
Phone (719) 553-2899
NStamm@pueblo.us

RE: S-25-09 and SAP-26-01 A Subdivision and Special Area Plan for Behm-Hill Ranch Subdivision, A Special Area Plan.

Mr. Stamm:

Please accept this Drainage Letter in lieu of the required Subdivision Drainage Report.

The subdivision is for two unsubdivided parcels of land.

Parcel 1514200048 contains 0.62 Acres, with an address of 2628 S. Prairie Avenue to be known as Lot 1, Parcel 1514200049 contains 1.38 Acres, with an address of 2626 S. Prairie Avenue to be known as Lot 2, and a 20 foot wide Tract of land for access and utilities to be known as Parcel A , Behm-Hill Ranch Subdivision located within the NW1/4 of Section 14, Township 21 South, Range 65 West of the 6th P.M.

The purpose of the subdivision is to create two lots of record and the purpose of the special area plan is to ensure access and utilities thru Parcel A for proposed Lot 2.

Both parcels are currently in an R-2 Singel Family Residential Zone District and there are no plans of changing the Zone District.

There is an existing residence on Lot 1 and there are no plans for future development. There is an existing garage and animal shelters on Lot 2 and the owners plan on constructing a new residence.

The owners of Lot 2 are aware that if the construction of their new home disturbs more than one acre, they may be subject to the City's MS4 permit requirements.

I believe this Drainage Letter covers the minimum requirements, but if additional information is required, please don't hesitate to contact me.

Sincerely,

Randy G. Reeves, PLS
Cardinal Points Surveying, Inc.

BEHM - HILL RANCH SUBDIVISION,
A SPECIAL AREA PLAN

A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS: THAT LIZETTE RODRIGUEZ BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF PUEBLO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON WEST LINE OF SECTION 14, 2941 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST; THENCE EAST AT RIGHT ANGLE TO WEST LINE OF SAID SECTION, 705 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTHERLY 0°35' WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF THE MINNEQUA DITCH, A DISTANCE OF 154.31 FEET, MORE OR LESS, TO A POINT AT RIGHT ANGLE TO WEST LINE OF SAID SECTION; THENCE WEST A DISTANCE OF 720.16 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SECTION 14; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 154 FEET, MORE OR LESS TO THE **POINT OF BEGINNING**, EXCEPT PORTIONS CONVEYED BY DEEDS RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34 AND DECEMBER 1, 1975 IN BOOK 1831 AT PAGE 272. COUNTY OF PUEBLO, STATE OF COLORADO.

SAID PARCELS CONTAINS 26.67 ACRES MORE OR LESS.

AND

THAT PATRICK HILL AND ELIZABETH BEHM BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. DESCRIBED AS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 3043.99 FEET TO A POINT; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 23' 18" WEST, 104 FEET TO A POINT; THENCE NORTH 89° 41' 14" EAST, 389.57 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTH 0° 14' 21" WEST ALONG THIS WEST RIGHT OF WAY LINE 126.31 FEET TO A POINT; THENCE NORTH 8° 00' 24" EAST ALONG THIS WEST RIGHT OF WAY LINE 28.12 FEET TO A POINT; THENCE SOUTH 89° 39' 55" WEST, 391.96 FEET, TO A POINT; THENCE SOUTH 0° 22' 18" WEST, 50 FEET., MORE OR LESS TO THE **TRUE POINT OF BEGINNING.**

AND

A RIGHT OF WAY TO BE USED AS A ROAD TO THE ABOVE DESCRIBED PARCEL, OVER THE TRACT DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG WEST LINE OF SAID SECTION 14, 3043.99 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO A POINT ON THE WEST LINE OF ABOVE DESCRIBED PARCEL; THENCE SOUTH 0° 22' 18" WEST ALONG THE WEST LINE OF SAID PARCEL, 20 FEET TO A POINT; THENCE SOUTH 89° 38' 37" WEST 348 FEET, MORE OR LESS TO A POINT IN THE WEST LINE OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 20 FEET, TO THE **POINT OF BEGINNING**, **EXCEPTING AND SUBJECT TO** THAT PART OF THE WEST END THEREOF, BEING APPROXIMATELY THE WEST 33 FEET, THEREOF, LYING IN AND OCCUPIED BY PRAIRIE AVENUE. COUNTY OF PUEBLO, STATE OF COLORADO.

HAS CAUSED THE AFOREGOING DESCRIBED PROPERTY TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS, AND ONE PARCEL AND THE SAME TO BE NUMBERED, PLATTED, SUBDIVIDED, DIMENSIONED, AND NAMED AS SHOWN ON THE ANNEXED PLAT, FOR THE PURPOSE OF CREATING A SUBDIVISION TO BE KNOWN AS BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN.

PARCEL A IS HEREBY DEDICATED AS A PRIVATE ~~DRIVEWAY~~ RIGHT-OF-WAY FOR THE EXCLUSIVE USE OF LOT 2 INLCUDING AN EASEMENT FOR ALL PUBLIC UTILITIES AND PRIVATE INGRESS AND EGRESS

PUBLIC UTILITIES NOTED HEREON, WITHIN PARCEL A, IS HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL USE.

ALL SANITARY SEWER FACILITIES, LANDSCAPING, AND STREET IMPROVEMENTS, INCLUDING PAVEMENTS, CURBS, GUTTERS, AND SIDEWALKS, WHICH ARE LOCATED ON EASEMENTS OR PARCELS SHOWN HEREON SHALL BE INSTALLED,REPAIRED AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON.

THE PRIVATE ~~DRIVEWAY~~ RIGHT-OF-WAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.

EACH INDIVIDUAL LOT SHALL HAVE ITS OWN DETENTION AND WATER QUALITY FACILITIES WHICH SHALL BE INSTALLED, REPAIRED, AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNER(S) OF THE LOTS UPON WHICH THE FACILITIES ARE LOCATED.

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

ALL OF THE PROPERTY SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS DATED _____ , AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

IN WITNESS WHEREOF THE FOLLOWING HAVE SET THEIR HAND:

_____ _____
LIZETTE RODRIGUEZ **DATE**

STATE OF TEXAS)
)S.S.
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY LIZETTE RODRIGUEZ.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

_____ _____
PATRICK HILL **DATE**

_____ _____
ELIZABETH BEHM **DATE**

STATE OF COLORADO)
)S.S.
COUNTY OF PUEBLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY PATRICK HILL AND ELIZABETH BEHM.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IMPROVEMENTS CERTIFICATION:

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

_____ _____
DIRECTOR OF PUBLIC WORKS **DATE**

APPROVAL FOR RECORDING:

APPROVED BY THE CITY COUNCIL OF PUEBLO, COLORADO, BY ORDINANCE NO._____ THIS IS TO CERTIFY THAT THE PLAT OF BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PUEBLO COUNTY CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

_____ _____
CITY CLERK **DATE**

LAND SURVEYOR'S CERTIFICATION

I RANDY G. REEVES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO LIZETTE RODRIGUEZ, PATRICK HILL AND ELIZABETH BEHM, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED UNDER MY RESPONSIBLE CHARGE IN NOVEMBER 2025 AND THAT THIS PLAT OF BEHM - HILL RANCH SUBDIVISION, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33.3-209 ET, SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

_____ _____
RANDY G. REEVES **DATE**
PROFESSIONAL LAND SURVEYOR NO. 22101

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

NOTES:

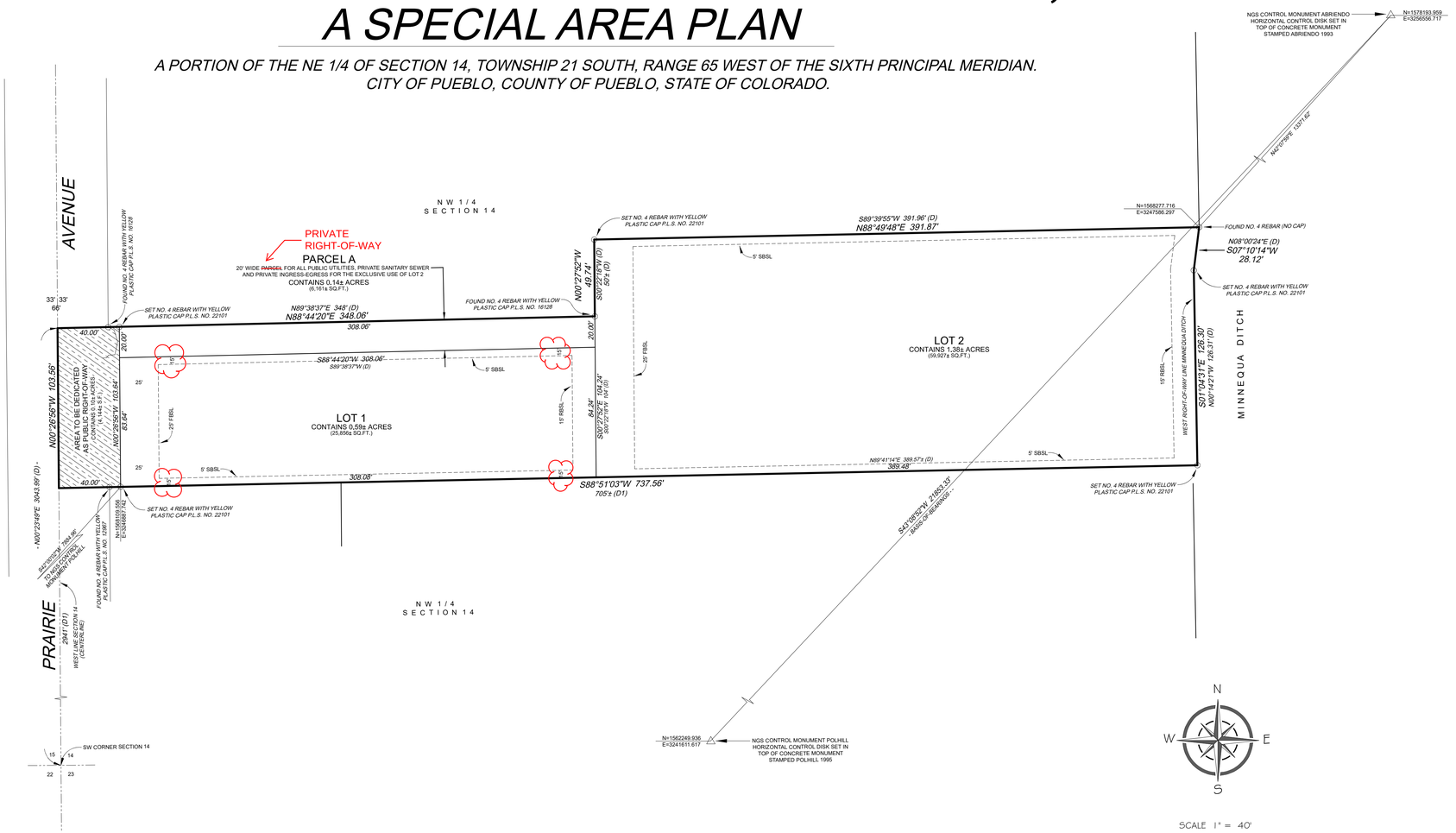
1.) A SEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE, COMMITMENT NUMBER NO. 320-F12251-25 WITH AN EFFECTIVE DATE OF AUGUST 29, 2025 AT 8:00 A.M. (VESTED IN LIZETTE RODRIGUEZ) AND POLICY NO. 320-F06616-25, WITH A POLICY DATE OF JUNE 26, 2025 AT 11:16 A.M. (VESTED IN PATRICK HILL AND ELIZABETH BEHM)

2.) BEARINGS BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 (2007) SOUTH ZONE ESTABLISHED ON A LINE BETWEEN NGS CONTROL MONUMENT "ABRIENDO" AND NGS CONTROL MONUMENT "POLHILL" , MONUMENTED AT EACH END WITH A HORIZONTAL CONTROL DISK SET IN TOP OF CONCRETE MONUMENT, TO BEAR S43°08'52"W.

3.) DISTANCES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND DISTANCES. THE COMBINATION FACTOR FOR THIS PLAT IS 1.000263002. THE GROUND DISTANCE WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID DISTANCE AND THE GROUND COORDINATES WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID COORDINATES BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH ZONE ON THE NORTH AMERICAN DATUM OF 1983. THE NGS CONTROL MONUMENTS USED FOR THIS SURVEY ARE "POLHILL" AND "ABRIENDO". COORDINATES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND COORDINATES.

4.) ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

5.) THE PRIVATE DRIVEWAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.



PROPERTY MAY BE SUBJECT TO: SCHEDULE B, PART II - EXCEPTIONS (COMMITMENT NO. 320-F12251-25, LIZETTE RODRIGUEZ)

1.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 145. (DOES NOT AFFECT, NORTH OF SUBJECT PROPERTY)

2.) EXCEPTION NO. 9: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 147. (DOES NOT AFFECT, NORTH OF SUBJECT PROPERTY)

3.) EXCEPTION NO. 10: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 149, (LIES WITHIN PRAIRIE AVENUE RIGHT-OF-WAY)

4.) EXCEPTION 11: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW:

RECORDING DATE: DECEMBER 19, 1972, RECORDING NO: BOOK 1736 AT PAGE 431. (THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO, ORDINANCE NO. 3646)

5.) EXCEPTION NO. 12. RIGHT OF WAY FOR ROAD CONVEYED IN WARRANTY DEED RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34. (A PORTION OF THE 20' WIDE RIGHT-OF-WAY LIES WITHIN PARCEL A, SHOWN HEREON)

13. THE EFFECT, IF ANY, OF ASSESSMENTS THAT MAY BE LEVIED BY THE PUEBLO CONSERVANCY DISTRICT PER NOTICE OF AN ORDER RECORDED AUGUST 1, 2007 AT RECEPTION NO. 1736292. (NOT SURVEY RELATED)

14. RIGHT OF WAY FOR MINNEQUA DITCH AND SOUTH PRAIRIE AVENUE AS DEPICTED ON COUNTY ASSESSOR MAP. (SHOWN HEREON AS APPLICABLE)

PROPERTY MAY BE SUBJECT TO: SCHEDULE B, PART II - EXCEPTIONS (POLICY NO. 320-F06616-25, PATRICK HILL AND ELIZABETH BEHM)

1.) EXCEPTION NO. 7: RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: NOVEMBER 19, 1875 RECORDING NO: BOOK 10 PAGE 557. (REFERENCES TOWNSHIP 20 SOUTH, RANGES 63, 64 AND 65)

2.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW: RECORDING DATE:DECEMBER 19, 1972 RECORDING NO: 439769. (AFFECTS THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO)

3.) EXCEPTION NO. 9: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN DOCUMENT SHOWN BELOW:
GRANTED TO: CITY OF PUEBLO PURPOSE: RIGHT OF WAY RECORDING DATE: SEPTEMBER 17, 1974 RECORDING NO: 480435 (MAY AFFECT, DESCRIBED WITHIN PRAIRIE AVENUE RIGHT-OF-WAY)

4.) EXCEPTION NO. 10: ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SPECIAL IMPROVEMENT DISTRICT N. 74-2, AS EVIDENCED BY INSTRUMENT(S) RECORDED JUNE 10, 1975, AT RECEPTION NO. 496018. (NOT SURVEY RELATED)

5.) EXCEPTION NO. 11: RIGHT OF WAY FOR DITCH OVER THE EAST SIDE OF SUBJECT PROPERTY AS SHOWN ON PUEBLO COUNTY GIS MAP INSOFAR AS THE SAME MAY AFFECT THE LAND. (WEST RIGHT-OF-WAY LINE OF DITCH SHOWN HEREON)

12. THE EFFECT OF INCLUSION OF THE LAND IN THE SOUTHERN COLORADO WATER CONSERVANCY DISTRICT. (NOT SURVEY RELATED)

NOTICE:
ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

SPECIAL AREA PLAN NOTES

ZONE DISTRICT: R-2 (SINGLE FAMILY RESIDENTIAL)

TOTAL DWELLING UNITS: TWO (2)

AREA: 1.97 ACRES

DENSITY: 1.10 D.U. ACRE

PARKING PROVIDED: TWO (2) SPACES D.U.

PREPARED BY: CARDINAL POINTS SURVEYING, INC.

DATE: DECEMBER 2025

Include a statement that all R-2 District regulations apply to development

COVENANTS, CONDITIONS, RESTRICTIONS AND ~~EASEMENTS~~

THE BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN, IS A PLANNED COMMUNITY CONSISTING OF SINGLE FAMILY RESIDENTIAL DWELLINGS.

Private Right of Way

NET DENSITY ANALYSIS

Private Right of Way

GROSS PROPERTY AREA = 2.21 ACRES

RIGHT OF WAY (PRAIRIE AVE.) = 0.10 ACRES

~~EASEMENT~~ (PARCEL "A") = 0.14 ACRES

NET SITE AREA = 1.97 ACRES

~~PROPOSED~~ DWELLING UNITS = TWO (2) UNITS

~~PROPOSED~~ ZONING = R-2 (SINGLE FAMILY RESIDENTIAL)

MINIMUM LOT SIZE FOR R-2 ZONE = 5000 S.F.
1.97 ACRES = 85,813.2 SF.

MAXIMUM DWELLING UNITS FOR R-2 ZONE

85,813.2 S.F. / 5,000 S.F. = 42.9 UNITS

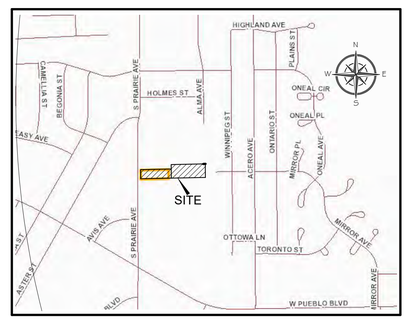
~~PROPOSED UNITS = 2 MAXIMUM ALLOWED UNITS = 43~~

SCALE 1" = 40'

40' 20' 0 40' 80' 120'

SCALE IN FEET

(D) = DEED DIMENSION (WARRANTY DEED, BOOK 1828, PAGE 34)
(D1) = DEED DIMENSION (SPECIAL WARRANTY DEED, RECEPTION NO. 2043749)



VICINITY MAP

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:
1	12-23-25	SPECIAL AREA PLAN	RGR
2	2-12-26	COMMENTS CITY & COMM. DVLP DATED 2-3-2026	RGR

SHEET: 1 OF 1
DATE: 12-2-2025
SCALE: 1" = 40'
PROJECT: BETH BEHM/PAT HILL
DESCRIPTION:BEHM-HILL RANCH SUBDIVISION
FIELD: SB/BG
DRAWN: RMS
CHECKED: RGR
JOB NUMBER: 2025-293
FILE NAME: 2025-293 SUB
REF. JOB NO. 2025-146

Cardinal Points
Surveying Inc.
4601 Eagledale Place, Suite 110
Pueblo, Colorado 81006
(719) 253-0674 - (719) 253-0676 fax

Andrew Hayes
Director Public Works

Steven Meier
Director Parks & Recreation

city of PUEBLO colorado

Subdivision Review Committee

Beritt Odom
Director Planning & Community Development

Executive Secretary of Planning & Zoning Commission

MEMORANDUM

To: Planning and Zoning Commission

From: Subdivision Review Committee

Date: March 4th, 2026

Subject: S-25-09 and SAP-26-01 Behm-Hill Ranch Subdivision and Special Area Plan

---

S-25-09 and SAP-26-01
The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation that the Behm-Hill Ranch Subdivision and Special Area Plan be APPROVED with the following noted:

RECOMMENDED MOTION: The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation that the requested Subdivision and Special Area Plan be **APPROVED** with the following noted:

Requests for Modifications to Requirements:	Not applicable
Request for Deferred Filings	Not applicable
Plat Deficiencies:	Not Applicable
Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council.)	• Address all redlined comments on "Public Works and Planning Comments for P&Z." • Address the following comment from Pueblo Water regarding water services: o The water services depicted on the Supplemental appear to be incorrect. According to our records, there are two meters in the drive. One service feeds Prigmore's at 2624, one service feeds the back lot 2 (shown correctly but not to yard hydrant, it feeds the small home). The one-story stucco residence fronting 2628 S Prairie does not have a meter. Please have Cardinal Points Correct. Service will need to be re-established to 2628.

Andrew Hayes
Director Public Works

Steven Meier
Director Parks & Recreation

city of PUEBLO colorado

Subdivision Review Committee

Beritt Odom
Director Planning & Community Development

Executive Secretary of Planning & Zoning Commission

BEHM - HILL RANCH SUBDIVISION,
A SPECIAL AREA PLAN

A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS: THAT LIZETTE RODRIGUEZ BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF PUEBLO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON WEST LINE OF SECTION 14, 2941 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST; THENCE EAST AT RIGHT ANGLE TO WEST LINE OF SAID SECTION, 705 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTHERLY 0°35' WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF THE MINNEQUA DITCH, A DISTANCE OF 154.31 FEET, MORE OR LESS, TO A POINT AT RIGHT ANGLE TO WEST LINE OF SAID SECTION; THENCE WEST A DISTANCE OF 720.16 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SECTION 14; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 154 FEET, MORE OR LESS TO THE **POINT OF BEGINNING**, EXCEPT PORTIONS CONVEYED BY DEEDS RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34 AND DECEMBER 1, 1975 IN BOOK 1831 AT PAGE 272. COUNTY OF PUEBLO, STATE OF COLORADO.

SAID PARCELS CONTAINS 26.67 ACRES MORE OR LESS.

AND

THAT PATRICK HILL AND ELIZABETH BEHM BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. DESCRIBED AS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 3043.99 FEET TO A POINT; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 22' 18" WEST, 104 FEET TO A POINT; THENCE NORTH 89° 41' 14" EAST, 389.57 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE MINNEQUA DITCH; THENCE NORTH 0° 14' 21" WEST ALONG THIS WEST RIGHT OF WAY LINE 126.31 FEET TO A POINT; THENCE NORTH 8° 00' 24" EAST ALONG THIS WEST RIGHT OF WAY LINE 28.12 FEET TO A POINT; THENCE SOUTH 89° 39' 55" WEST, 391.96 FEET, TO A POINT; THENCE SOUTH 0° 22' 18" WEST, 50 FEET., MORE OR LESS TO THE **TRUE POINT OF BEGINNING.**

AND

A RIGHT OF WAY TO BE USED AS A ROAD TO THE ABOVE DESCRIBED PARCEL, OVER THE TRACT DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG WEST LINE OF SAID SECTION 14, 3043.99 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 38' 37" EAST, 348 FEET TO A POINT ON THE WEST LINE OF ABOVE DESCRIBED PARCEL; THENCE SOUTH 0° 22' 18" WEST ALONG THE WEST LINE OF SAID PARCEL, 20 FEET TO A POINT; THENCE SOUTH 89° 38' 37" WEST 348 FEET, MORE OR LESS TO A POINT IN THE WEST LINE OF SAID SECTION 14; THENCE NORTH 0° 23' 49" EAST ALONG THE WEST LINE OF SAID SECTION 14, 20 FEET, TO THE **POINT OF BEGINNING**, **EXCEPTING AND SUBJECT TO** THAT PART OF THE WEST END THEREOF, BEING APPROXIMATELY THE WEST 33 FEET, THEREOF, LYING IN AND OCCUPIED BY PRAIRIE AVENUE. COUNTY OF PUEBLO, STATE OF COLORADO.

HAS CAUSED THE AFOREGOING DESCRIBED PROPERTY TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS, AND ONE PARCEL AND THE SAME TO BE NUMBERED, PLATTED, SUBDIVIDED, DIMENSIONED, AND NAMED AS SHOWN ON THE ANNEXED PLAT, FOR THE PURPOSE OF CREATING A SUBDIVISION TO BE KNOWN AS BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN.

PARCEL A IS HEREBY DEDICATED AS A PRIVATE DRIVEWAY FOR THE EXCLUSIVE USE OF LOT 2 INLCUDING AN EASEMENT FOR ALL PUBLIC UTILITIES AND PRIVATE INGRESS AND EGRESS

PUBLIC UTILITIES NOTED HEREON, WITHIN PARCEL A, IS HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL USE.

ALL SANITARY SEWER FACILITIES, LANDSCAPING, AND STREET IMPROVEMENTS, INCLUDING PAVEMENTS, CURBS, GUTTERS, AND SIDEWALKS, WHICH ARE LOCATED ON EASEMENTS OR PARCELS SHOWN HEREON SHALL BE INSTALLED,REPAIRED AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON.

THE PRIVATE DRIVEWAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.

EACH INDIVIDUAL LOT SHALL HAVE ITS OWN DETENTION AND WATER QUALITY FACILITIES WHICH SHALL BE INSTALLED, REPAIRED, AND MAINTAINED IN GOOD WORKING ORDER AND CONDITION BY THE OWNER(S) OF THE LOTS UPON WHICH THE FACILITIES ARE LOCATED.

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

ALL OF THE PROPERTY SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS DATED _____ , AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

IN WITNESS WHEREOF THE FOLLOWING HAVE SET THEIR HAND:

_____ _____
LIZETTE RODRIGUEZ **DATE**

STATE OF TEXAS)
)**S.S.**
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY LIZETTE RODRIGUEZ.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

_____ _____
PATRICK HILL **DATE**

_____ _____
ELIZABETH BEHM **DATE**

STATE OF COLORADO)
)**S.S.**
COUNTY OF PUEBLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____ , 2026 BY PATRICK HILL AND ELIZABETH BEHM.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IMPROVEMENTS CERTIFICATION:

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

_____ _____
DIRECTOR OF PUBLIC WORKS **DATE**

APPROVAL FOR RECORDING:

APPROVED BY THE CITY COUNCIL OF PUEBLO, COLORADO, BY ORDINANCE NO._____ THIS IS TO CERTIFY THAT THE PLAT OF BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PUEBLO COUNTY CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

_____ _____
CITY CLERK **DATE**

LAND SURVEYOR'S CERTIFICATION

I RANDY G. REEVES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO LIZETTE RODRIGUEZ, PATRICK HILL AND ELIZABETH BEHM, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED UNDER MY RESPONSIBLE CHARGE IN NOVEMBER 2025 AND THAT THIS PLAT OF BEHM - HILL RANCH SUBDIVISION, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33.3-209 ET, SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

_____ _____
RANDY G. REEVES **DATE**
PROFESSIONAL LAND SURVEYOR NO. 22101

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

NOTES:

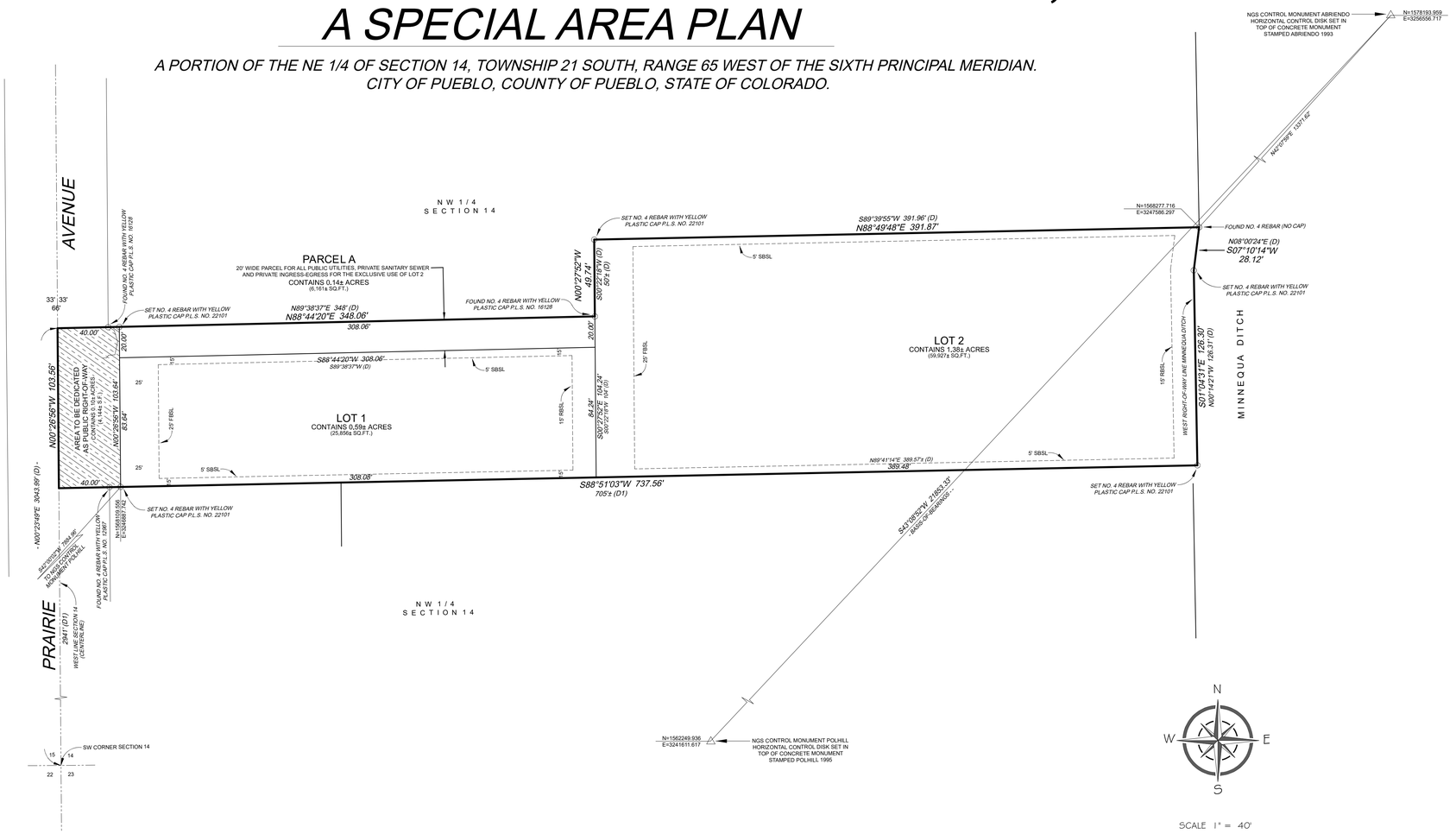
1.) A SEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE, COMMITMENT NUMBER NO. 320-F12251-25 WITH AN EFFECTIVE DATE OF AUGUST 29, 2025 AT 8:00 A.M. (VESTED IN LIZETTE RODRIGUEZ) AND POLICY NO. 320-F06616-25, WITH A POLICY DATE OF JUNE 26, 2025 AT 11:16 A.M. (VESTED IN PATRICK HILL AND ELIZABETH BEHM)

2.) BEARINGS BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 (2007) SOUTH ZONE ESTABLISHED ON A LINE BETWEEN NGS CONTROL MONUMENT "ABRIENDO" AND NGS CONTROL MONUMENT "POLHILL" , MONUMENTED AT EACH END WITH A HORIZONTAL CONTROL DISK SET IN TOP OF CONCRETE MONUMENT, TO BEAR S43°08'52"W.

3.) DISTANCES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND DISTANCES. THE COMBINATION FACTOR FOR THIS PLAT IS 1.000263302. THE GROUND DISTANCE WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID DISTANCE AND THE GROUND COORDINATES WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID COORDINATES BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH ZONE ON THE NORTH AMERICAN DATUM OF 1983. THE NGS CONTROL MONUMENTS USED FOR THIS SURVEY ARE "POLHILL" AND "ABRIENDO". COORDINATES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND COORDINATES.

4.) ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

5.) THE PRIVATE DRIVEWAY FOR INGRESS-EGRESS FOR THE BENEFIT OF LOT 2 LOCATED WITHIN PARCEL A SHOWN HEREON SHALL BE REPAIRED AND MAINTAINED BY THE OWNER(S) OF LOT 2.



PROPERTY MAY BE SUBJECT TO: SCHEDULE B, PART II - EXCEPTIONS (COMMITMENT NO. 320-F12251-25, LIZETTE RODRIGUEZ)

1.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 145. (DOES NOT AFFECT, NORTH OF SUBJECT PROPERTY)

2.) EXCEPTION NO. 9: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 147. (DOES NOT AFFECT, NORTH OF SUBJECT PROPERTY)

3.) EXCEPTION NO. 10: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:

RECORDING DATE:OCTOBER 19, 1954, RECORDING NO: BOOK 1249 AT PAGE 149, (LIES WITHIN PRAIRIE AVENUE RIGHT-OF-WAY)

4.) EXCEPTION 11: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW:

RECORDING DATE: DECEMBER 19, 1972, RECORDING NO: BOOK 1736 AT PAGE 431. (THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO, ORDINANCE NO. 3646)

5.) EXCEPTION NO. 12. RIGHT OF WAY FOR ROAD CONVEYED IN WARRANTY DEED RECORDED OCTOBER 28, 1975 IN BOOK 1828 AT PAGE 34. (A PORTION OF THE 20' WIDE RIGHT-OF-WAY LIES WITHIN PARCEL A, SHOWN HEREON)

13. THE EFFECT, IF ANY, OF ASSESSMENTS THAT MAY BE LEVIED BY THE PUEBLO CONSERVANCY DISTRICT PER NOTICE OF AN ORDER RECORDED AUGUST 1, 2007 AT RECEPTION NO. 1736292. (NOT SURVEY RELATED)

14. RIGHT OF WAY FOR MINNEQUA DITCH AND SOUTH PRAIRIE AVENUE AS DEPICTED ON COUNTY ASSESSOR MAP. (SHOWN HEREON AS APPLICABLE)

PROPERTY MAY BE SUBJECT TO: SCHEDULE B, PART II - EXCEPTIONS (POLICY NO. 320-F06616-25, PATRICK HILL AND ELIZABETH BEHM)

1.) EXCEPTION NO. 7: RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: NOVEMBER 19, 1875 RECORDING NO: BOOK 10 PAGE 557. (REFERENCES TOWNSHIP 20 SOUTH, RANGES 63, 64 AND 65)

2.) EXCEPTION NO. 8: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3646 AS SET FORTH BELOW: RECORDING DATE:DECEMBER 19, 1972 RECORDING NO: 439769. (AFFECTS THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ANNEXED INTO THE CITY OF PUEBLO)

3.) EXCEPTION NO. 9: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN DOCUMENT SHOWN BELOW:
GRANTED TO: CITY OF PUEBLO PURPOSE: RIGHT OF WAY RECORDING DATE: SEPTEMBER 17, 1974 RECORDING NO: 480435 (MAY AFFECT, DESCRIBED WITHIN PRAIRIE AVENUE RIGHT-OF-WAY)

4.) EXCEPTION NO. 10: ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SPECIAL IMPROVEMENT DISTRICT N. 74-2, AS EVIDENCED BY INSTRUMENT(S) RECORDED JUNE 10, 1975, AT RECEPTION NO. 496018. (NOT SURVEY RELATED)

5.) EXCEPTION NO. 11: RIGHT OF WAY FOR DITCH OVER THE EAST SIDE OF SUBJECT PROPERTY AS SHOWN ON PUEBLO COUNTY GIS MAP INSOFAR AS THE SAME MAY AFFECT THE LAND. (WEST RIGHT-OF-WAY LINE OF DITCH SHOWN HEREON)

12. THE EFFECT OF INCLUSION OF THE LAND IN THE SOUTHERN COLORADO WATER CONSERVANCY DISTRICT. (NOT SURVEY RELATED)

NOTICE:
ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

SPECIAL AREA PLAN NOTES

ZONE DISTRICT: R-2 (SINGLE FAMILY RESIDENTIAL)

TOTAL DWELLING UNITS: TWO (2)

AREA: 1.97 ACRES

DENSITY: 1.10 D.U. ACRE

PARKING PROVIDED: TWO (2) SPACES D.U.

PREPARED BY: CARDINAL POINTS SURVEYING, INC.

DATE: DECEMBER 2025

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

THE BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN, IS A PLANNED COMMUNITY CONSISTING OF SINGLE FAMILY RESIDENTIAL DWELLINGS.

NET DENSITY ANALYSIS

GROSS PROPERTY AREA = 2.21 ACRES

RIGHT OF WAY (PRAIRIE AVE.) = 0.10 ACRES

EASEMENT (PARCEL "A") = 0.14 ACRES

NET SITE AREA = 1.97 ACRES

PROPOSED DWELLING UNITS = TWO (2) UNITS

PROPOSED ZONING = R-2 (SINGLE FAMILY RESIDENTIAL)

MINIMUM LOT SIZE FOR R-2 ZONE = 5000 S.F.
1.97 ACRES = 85,813.2 SF.

MAXIMUM DWELLING UNITS FOR R-2 ZONE

85,813.2 S.F. / 5,000 S.F. = 42.9 UNITS

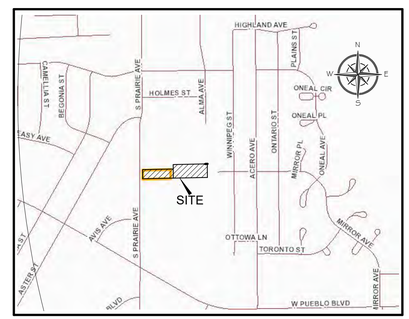
PROPOSED UNITS = 2 MAXIMUM ALLOWED UNITS = 43

SCALE 1" = 40'

40' 20' 0 40' 80' 120'

SCALE IN FEET

(D) = DEED DIMENSION (WARRANTY DEED, BOOK 1828, PAGE 34)
(D1) = DEED DIMENSION (SPECIAL WARRANTY DEED, RECEPTION NO. 2043749)



VICINITY MAP

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:
1	12-23-25	SPECIAL AREA PLAN	RGR
2	2-12-26	COMMENTS CITY & COMM. DVLP DATED 2-3-2026	RGR

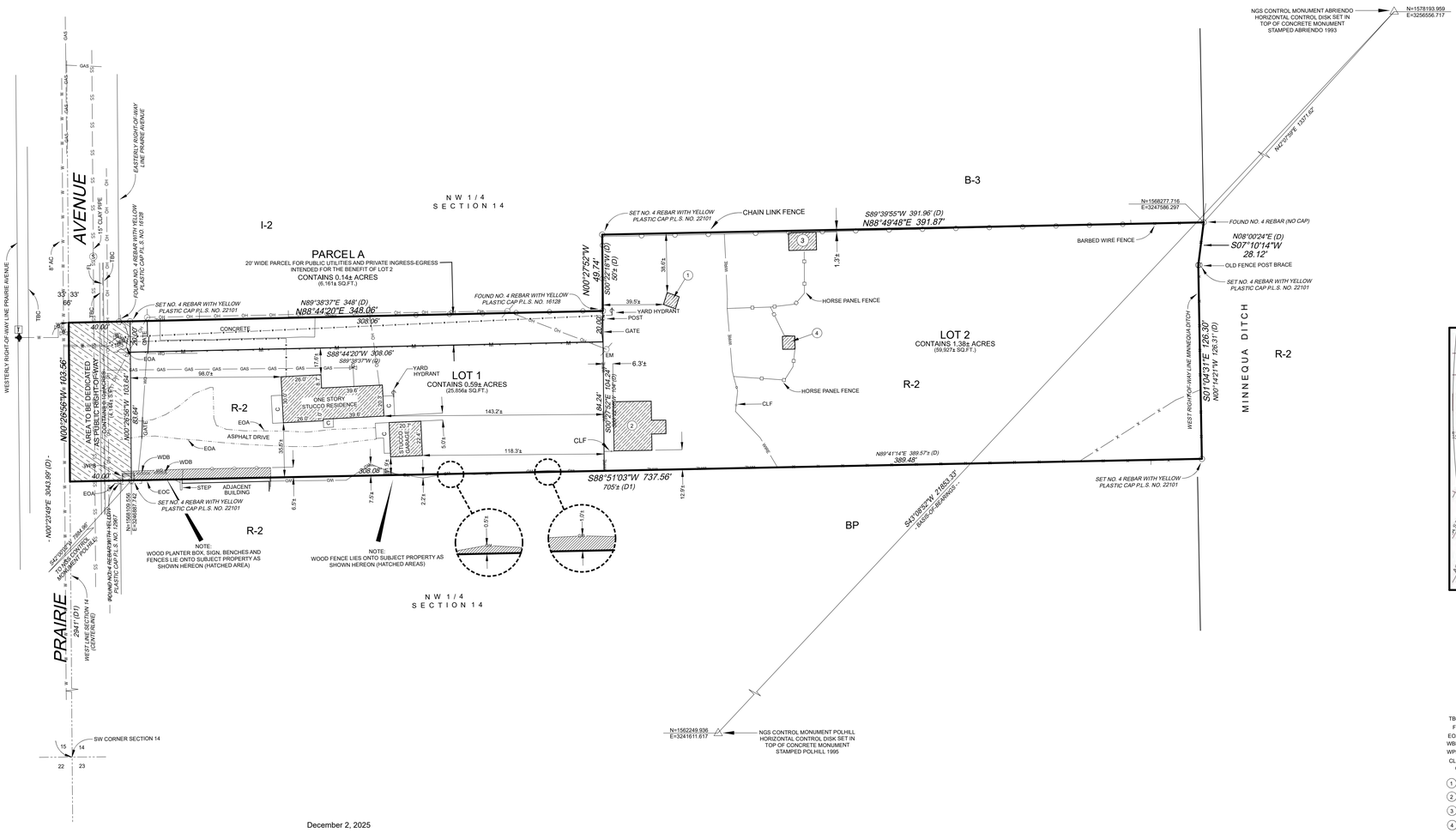
SHEET: 1 OF 1
DATE: 12-2-2025
SCALE: 1" = 40'
PROJECT: BETH BEHM/PAT HILL
DESCRIPTION:BEHM-HILL RANCH SUBDIVISION
FIELD: SB/BG
DRAWN: RMS
CHECKED: RGR
JOB NUMBER: 2025-293
FILE NAME: 2025-293 SUB
REF. JOB NO. 2025-146

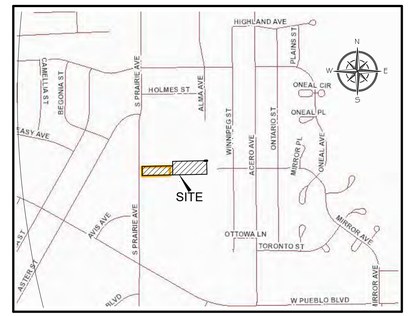
Cardinal Points
Surveying Inc.
4601 Eagledale Place, Suite 110
Pueblo, Colorado 81006
(719) 253-0674 - (719) 253-0676 fax

BEHM - HILL RANCH SUBDIVISION

A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

SUPPLEMENTAL MAP





VICINITY MAP

LEGEND

TBC = TOP BACK CURB
FL = FLOWLINE
EOA = EDGE ASPHALT
WBD = WOOD BENCH
WPB = WOOD PLANTER BOX WITH ELEVATED SIGN
CLF = CHAIN LINK FENCE
C = CONCRETE

(1) = 8.2' X 8.2' WOOD SHED ON SKIDS
(2) = 32' X 34' METAL SIDED GARAGE WITH CONCRETE FLOOR
(3) = 11.5' x 18' HORSE SHELTER
(4) = 8.5' X 8' HORSE SHELTER

= POWER POLE
EM = POWER POLE WITH ELECTRIC METER
S = SANITARY SEWER MANHOLE
W = WATER VALVE
T = TELEPHONE PEDESTAL
= FIRE HYDRANT
G = GAS VALVE
= YARD HYDRANT

WIRE/MESH FENCE
METAL PANEL FENCE
OVERHEAD POWER LINE
GAS LINE
6' HIGH WOOD FENCE
6' HIGH CHAIN LINK FENCE
BARBED WIRE FENCE
WATER LINE
SANITARY SEWER LINE

ZONE DISTRICT

R-2 = SINGLE FAMILY RESIDENTAL
I-2 = INDUSTRIAL
B-3 = HIGHWAY AND ARTERIAL BUSINESS
B-P = BUSINESS PARK

December 2, 2025

SUBDIVIDERS/PROPERTY OWNERS:

Lizette Rodriguez
P.O. Box 1726
Fabens, TX 79838-1726

AND

Patrick Hill and Elizabeth Behm
4 Pennwood Lane
Pueblo, CO 81005

I RANDY G. REEVES, a Professional Land Surveyor registered in the State of Colorado, hereby state that this Supplemental Map of Behm - Hill Ranch Subdivision, was prepared by me or under my direct responsible charge in November 2025 and is correct to the best of my knowledge and belief.

RANDY G. REEVES **DATE**
PROFESSIONAL LAND SURVEYOR NO. 22101

NOTE:
Utilities shown hereon were located by onsite observation and maps provided by the utility companies.

NOTICE:
According to C.R.S. 13-80-105, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown hereon.

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:

SHEET: 1 OF 1
DATE: 12-2-2025
SCALE: 1" = 40'

PROJECT: BETH BEHM/PAT HILL
DESCRIPTION:BEHM-HILL RANCH SUBDIVISION
FIELD: SB/BG | JOB NUMBER: 2025-293
DRAWN: RMS | FILE NAME: 2025-293 SUB
CHECKED: RGR | REF. JOB NO. 2025-146

Cardinal Points Surveying Inc.
(719) 253-0874 - (719) 253-0878 fax
4601 Eagledge Place, Suite 110
Pueblo, Colorado 81008

February 20, 2026

The City Planning and Zoning Commission will hold a public hearing on a request from Francis Blackford for the approval of the following applications:

S-25-09 Behm-Hill Ranch Subdivision: A subdivision of 2.14 acres into two lots and one parcel adjacent to S Prairie Ave.

SAP-26-01 Behm-Hill Ranch Special Area Plan: A special area plan of 2.14 acres into two lots and one parcel to ensure access.

The Planning and Zoning Commission meeting will be held on **March 11th, 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).

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. If you cannot attend in-person, written testimony can be accepted up to 48 hours before the hearing date. To review the plans and staff report for the proposed application, please visit www.pueblo.us/PandZ and click on "Most Recent Agenda" no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions**.

Beritt Odom, Director of Planning & Community Development
By Hannah Prinzi, Planner
(719) 553-2259

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S-25-09 Behm-Hill Ranch Subdivision: A subdivision of 2.14 acres into two lots and one parcel adjacent to S Prairie Ave.

SAP-26-01 Behm-Hill Ranch Special Area Plan: A special area plan of 2.14 acres into two lots and one parcel to ensure access.

The Planning and Zoning Commission meeting will be held on **March 11th, 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).

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. If you cannot attend in-person, written testimony can be accepted up to 48 hours before the hearing date. To review the plans and staff report for the proposed application, please visit www.pueblo.us/PandZ and click on "Most Recent Agenda" no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions**.

Beritt Odom, Director of Planning & Community Development
By Hannah Prinzi, Planner
(719) 553-2259

CASE NUMBER: SAP-26-01

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the proposed Special Area Plan, Behm Hill Ranch Subdivision Special Area Plan of the property commonly known as Phase 1 of the Pueblo Country Club Overall Development Plan to be sent to the attached list of owners of the real property lying within three hundred (300) feet of the said property on which the final plat is proposed by depositing the same properly addressed and postage paid in the post office, as set forth in the Code of Ordinances, Section 17-4-29.

February 20, 2026
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Hannah Prinzi

I hereby certify that I did this day verify and photograph the posted notice of the public hearing on the special area plan of Special Area Plan, Behm Hill Ranch Subdivision Special Area Plan, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

February 27th, 2026
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Hannah Prinzi

Owner	OwnerStree	OwnerCity	OwnerStat	OwnerZip
HIGHLINE RENTALS INC	1660 CHAMBERS RD	AURORA	CO	80011-4624
EL VISTAR PARTNERSHIP	200 W CITY CENTER DR STE	PUEBLO	CO	81003-1024
PRIGMORE RICHARD J/PRIGMORE RACHEL L +	211 ALHAMBRA DR	PUEBLO	CO	81005-2971
SHAMMASH ARIEL INC	2612 S PRAIRIE AVE	PUEBLO	CO	81005-3168
CABRAL RICHARD/APODACA MARY LOU	2613 WINNIPEG ST	PUEBLO	CO	81004-4144
SABALA MARY B	2617 WINNIPEG ST	PUEBLO	CO	81004-4144
SALAS ELSIE/SALAS JANICE	2621 WINNIPEG ST	PUEBLO	CO	81004-4144
WATKINS SARAH A	2625 WINNIPEG ST	PUEBLO	CO	81004-4144
CHAVEZ JONATHAN/CHAVEZ KENNETH P	2629 WINNIPEG ST	PUEBLO	CO	81004-4144
RUYBAL JOE PETE/RUYBAL LOUISE E	2633 WINNIPEG ST	PUEBLO	CO	81004-4144
BURGESS CHRISTINE M	2650 S PRAIRIE AVE	PUEBLO	CO	81005-3168
POTICA PROPERTIES LLC	2700 S PRAIRIE AVE	PUEBLO	CO	81005-3167
MONTOYA GLORIA C / MONTOYA PHILLIP	2705 WINNIPEG ST	PUEBLO	CO	81004-4233
ESPINOZA VANESSA	2717 WINNIPEG ST	PUEBLO	CO	81004-4233
GRAHAM GREGORY	2721 WINNIPEG ST	PUEBLO	CO	81004-4233
ROSER CHELSEA	2725 WINNIPEG ST	PUEBLO	CO	81004-4233
MARTINEZ FEDERICO J/MARTINEZ AMBER	2805 WINNIPEG ST	PUEBLO	CO	81004-4239
2718 MT ZION LLC	2815 W PUEBLO BLVD	PUEBLO	CO	81005-3182
MARINO JAMES J/MARINO MARIA I	35161 IRIS RD	PUEBLO	CO	81006-9413
SHIFFLET CLINTON E	390 N EARL PL	PUEBLO W	CO	81007-2300
HILL PATRICK	4 PENNWOOD LN	PUEBLO	CO	81005
PUEBLO MUNICIPAL CORPORATION	PO BOX 1427	PUEBLO	CO	81002-1427
RODRIGUEZ LIZETTE	PO BOX 1726	FABENS	TX	79838-1726

ZONING MAP AMENDMENT EXHIBIT
105 LEHIGH AVE

SITE PLAN EXHIBIT
SCALE: NOT TO SCALE

PROJECT TEAM

CLIENT/TENANT
RICHARD RAY
918-955-6712
RICHARDR@OSSCPERIO.COM
DR. REECE COCHRAN
R.CREIGHTON.C@GMAIL.COM

ARCHITECT
BUCHER DESIGN STUDIO, INC.
BRIAN K. BUCHER AIA, NCARB, ICC
PRESIDENT, ARCHITECT
12325 ORACLE BLVD. SUITE 101
COLORADO SPRINGS, CO 80921
(719) 484-0480

CONTRACTOR
TBD

APPLICABLE BUILDING CODES

2021 IBC (INTERNATIONAL BUILDING CODE)
2021 IFC (INTERNATIONAL FIRE CODE)
2021 IMC (INTERNATIONAL MECHANICAL CODE)
2021 IPC (INTERNATIONAL PLUMBING CODE)
2023 NEC (NATIONAL ELECTRICAL CODE)
2021 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)
2017 ICC A117.1 (ACCESSIBLE & USABLE BUILDINGS & FACILITIES)

PROJECT & SITE DATA

PROJECT NAME	TBD
PROJECT ADDRESS	105 LEHIGH AVE
TAX SCHEDULE NO	1509104006
LEGAL DESCRIPTION:	LOT 8 BLK 8 REGENCY PARK 6TH FILING
EXISTING ZONING	B-4
PROPOSED ZONING	B-1
LOT SIZE	9100 ACRES
PROPOSED USES	DENTAL OFFICE WELLNESS SPA
BY SETBACKS	FRONT 25' SIDE 5' REAR 15'

PARKING REQUIREMENTS

USE	AREA	RATIO	REQ'D
DENTAL OFFICE	5,000 SF	5 FOR FIRST 1,250 + 1 PER 250 SF	20

20 SPACES REQUIRED / 27 SPACES PROVIDED (EXISTING)

VICINITY MAP
NOT TO SCALE

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BUCHER DESIGN STUDIO

A PROPOSED DENTAL OFFICE FOR

DR. COCHRAN

105 LEHIGH AVE
PUEBLO, CO

Sheet Title
SITE PLAN EXHIBIT

Drawing Status
DD SET

Revisions		
No.	Description	By Date
1		

Date 10/30/25
Drawn by
Checked by
Scale AS NOTED
Job No

Sheet No.
A0
OF

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

city of PUEBLO colorado

Planning & Zoning Commission

MINUTES OF REGULAR MEETING
City of Pueblo, Colorado
Wednesday, December 10, 2025 – 3:30 p.m.
City Council Chambers, 1 City Hall Place

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

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

Commissioners Absent:

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

Staff Members Absent: None

Public Hearing:

Rezone: Rezone 0.91-acres located at 105 Lehigh Ave from Mixed Residential (R-4) to Neighborhood Business (B-1) Zone District to facilitate the use of the property for a medical office space. Staff Report by Riane Ledford, Planner.

Hearing: Applicant Richard Ray was sworn in and spoke in support of the application. No one spoke in opposition.

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

Motion Passed: 7-0.

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative

city of PUEBLO colorado
Planning & Zoning Commission

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

Z-25-21

TO:	City of Pueblo, Planning and Zoning Commission
FROM:	Riane Ledford, Planner
THROUGH:	Beritt Odom, Director of Planning and Community Development
DATE:	December 10th, 2025
SUBJECT:	Rezone from Mixed Residential (R-4) to Neighborhood Business (B-1) Zone District
APPLICANT:	Reece Cochran and Richard Ray
PROPERTY OWNER:	Randy Mikelson, RCM Commercial Enterprises LLC.
LOCATION:	105 Lehigh Ave.
CONCURRENT REQUESTS:	N/A

REQUEST:
Rezone 0.91-acres located at 105 Lehigh Ave from Mixed Residential (R-4) to Neighborhood Business (B-1) Zone District to facilitate the use of the property for a medical office space.

BACKGROUND AND ANALYSIS:

The applicant is requesting to rezone 105 Lehigh Ave from a Mixed Residential (R-4) to Neighborhood Business (B-1) Zone District. The subject property is just west of S. Pueblo Blvd. and contains a 4,985 sq. ft. office building built in 2008. The building was originally used as an adult day care service. Now, the applicant intends to use the office building as a medical office. As the property is currently zoned R-4, only residential and select commercial uses are allowed – an office is not. However, an office is a use by-right in a B-1 Zone District.

The B-1 Zone District provides areas for the sale of goods and services that create no nuisance. Many uses that may create a nuisance, such as a gas station, are a use by-review in B-1 and would require a Special Use Permit from the Zoning Board of Appeals before the use could be permitted. The subject property complies with B-1 requirements for lot size, width, and coverage. Should the property be rezoned the property would need to provide at least five off-street parking spaces, which the property currently meets by providing 28 on-site parking spaces (Section 17-4-43., (b) (2)). Finally, there are commercial uses to the east of the property, and many properties to the east are zoned O-1, B-2, and B-3. There are a mix of residential and commercial uses along S. Pueblo Blvd near the subject property. Additionally, a city park is located directly to the west of the site.

The 2022 Regional Comprehensive plan designates this property as Suburban Neighborhood. The Suburban Neighborhood classification primarily calls for a variety of housing types: singly-family detached and attached homes, duplexes, townhomes, and multifamily buildings. However, the area also calls for neighborhood-scale commercial services and amenities along major corridors to support the surrounding neighborhood. The subject property is located off Lehigh Ave., a minor arterial roadway that provides connectivity of neighborhoods, areas, and regional features with many points of access. Per the City of Pueblo Roadway Classification Design Standards and Policies, minor arterial roadways are suited for mixed-use land use.

LAND USE AND PLANNING COMMENTS
CHARACTER AND COMPATIBILITY

Site Character: The site is 0.91 acres and contains an office facility.

Neighborhood Compatibility:

North	Mixed Residential (R-4) Zone District; multi-family housing
East	Mixed Residential (R-4) Zone District; childcare center, cottage homes
South	Mixed Residential (R-4) Zone District; apartments, duplexes
West	Government Use District (S-1) Zone District; neighborhood park

Comprehensive Plan Compliance: The 2022 Regional Comprehensive plan designates this property as Suburban Neighborhood. The Suburban Neighborhood classification primarily calls for single-family homes. Supporting land uses are neighborhood-scale commercial services, parks, schools, community gardens, public facilities, and other complimentary uses.

The subject property is located adjacent to Lehigh Ave, a minor arterial road that connects to Pueblo Blvd. The Suburban Neighborhood classification allows for appropriate neighborhood-scale commercial uses as supporting uses. Neighborhood-scale commercial uses, such as the proposed medical offices, provide residents with access to everyday needs within walking or bicycling distance from home. Thus, the proposed rezoning of this property into a low-intensity commercial zone district is consistent with the intent of the 2022 Regional 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 Suburban Neighborhood.**

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 **Not submitted. No development is planned at this time.**

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

❑ Comments **A tentative parking plan was submitted. No development is planned at this time.**

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

❑ Comments **Not submitted. No development is planned at this time.**

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

❑ Comments **Not submitted. No development is planned at this time.**

CONTEXT OF ZONE DISTRICT REQUIREMENTS PER §17-4-51(16) OF THE PMC:

Neighborhood Business (B-1) Zone District Standards:
The standards of the Neighborhood Business (B-1) Zone District are designed to retain and provide areas for the sale at retail of those convenience type goods and services required by 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. Uses that may create a nuisance are a use by-review in B-1. An office, medical is a use by right in a B-1 Neighborhood Business District.

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.

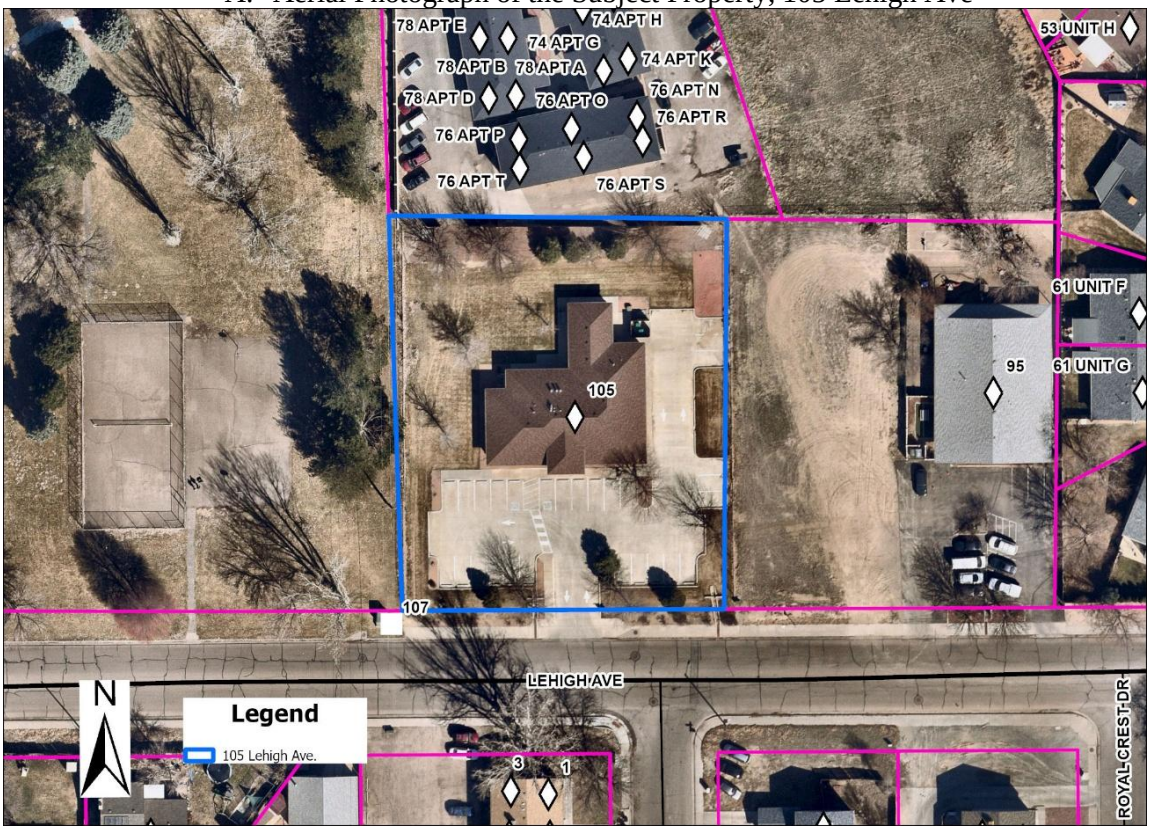
REFERRAL AGENCIES AND COMMENTS:

- 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- No Comment

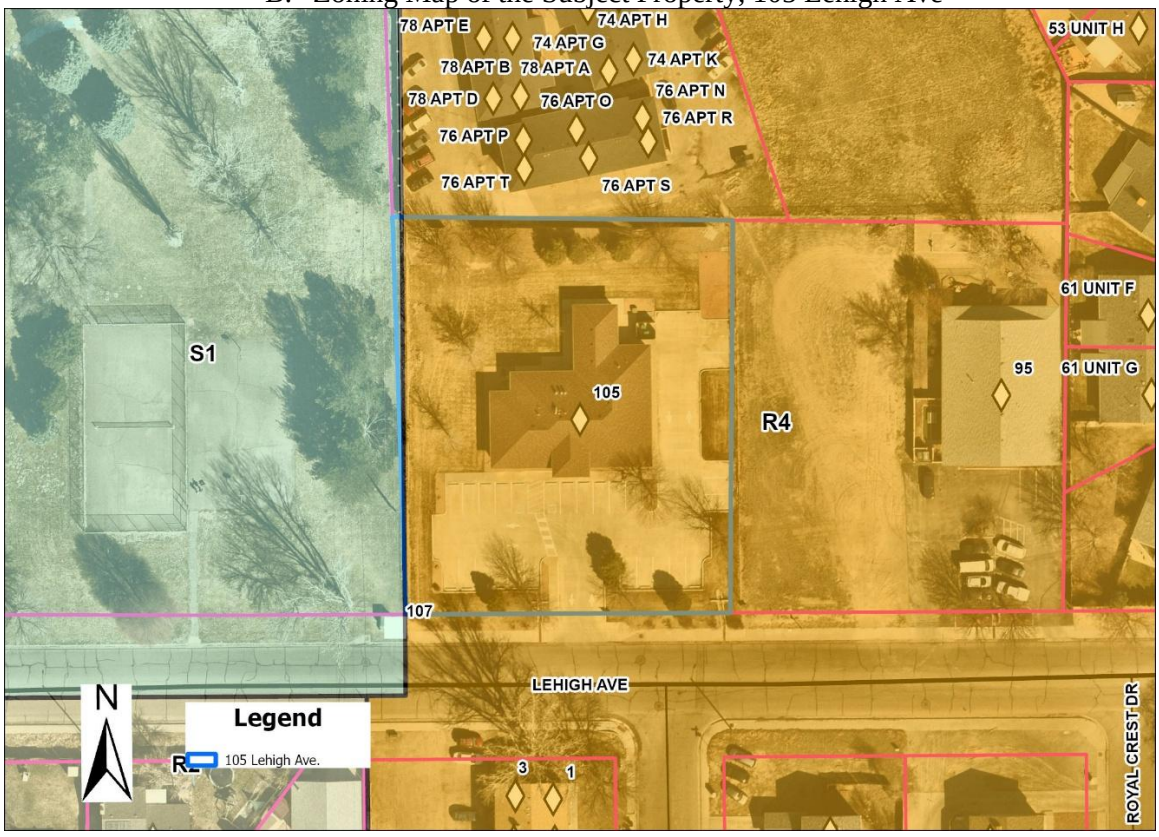
ATTACHMENTS:

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

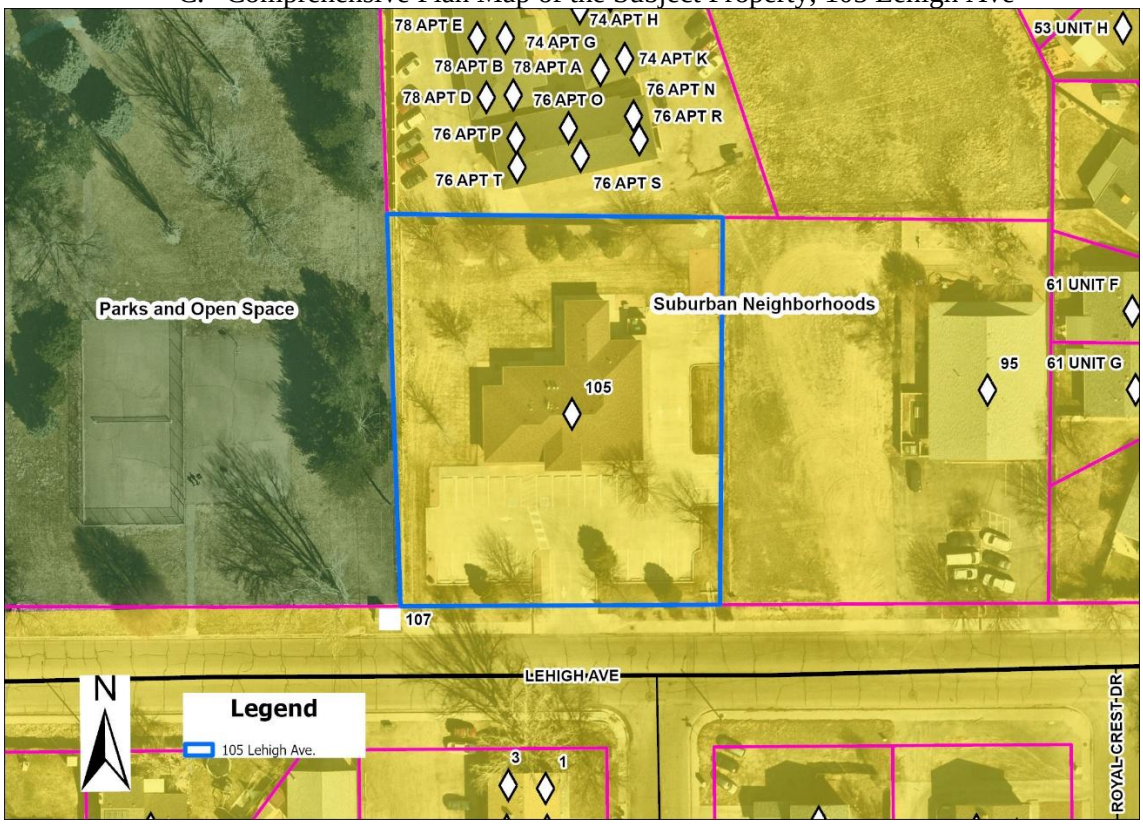
A. Aerial Photograph of the Subject Property, 105 Lehigh Ave



B. Zoning Map of the Subject Property, 105 Lehigh Ave



C. Comprehensive Plan Map of the Subject Property, 105 Lehigh Ave

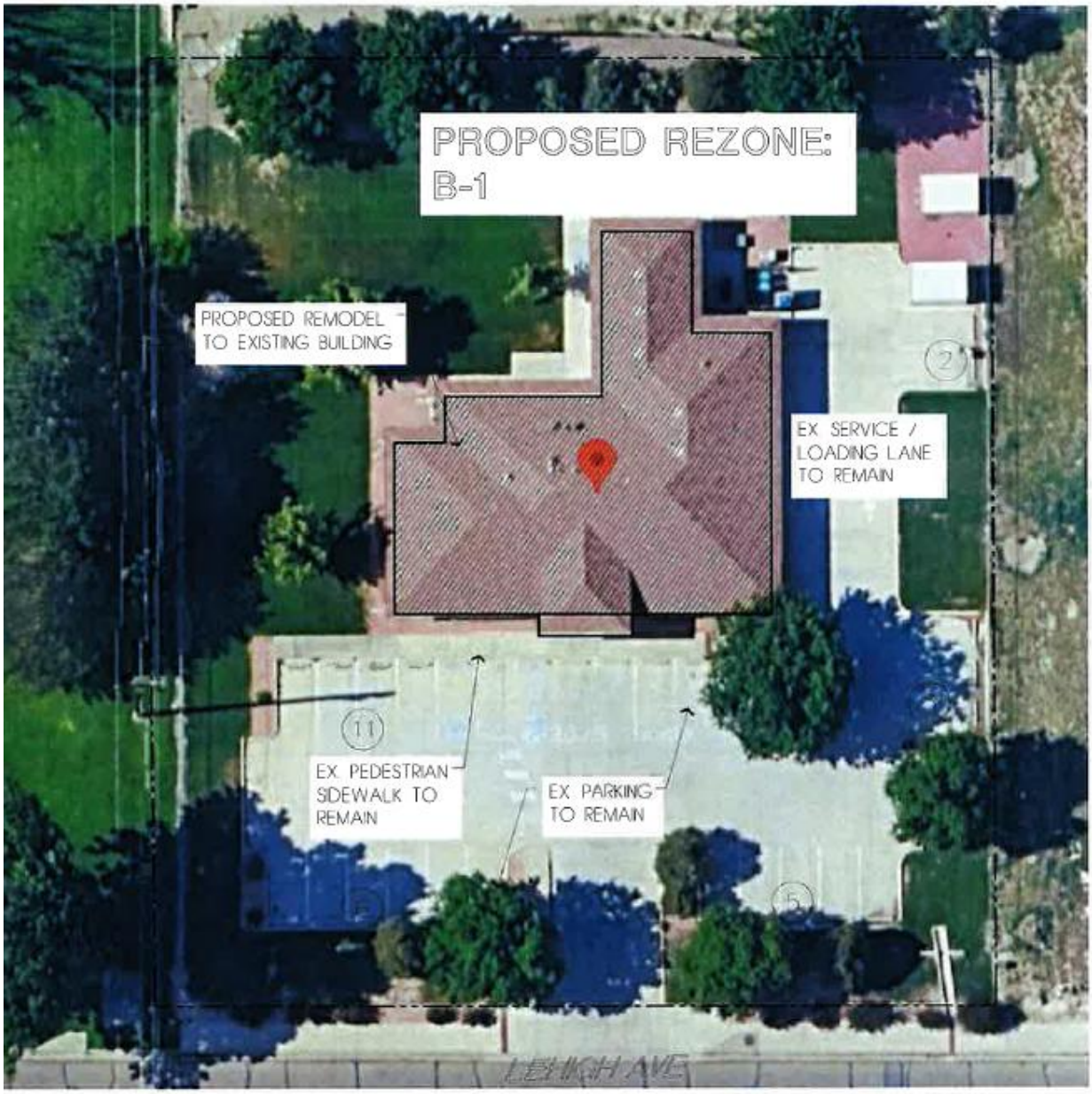


D. Site Photos, Public Notice

E. Zoning Exhibit of the Subject Property, 105 Lehigh Ave.

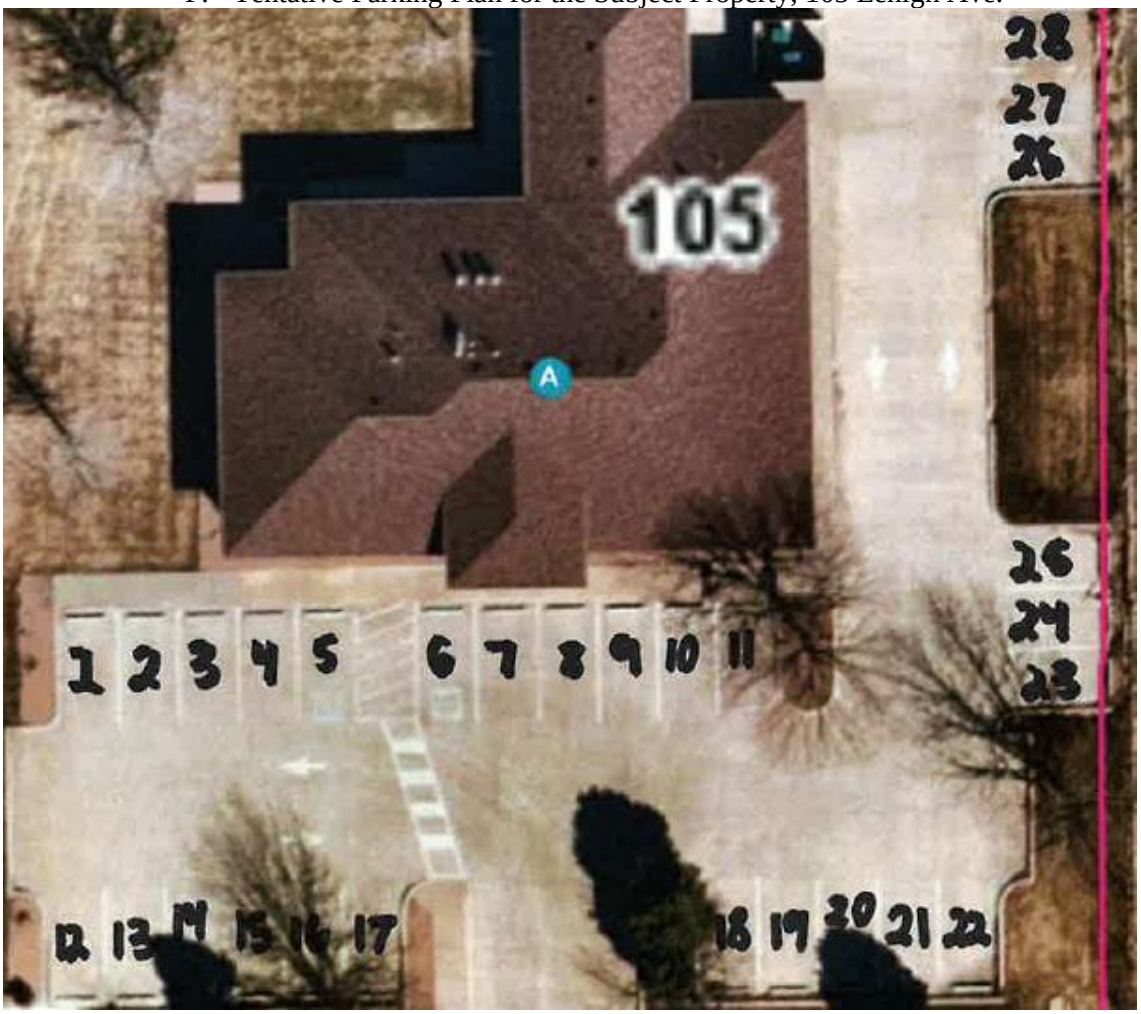
ZONING MAP AMENDMENT EXHIBIT

105 LEHIGH AVE



SITE PLAN EXHIBIT
SCALE: NOT TO SCALE

F. Tentative Parking Plan for the Subject Property, 105 Lehigh Ave.



G. Application

city of PUEBLO colorado

Planning & Community Development

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Planning & Zoning Map Amendment Application (Rezoning)

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

Property Owner

Name: Randy

Company: RCM Commercial Enterprises LLC

Address: 619 Lewis St. Castle Rock, CO Zip: 80104 - 1820

Phone: ( ) Email: ramikelson@gmail.com

Applicant

Name: Reece Cochran + Richard Ray

Company: Dental Specialist of Southern Colorado

Address: 332 Orchard Springs Dr. Suite 110 Zip: 81007 (Pueblo West)

Phone: (~~303~~) 918 · 955 · 6712 Email: RichardR@dsscperio.com

Person or Firm Representing (If Different From) Owner or Applicant

Name:

Company:

Address: Zip:

Phone: ( ) Email:

*The **applicant** will be the primary contact unless otherwise noted.*

Project Location:
(address or general description) 105 Lehigh Ave. Pueblo, CO 81005

Parcel# 15 - 091 - 04 - 008

Legal Description: Lot 8 Blk 6 Regency Park 6th Filing

Subdivision: 7114 Acreage: 0.91 AC

Existing Zone District:

R-4 : Mixed Residential

Proposed Zone District: B1

Purpose of this Application:

- [x] 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): B-1 to rezone for R-4 to [redacted] to allow the operation of a Dental office to conform.

(Continued from previous page)

Statement of Facts:
Justifying the zone change request. Be specific; use additional sheets if necessary.

See atlatched labelled "Justifying the zone change request"

Description of area surrounding proposed development:

See attached labelled "Description of Area Surrounding"

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 attatched labelled "General Description of Proposed 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: No new construction required

Estimated date for completion of project:

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

this project is already pre-funded through convential lending via a national banking institution. there is no "new construction" only interior remodels.

- [ ] 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	

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:	Randy Mikelson		
Signature:		Date:	09/30/2025
Applicant, if different from Property Owner			
Print Name:	Richard Ray		
Signature:		Date:	9/30/2025

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:	Randy Mikelson		
Signature:		Date:	09/30/2025

Applicant, if different from Property Owner			
Print Name:	Richard Ray		
Signature:		Date:	9/30/2025

General Description of Proposed Development

The proposed development consists of the **conversion and adaptive reuse** of the existing building at **105 Lehigh Avenue, Pueblo, CO 81005** into a **dental office** providing comprehensive oral healthcare services to the surrounding community. The building, formerly occupied by Spectrum as an I/DD Service Provider, is already configured for professional office use, including ADA access and off-street parking. No major structural additions are proposed; rather, minor interior and exterior modifications will be made to suit dental office operations.

Environmental Effect:

The proposed use will have **minimal environmental impact**. The site is already fully developed, with existing utility connections, landscaping, and paved parking. No expansion of impervious surfaces is anticipated. Daily operations of a dental office generate little to no noise, odor, or emissions. Standard medical waste disposal procedures will be employed in compliance with state and federal regulations. Overall, the development represents a low-impact reuse of an existing building.

Economic Effect:

The dental office will generate **positive economic impacts** by creating professional jobs (dentists, hygienists, assistants, and administrative staff) and by contributing to the local tax base. In addition, the practice will attract patients from the surrounding neighborhood and broader community, supporting adjacent businesses and reinforcing the corridor as a hub for professional and health services. Redevelopment of this underutilized property ensures that the site continues to contribute productively to the local economy.

Traffic Effect:

Dental offices typically operate on an **appointment-based system**, which naturally distributes patient visits throughout the day. As a result, traffic generation is modest compared to retail, restaurant, or higher-intensity commercial uses. Parking demand is limited and can be accommodated on the existing lot. Operating hours will generally align with standard business hours, reducing evening or late-night traffic impacts. The anticipated traffic impact is therefore **negligible** and compatible with the existing neighborhood street network.

Conclusion:

This rezoning will enable a needed community service to operate within an existing building in a manner that is environmentally responsible, economically beneficial, and traffic-neutral. The proposal is consistent with Pueblo's goals of promoting public health, encouraging adaptive reuse of existing properties, and ensuring land uses that are compatible with their surrounding neighborhoods.

Description of Area Surrounding

The subject property at **105 Lehigh Avenue** is located within the south Pueblo (81005) area, in a neighborhood characterized by a mix of **residential, institutional, and commercial uses**.

- **North:** Primarily residential homes, consisting of single-family dwellings typical of the R-4 district, along with pockets of small office and service uses.
- **South:** Additional residential uses with connections to local streets, along with neighborhood-serving commercial uses along nearby arterials.
- **East:** A mix of residential dwellings and professional service buildings, gradually transitioning toward more intensive commercial corridors.
- **West:** Residential development and local access streets, with commercial activity increasing closer to major arterials.

The property itself is located near established **community corridors** that support medical, retail, and service uses. The surrounding area therefore represents a **transitional zone** between residential neighborhoods and commercial corridors, making it suitable for professional/medical office development.

The existing building on the site has historically been used for **office-based services** (formerly Spectrum I/DD provider), and the surrounding infrastructure (streets, utilities, parking) is already in place to support this type of use. The proposed dental office will be compatible with the surrounding land uses, maintaining the professional service character along nearby corridors while providing a needed community amenity to local residents.

Surrounding Land Uses – 105 Lehigh Ave, Pueblo, CO

ZONING MAP AMENDMENT EXHIBIT
105 LEHIGH AVE

SITE PLAN EXHIBIT
SCALE: NOT TO SCALE

PROJECT TEAM

CLIENT/TENANT
RICHARD RAY
918-955-6712
RICHARDR@OSSCPERIO.COM
DR. REECE COCHRAN
R.CREIGHTON.C@GMAIL.COM

ARCHITECT
BUCHER DESIGN STUDIO, INC.
BRIAN K. BUCHER AIA, NCARB, ICC
PRESIDENT, ARCHITECT
12325 ORACLE BLVD. SUITE 101
COLORADO SPRINGS, CO 80921
(719) 484-0480

CONTRACTOR
TBD

APPLICABLE BUILDING CODES

2021 IBC (INTERNATIONAL BUILDING CODE)
2021 IFC (INTERNATIONAL FIRE CODE)
2021 IMC (INTERNATIONAL MECHANICAL CODE)
2021 IPC (INTERNATIONAL PLUMBING CODE)
2023 NEC (NATIONAL ELECTRICAL CODE)
2021 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)
2017 ICC A117.1 (ACCESSIBLE & USABLE BUILDINGS & FACILITIES)

PROJECT & SITE DATA

PROJECT NAME	TBD
PROJECT ADDRESS	105 LEHIGH AVE
TAX SCHEDULE NO	1509104006
LEGAL DESCRIPTION:	LOT 8 BLK 8 REGENCY PARK 6TH FILING
EXISTING ZONING	B-4
PROPOSED ZONING	B-1
LOT SIZE	9100 ACRES
PROPOSED USES	DENTAL OFFICE WELLNESS SPA
BY SETBACKS	FRONT 25' SIDE 5' REAR 15'

PARKING REQUIREMENTS

USE	AREA	RATIO	REQ'D
DENTAL OFFICE	5,000 SF	5 FOR FIRST 1,250 + 1 PER 250 SF	20

20 SPACES REQUIRED / 27 SPACES PROVIDED (EXISTING)

VICINITY MAP
NOT TO SCALE

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BUCHER DESIGN STUDIO

A PROPOSED DENTAL OFFICE FOR

DR. COCHRAN

105 LEHIGH AVE
PUEBLO, CO

Sheet Title
SITE PLAN EXHIBIT

Drawing Status
DD SET

Revisions		
No.	Description	By Date
1		

Date 10/30/25
Drawn by
Checked by
Scale AS NOTED
Job No

Sheet No.
A0
OF

November 24th, 2025

The City Planning and Zoning Commission will hold a public hearing on a request from Reece Cochran and Richard Ray for the approval of the following application:

Z-25-21 Rezone: Rezoning of 0.91 acres located at 105 Lehigh Ave from Mixed Residential (R-4) to Neighborhood Business (B-1) Zone District to facilitate the use of the property for a medical office space.

The Planning and Zoning Commission meeting will be held on **December 10, 2025, at 3:30 p.m.** in City Council Chambers at 1 City Hall Place. The meeting will be recorded and can be viewed via Zoom, but **no testimony will be heard virtually** (Zoom info available at www.pueblo.us/PandZ).

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

Beritt Odom, Planning & Community Development Director
By Riane Ledford, Planner
(719) 553-2321

November 24th, 2025

The City Planning and Zoning Commission will hold a public hearing on a request from Reece Cochran and Richard Ray for the approval of the following application:

Z-25-21 Rezone: Rezoning of 0.91 acres located at 105 Lehigh Ave from Mixed Residential (R-4) to Neighborhood Business (B-1) Zone District to facilitate the use of the property for a medical office space.

The Planning and Zoning Commission meeting will be held on **December 10, 2025, at 3:30 p.m.** in City Council Chambers at 1 City Hall Place. The meeting will be recorded and can be viewed via Zoom, but **no testimony will be heard virtually** (Zoom info available at www.pueblo.us/PandZ).

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

Beritt Odom, Planning & Community Development Director
By Riane Ledford, Planner
(719) 553-2321

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Beritt Odom, Planning & Community Development Director
By Riane Ledford, Planner
(719) 553-2321

CASE NUMBER Z-25-21

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 105 Lehigh 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.

11-24-25
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin Mailed by Carol

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

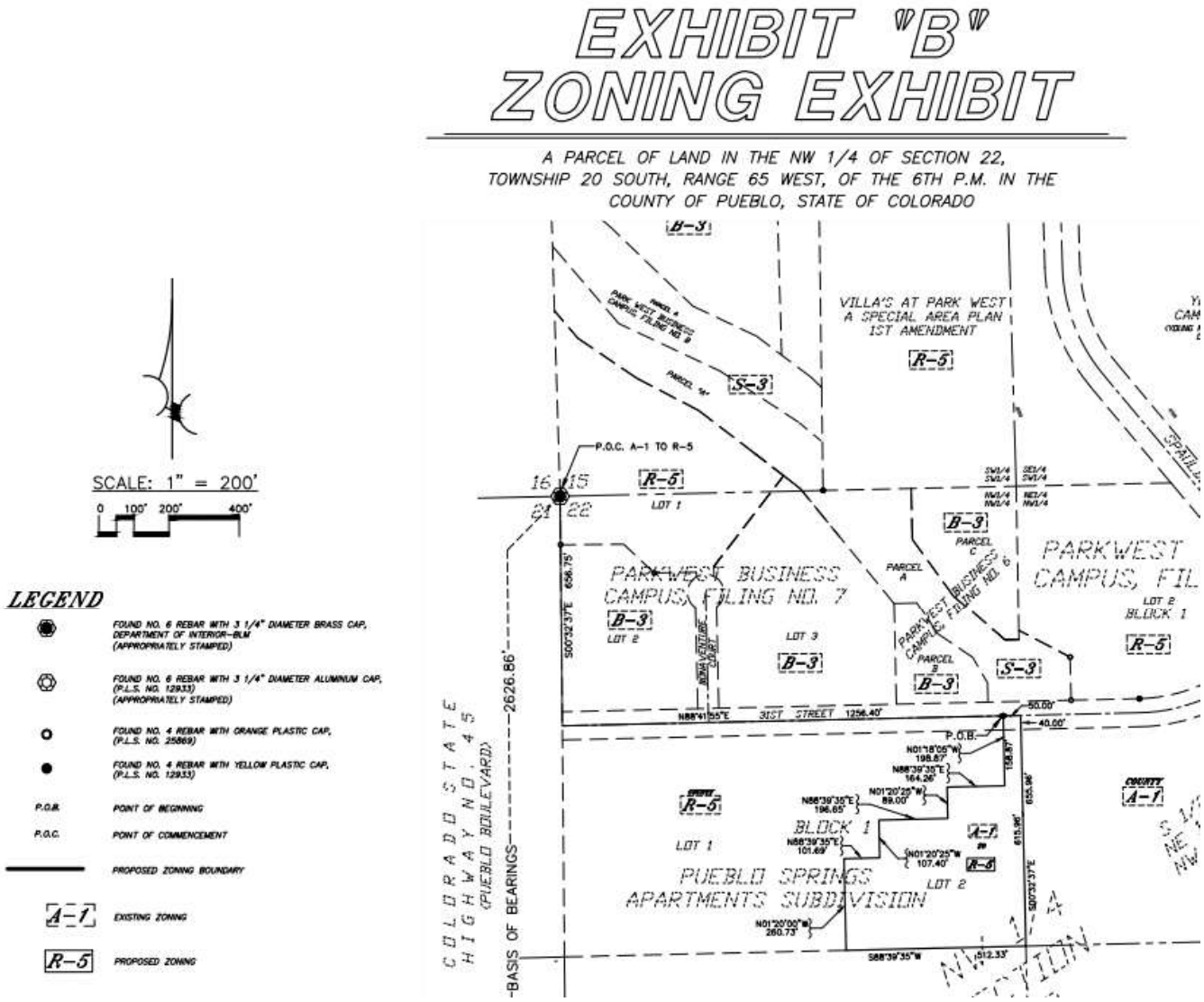
11-24-25
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin
Photo uploaded into comp folder 12-2-25 by Planner

Owner	OwnerStree	OwnerCity	Owr	OwnerZip
1 CASTLE ROYAL DRIVE LLC	5755 ESCAPARDO WAY	COLORADC	CO	80917-3341
ALGIEN NATHAN D	18 VASSAR AVE	PUEBLO	CO	81005-1955
AMERICAN DREAM LAND DEVELOPMENT OF COLORADO LLC	7941 FERNCLIFF DR	COLORADC	CO	80920-8007
ANZLOVAR SHEILA M	1112 S ASH ST	YUMA	CO	80759-3104
BACA JOSEPH E/ BACA LISA A	5 EMPEROR CT	PUEBLO	CO	81005-2112
BRAMALL JAMES H III	28292 GALE RD	PUEBLO	CO	81006-9617
BROWDUES JANICE K	5818 CANYON RESERVE HT	COLORADP	CO	80919-6526
CANTOR ISSIE/CANTOR MARIEANN K	61 SOVEREIGN CIR APT H	PUEBLO	CO	81005-1860
CHANDLER FAMILY TRUST	53 SOVEREIGN CIR APT E	PUEBLO	CO	81005-1800
CHU YEE WONG DAVID	435 VALLEY ST	EL SEGUNI	CA	90245-2934
DARCHER PROPERTIES LLC	2129 RIDGEWOOD LN	PUEBLO	CO	81005-2726
DRILLESTATE LLC	PO BOX 2303	PUEBLO	CO	81004-0303
GIRO JOHN ROBERT	6 CASTLE ROYAL DR	PUEBLO	CO	81005-2109
GURULE PEARL G	449 SUNSET LN	PUEBLO	CO	81005-1140
M + A PROPERTIES LLC	120 MCCOY ST	WINNEMU	NV	89445-3971
MARSHALL JUSTIN / MARSHALL SAVANNAH	2 EMPEROR CT	PUEBLO	CO	81005-2112
MARTINEZ BRANDI J	1 EMPEROR CT	PUEBLO	CO	81005-2112
MCDONALD CONSTANCE L	61 SOVEREIGN CIR APT G	PUEBLO	CO	81005-1860
MENDOZA B M/MENDOZA J/MENDOZA JOHN/LEYBA L/MCILLWAIN A L	JOSEPH MENDOZA 159 ALI	PUEBLO	CO	81005-3903
MONTGOMERY GERRY J/MONTGOMERY DIAN L	40 REGENCY BLVD APT A	PUEBLO	CO	81005-1890
MORAN JOHN	48 N ELECTRONIC DR	PUEBLO W	CO	81007-1444
NEIGHBORHOOD SERVICES INC	1080 CHINOOK LN	PUEBLO	CO	81001-1850
PANTLEO PHIL C/FABRIZIO PANTLEO SHEILA K	53 SOVEREIGN CIR APT F	PUEBLO	CO	81005-1800
PENCIS LYNDA SUE	61 SOVEREIGN CIR APT E	PUEBLO	CO	81005-1860
R C M COMMERCIAL ENTERPRISES	619 LEWIS ST	CASTLE RO	CO	80104-1820
RUBIO NEO	8 CASTLE ROYAL DR	PUEBLO	CO	81005-2109
SANCHEZ KENNETH ROGER	1609 ALEXANDER CIR	PUEBLO	CO	81001-2001
SANCHEZ MARIO L AND DOROTHY A 2005 REVOCABLE TRUST	61 SOVEREIGN CIR APT I	PUEBLO	CO	81005-1842
SANTOS MADELINE M/SANTOS JAMES M	61 SOVEREIGN CIR APT F	PUEBLO	CO	81005-1860
SOTO KEITH/SOTO OLIVIA	323 QUINCY ST	PUEBLO	CO	81004-2024
SPRUCE HOMES LTD	323 QUINCY ST	PUEBLO	CO	81004-2024
TRUJILLO JOSEPH R	53 SOVEREIGN CIR APT H	PUEBLO	CO	81005-1800
VELLAR BRANDI L	4 EMPEROR CT	PUEBLO	CO	81005-2112
WOODSTONE AT REGENCY PARK	UNKNOWN	PUEBLO	CO	
YBARRA AMBER M	80 PENNWOOD LN	PUEBLO	CO	81005-1816

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



F. Application

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

city of PUEBLO colorado

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. 31st 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

city of PUEBLO colorado
Planning & Zoning Commission

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. 31st St. Pueblo, CO. 81008
CONCURRENT REQUESTS:	N/A

REQUEST:
Rezone 4.7-acres located at 3210 W. 31st 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. 31st 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. 31st 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

Site Character: The subject property is currently undeveloped.

Neighborhood Compatibility:

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. 31st 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.

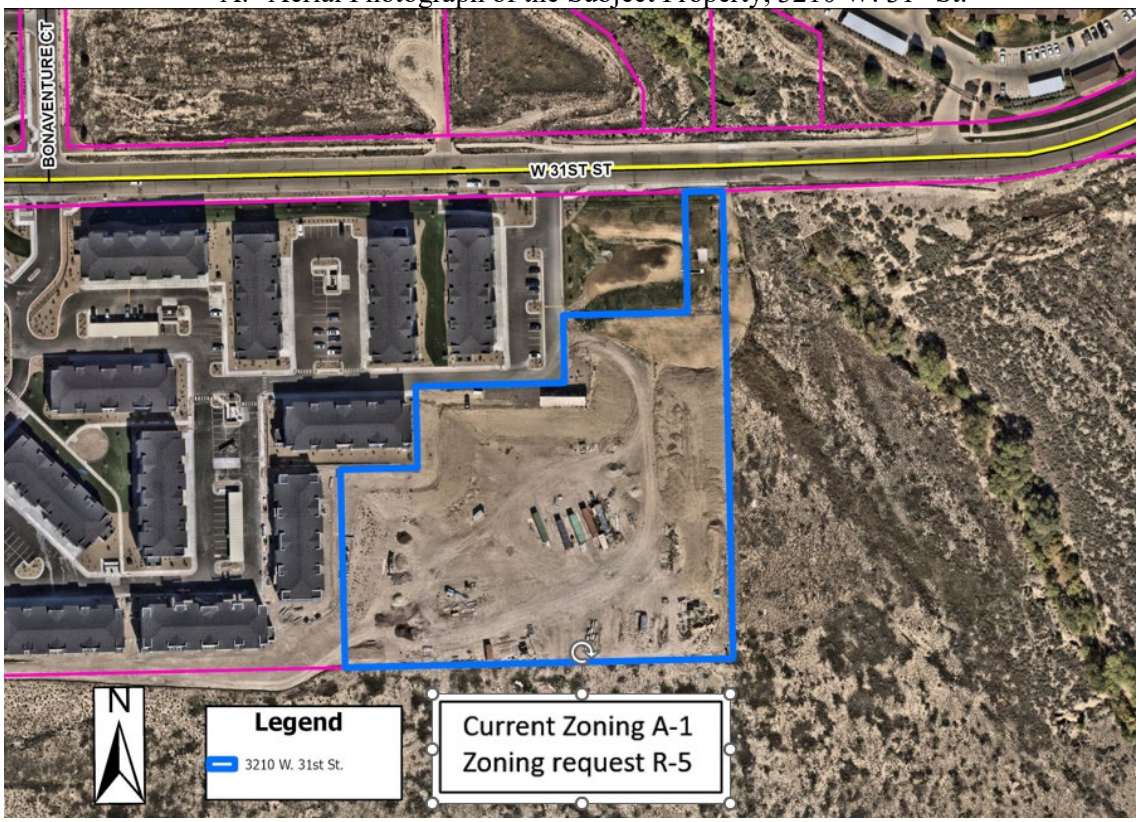
REFERRAL AGENCIES AND COMMENTS:

- 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

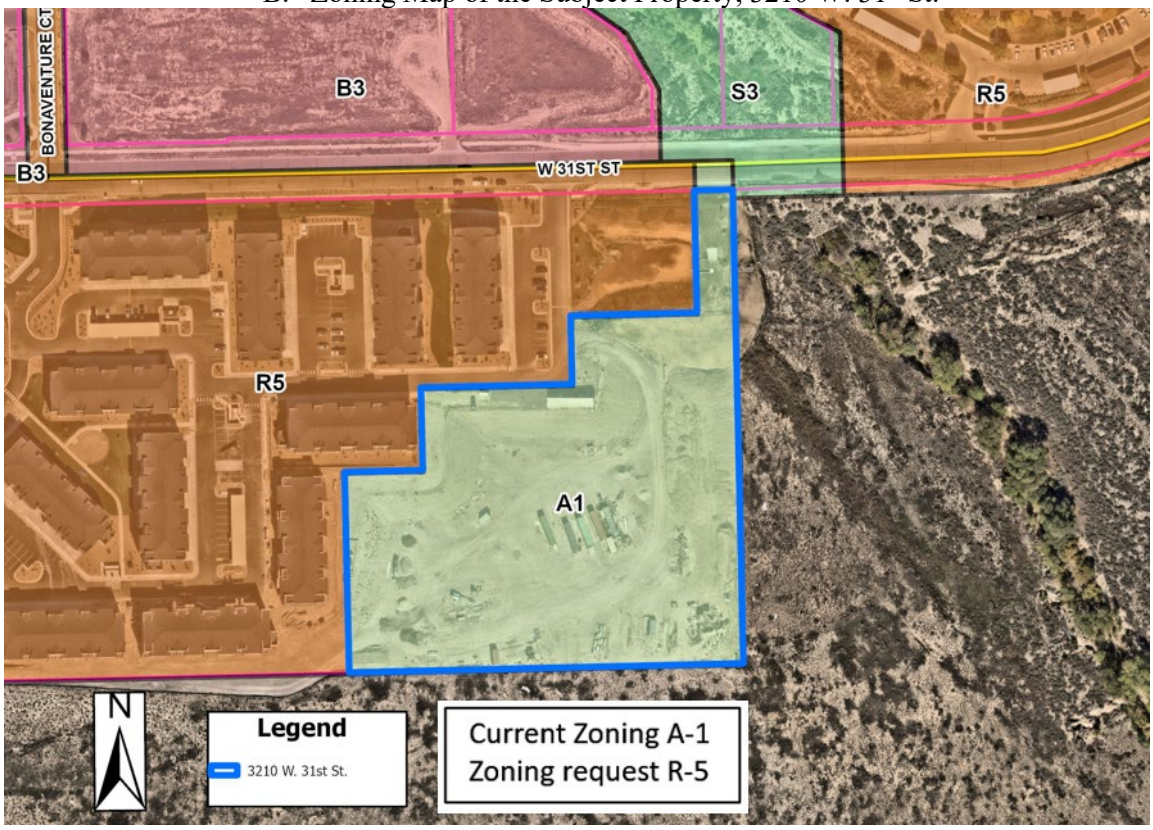
ATTACHMENTS:

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

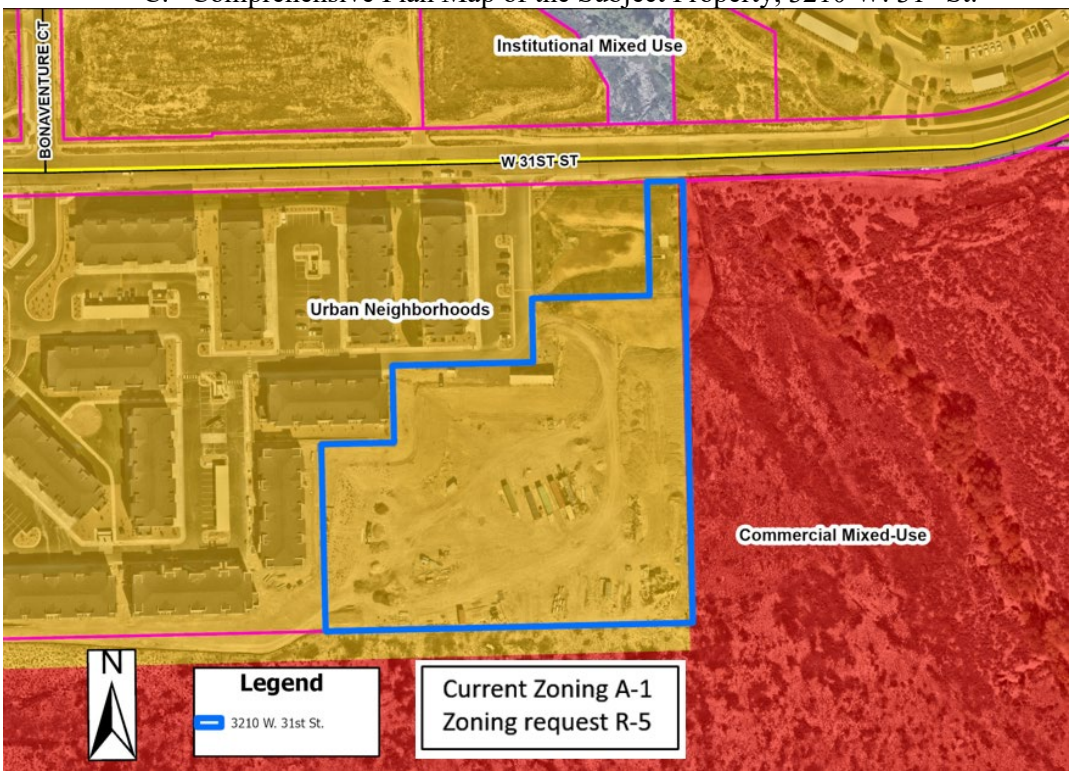
A. Aerial Photograph of the Subject Property, 3210 W. 31st St.



B. Zoning Map of the Subject Property, 3210 W. 31st St.



C. Comprehensive Plan Map of the Subject Property, 3210 W. 31st St.



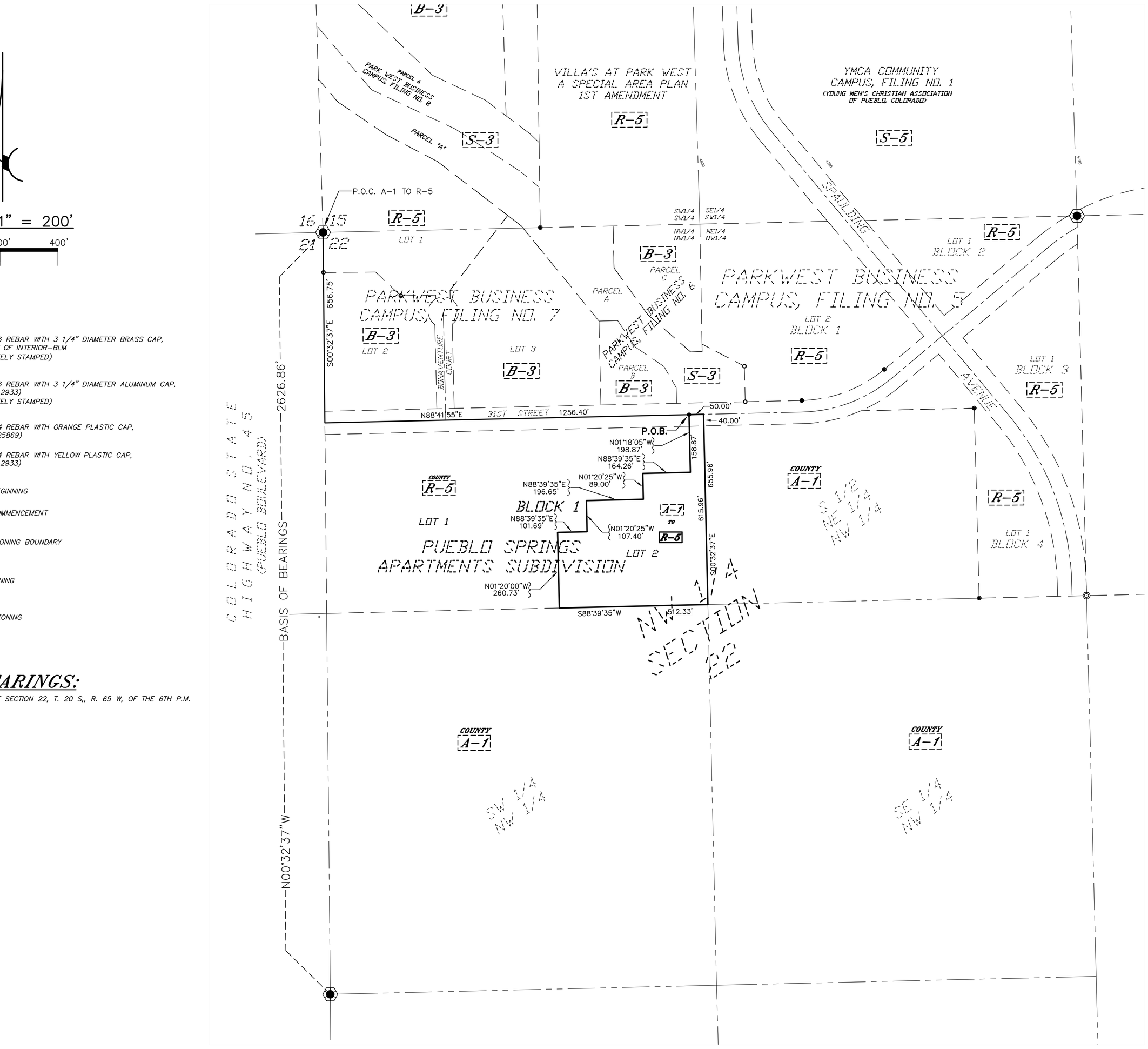
D. Site Photos, Public Notice

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

SCALE: 1" = 200'

0 100' 200' 400'



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
- A-1 — EXISTING ZONING
- R-5 — 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

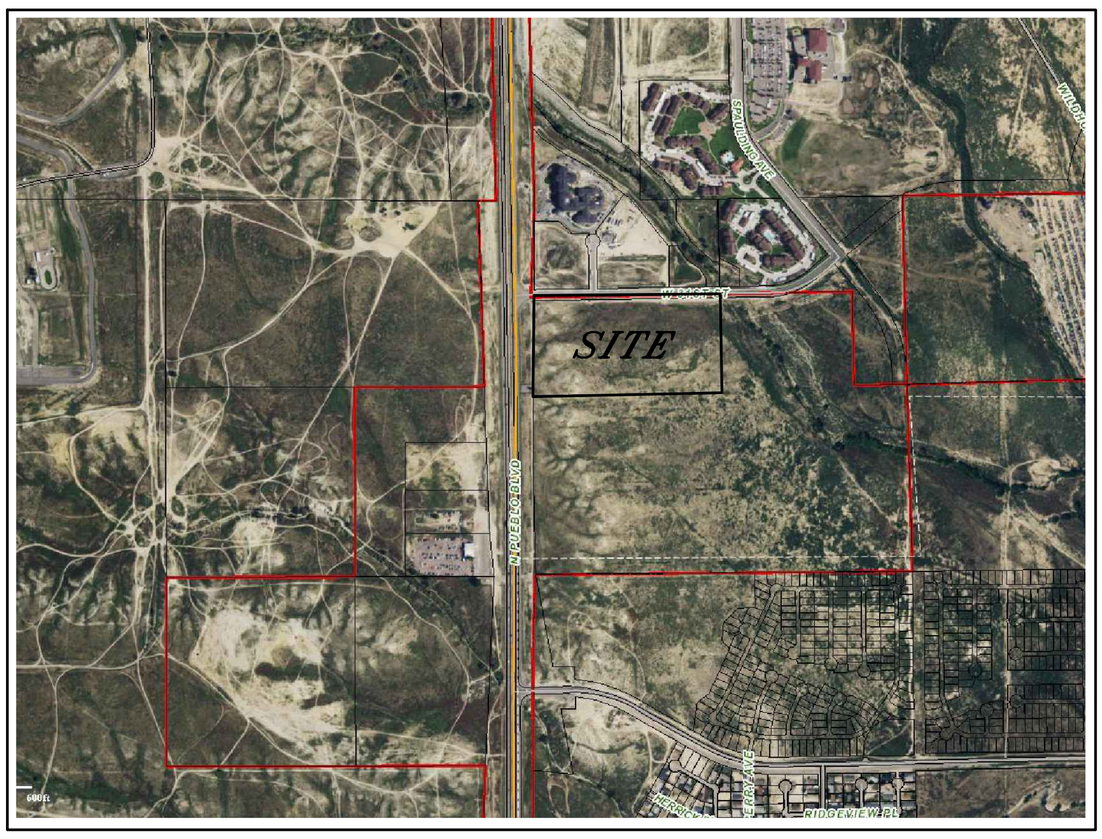
REZONE A–1 TO R–5

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 6th P.M. and a portion of the South one–half of 31st 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 31st 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 31st St. and Point of Beginning.

Containing 4.75 acres, more or less.



VICINITY MAP

NOT TO SCALE

PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

city of PUEBLO colorado

Planning & Community Development

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Planning & Zoning Map Amendment Application (Rezoning)

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

Property Owner	
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
Applicant	
Name: Same as Owner	
Company:	
Address:	Zip:
Phone: ( )	Email:
Person or Firm Representing (If Different From) Owner or Applicant	
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
*The **applicant** will be the primary contact unless otherwise noted.*	
Project Location: 31st St, S1/2, NW1/4, N1/4, Sec 22, T20S R65W (address or general description)	
Parcel# 0522005002	
Legal Description: See Attachment	
Subdivision: Pueblo Springs Apartments Sub.	Acreage: 4.70 acres more or less
Existing Zone District: A-1	**Proposed Zone District:** 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 liews 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 utlities 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 S CHUKLY / 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 31st Street with the Villas at Parkwest Apartments development adjacent to the north side of 31st 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:

- GM — GAS METER
- WM — WATER METER
- EM — ELECTRIC METER
- GV — GAS VALVE
- ICV — IRRIGATION CONTROL VALVE
- WV — WATER VALVE
- FIRE HYDRANT
- MH — MANHOLE (UNKNOWN)
- S — SANITARY SEWER MANHOLE
- ST — STORM SEWER MANHOLE
- T — TELEPHONE MANHOLE
- W — 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*

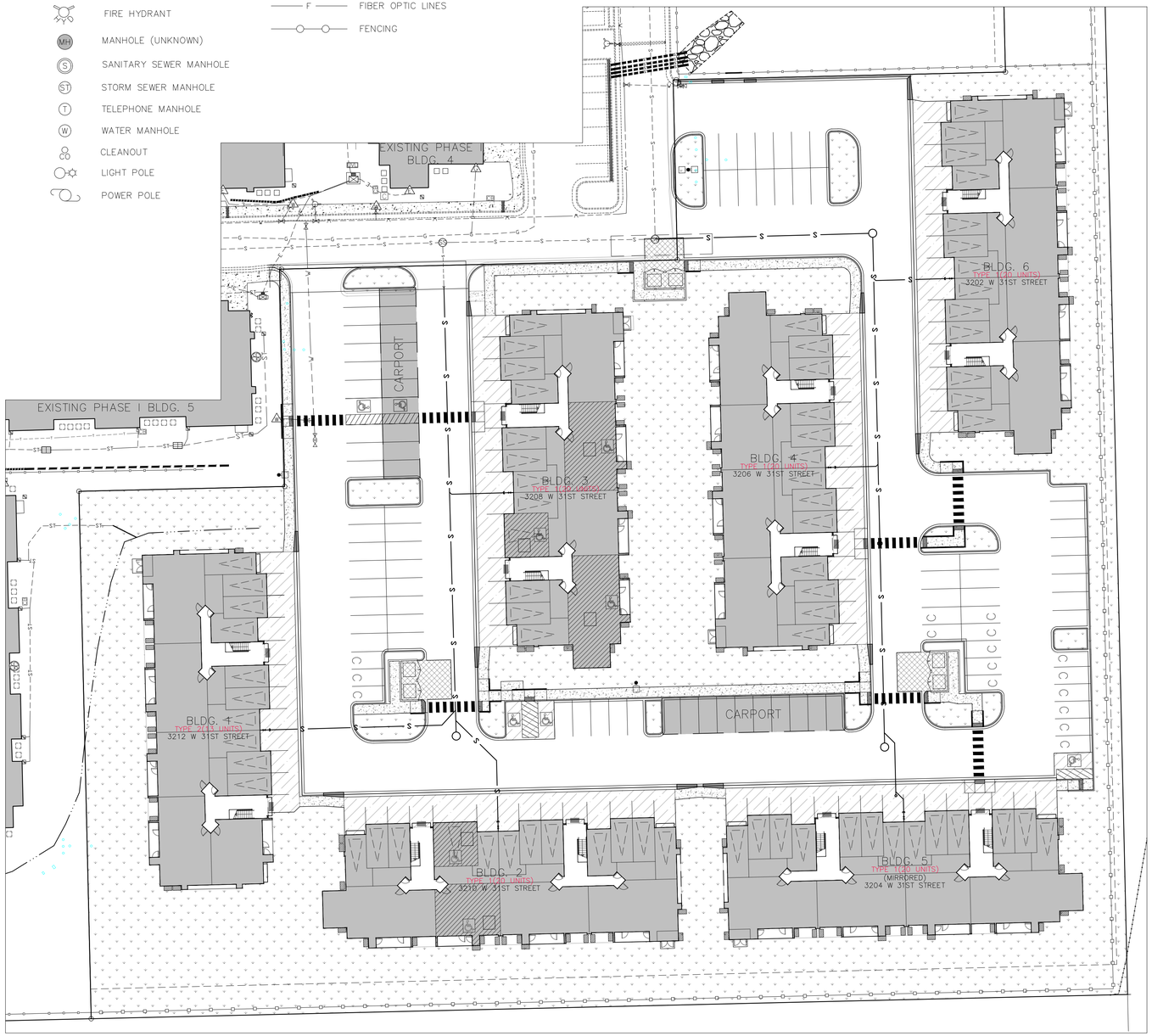


Exhibit “A”

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 6th P,M. and a portion of the South one-half of 31st 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 31st 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 31st St. and Point of Beginning.

Containing 4.75 acres, more or less.

From: 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> wrote:

> Hello Reviewers,
>
> Please review the rezoning for 3210 W. 31st St. (Z-26-03) by **April 1st, 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]

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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. 31st 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).

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

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

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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.31st 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 Capuchin

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. 31st St. upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

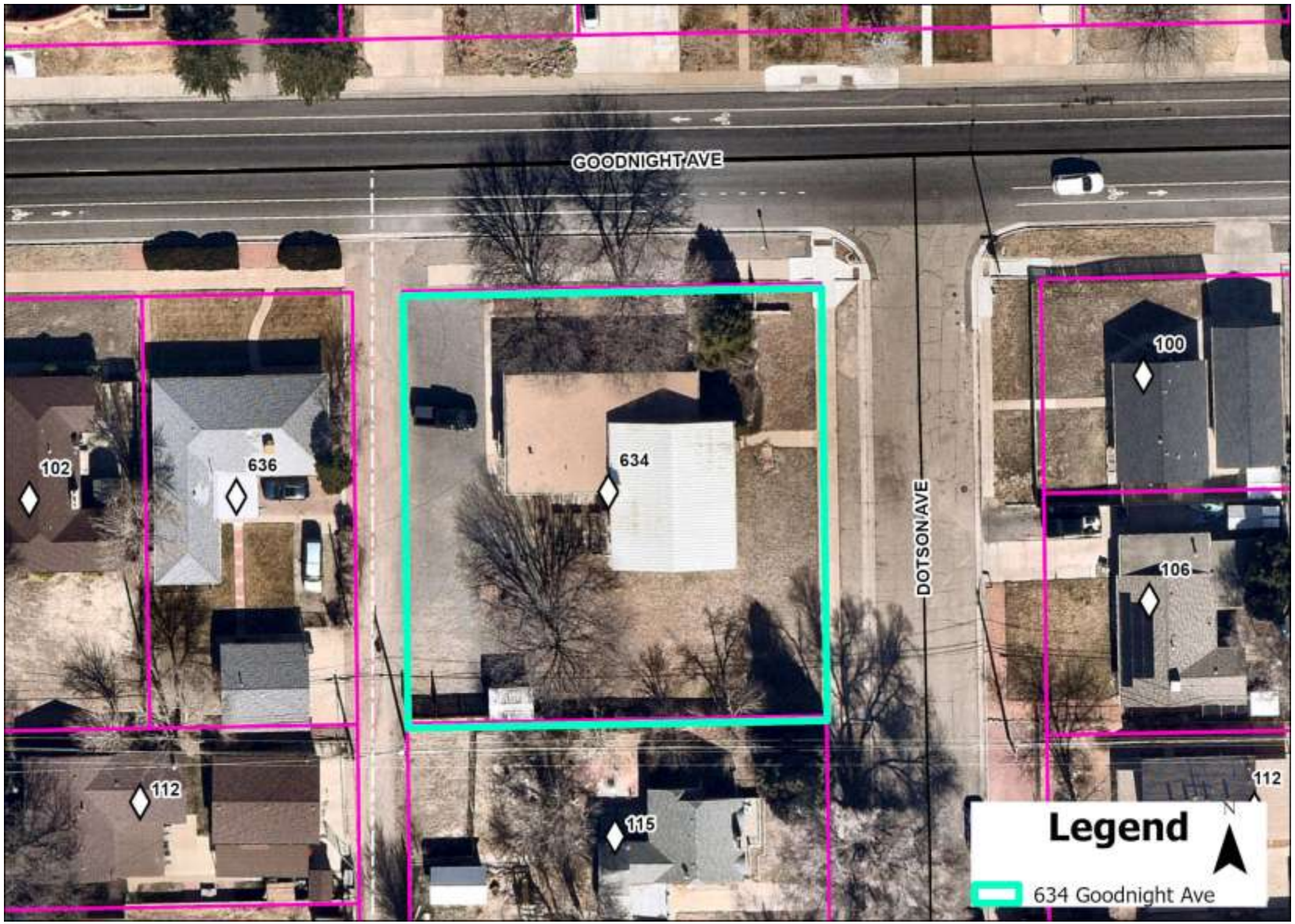
March 2, 2026
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By: Cindy Capuchin

Owner	OwnerStree	OwnerCity	Owr	OwnerZip
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

city of PUEBLO colorado
Planning & Zoning Commission

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.

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

city of PUEBLO colorado

Planning & Zoning Commission

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.

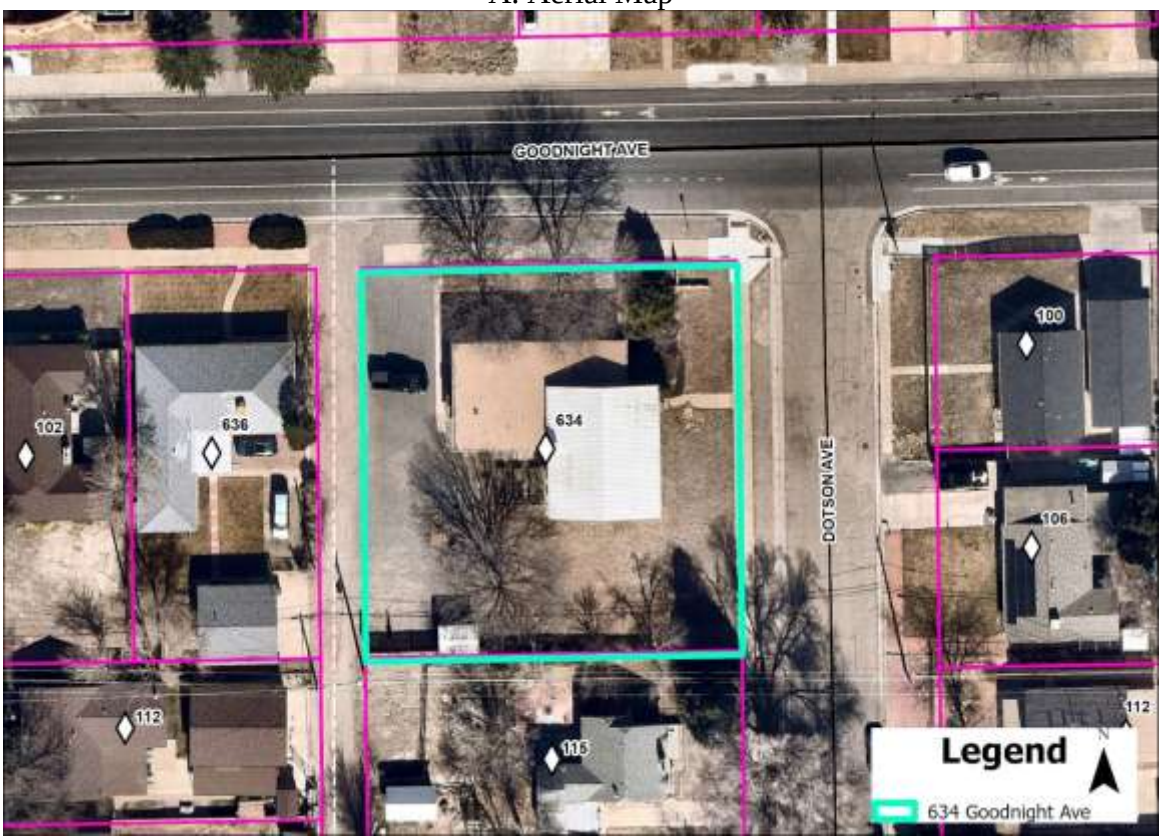
REFERRAL AGENCIES AND COMMENTS:

• 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

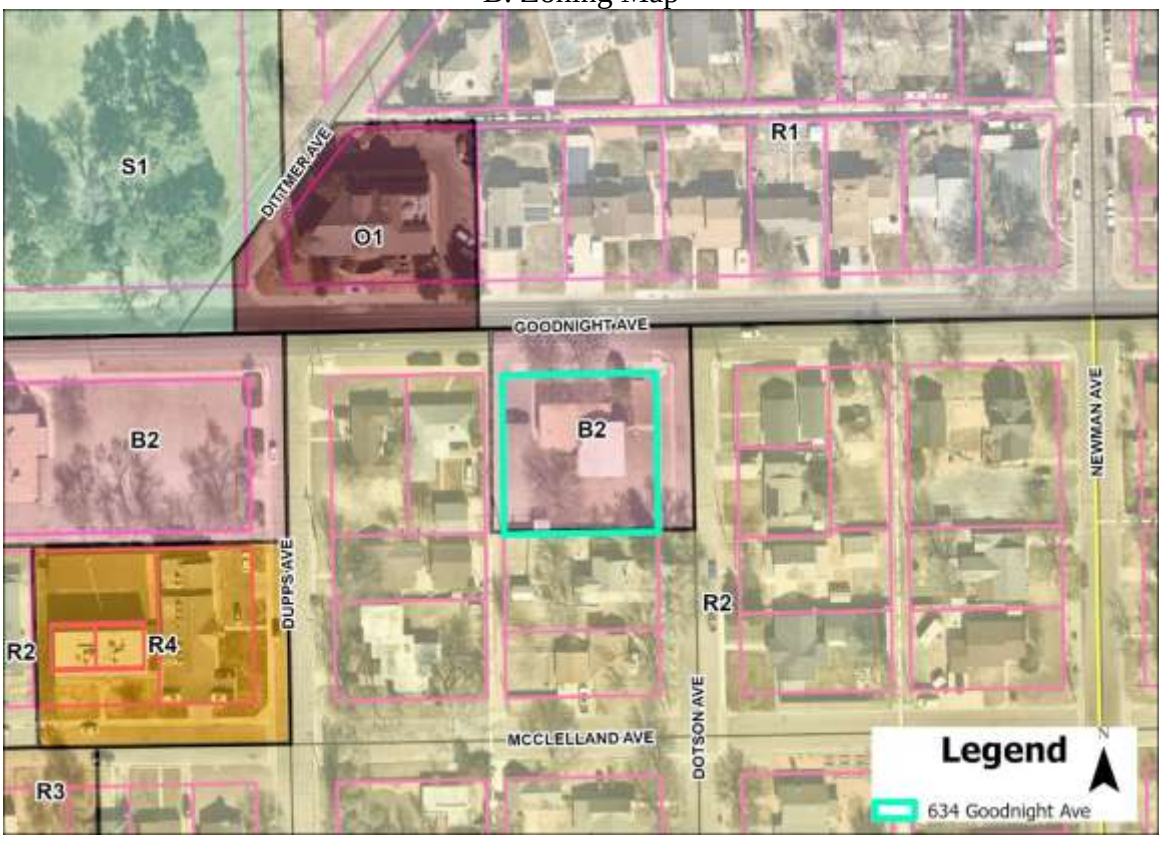
ATTACHMENTS:

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

A. Aerial Map



B. Zoning Map

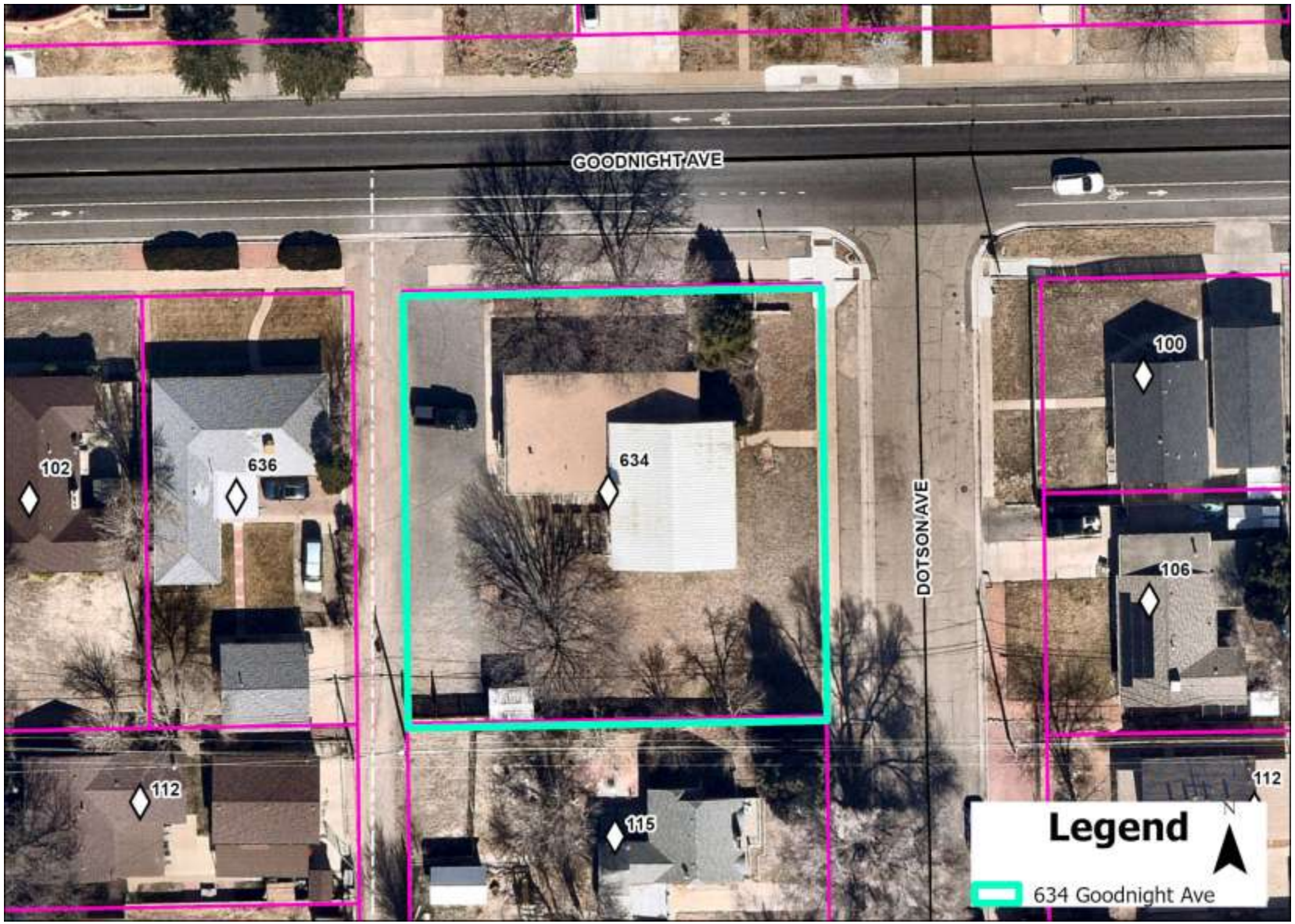


C. Comprehensive Plan Map

D. Public Notice & Site Photos

Colorado Natural
TOP VALUE
PAINTING
AND STAINING
NEED HELP
PAINTING YOUR
HOUSE?
CALL FOR A FREE QUOTE!
719-994-4271

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.

city of PUEBLO colorado

Planning & Community Development

101 W Riverwalk | Pueblo, Colorado 81003 | Tel 719-553-2259 | www.pueblo.us

Planning & Zoning Map Amendment Application

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

Property Owner	
Name: Gerard Lee Trujillo	
Company:	
Address: 714 w 9th St	Zip: 81003
Phone: (719) 250-7608	Email: Pueblooautoexperts@gmail.com
Applicant	
Name: Gerard Lee Trujillo	
Company:	
Address: 714 w 9th St	Zip: 81003
Phone: (719) 250 7608	Email: Pueblooautoexperts@gmail.com
Person of Firm Representing Owner or Applicant	
Name:	
Company:	
Address:	Zip:
Phone: ( )	Email:
The applicant will be the primary contact unless otherwise noted.	

Project Location: (address or general description) 634 Goodnight Ave Pueblo CO 81005

Legal Description: Lots 1 TO 5 BLK 1 Adams Sub

Subdivision: Adams Sub Acreage: 0.38

Existing Zone District: B-2 **Proposed Zone District:** R-2

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): _____

(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 Taylor		
Signature:		Date:	3-6-26
Applicant, if different from Property Owner			
Print Name:			
Signature:		Date:	

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	

April 24, 2026

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By Mikaylin Hackley, Planner
(719) 553-2259

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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).

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

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

April 24, 2026

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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 Capuchin

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.

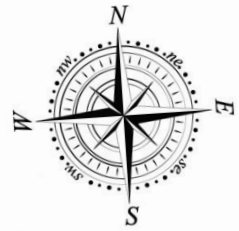
March 2, 2026
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By: Cindy Capuchin

Owner	OwnerStree	OwnerCity	Owr	OwnerZip
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	106 DOTSON AVE	PUEBLO	CO	81005-1215
RESIDENCE	PO BOX 432	PUEBLO	CO	81002-0432
PARK MANOR CONDOMINIUMS	UNKNOWN	PUEBLO	CO	
ROSS ADAM J	633 GOODNIGHT AVE	PUEBLO	CO	81005-1224
SAGE PARNERS LLC	5425 NATURE CENTER RI	PUEBLO	CO	81003
SAMUELS WILLIAM G/SAMUELS MARILYN I	91 CORNELL CIR	PUEBLO	CO	81005-1645
SANCHEZ MICHAEL A	100 DOTSON AVE	PUEBLO	CO	81005-1215
SANTOS DAVID F	112 DUPPS AVE	PUEBLO	CO	81005-1219
SMART IRA/SMART ILA/STONE RHONDA K	4282 COUNTY 4 NE	REMER	MN	56672-2403
TRUJILLO FAMILY TRUST	613 GOODNIGHT AVE	PUEBLO	CO	81005-1224
VILLEGAS JESUS V	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

city of PUEBLO colorado

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 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

city of PUEBLO colorado
Planning & Zoning Commission

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 12th St. from R-5 to B-1 Zone District
APPLICANT:	Micah Lorenc; Purple Mountain Holdings LLC
PROPERTY OWNER:	Pueblo County
LOCATION:	229 W 12th 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 12th 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 Histoirc 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

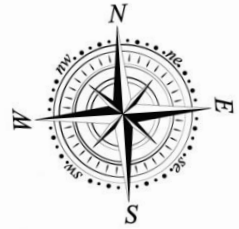
D. Public Notice & Site Photos

Building frontage from 12th St.

Parking area included in rezoning

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 #: _____

Property Owner	
Name: Pueblo County	
Company: Pueblo County Government	
Address: 215 W 10th St. Pueblo, CO	Zip: 81003
Phone: ( )	Email: swearingenz@pueblocounty.us
Applicant	
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
Person of Firm Representing Owner or Applicant	
Name: Micah Lorenc	
Company:	
Address:	Zip:
Phone: ( )	Email:
The applicant will be the primary contact unless otherwise noted.	

Project Location: (address or general description) 229 W 12th Street, Pueblo, Colorado

Legal Description: Lots 9, 10, and 11, Block 11, County Addition to the City of Pueblo, Colorado

Subdivision: 60 Central Acreage: 0.363

Existing Zone District: R-5 **Proposed Zone District:** B-1

Purpose of this Application:

- [X] 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):_____

_____

(Continue Next Page)

(Continued from previous page)

Statement of Facts:
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.

☒ 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.

❑ 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:	Zach Swearingen	
Signature:		Date: 3-12-2026
Applicant, if different from Property Owner		
Print Name:	Micah Lorenc	
Signature:		Date: 3/8/2026

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

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:

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(719) 553-2259

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By Mikaylin Hackley, Planner
(719) 553-2259

CASE NUMBER: Z-26-05

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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. 12th 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 Capuchin

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. 12th 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 Capuchin

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 NACIEMIENTO 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

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative

city of PUEBLO colorado
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

city of PUEBLO colorado
Historic Preservation Commission

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 remainincluding 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 17th 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 mozzerella 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:

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- 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
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- 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:

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Exhibits B&C

Photos provided by applicant

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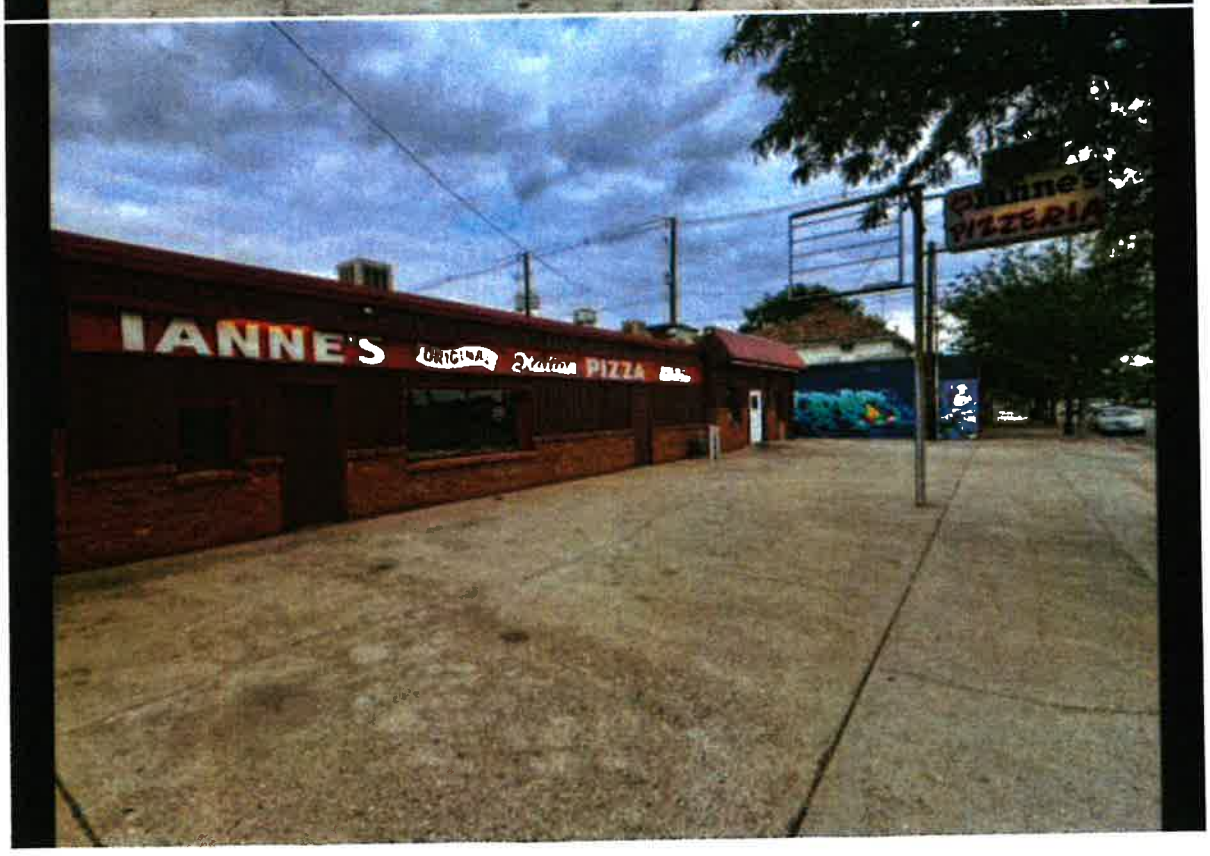
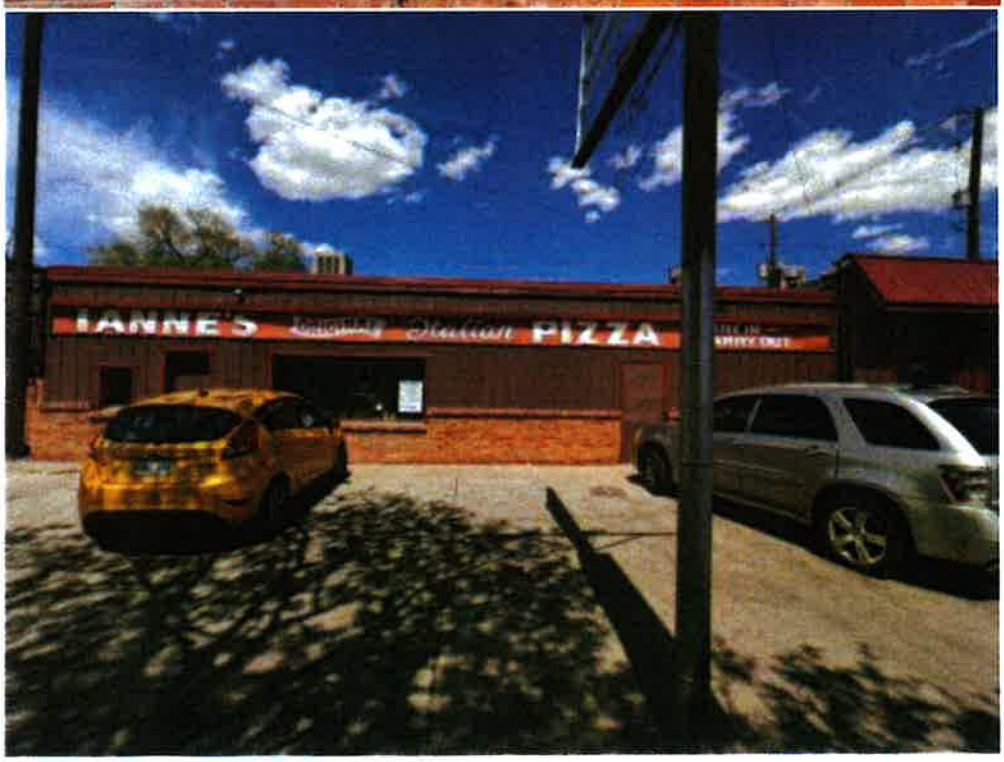

IANNE'S
ORIGINAL
Italian PIZZA
PIZZERIA

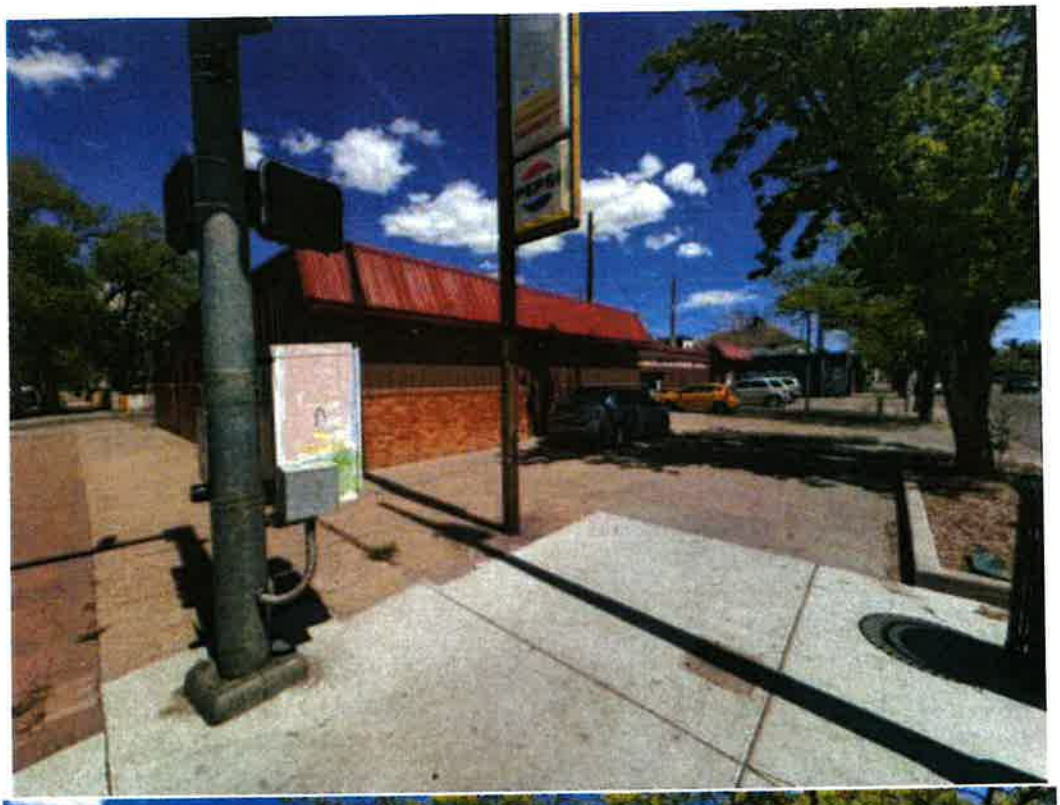
Lifestyle
When
pizza
came to Pueblo

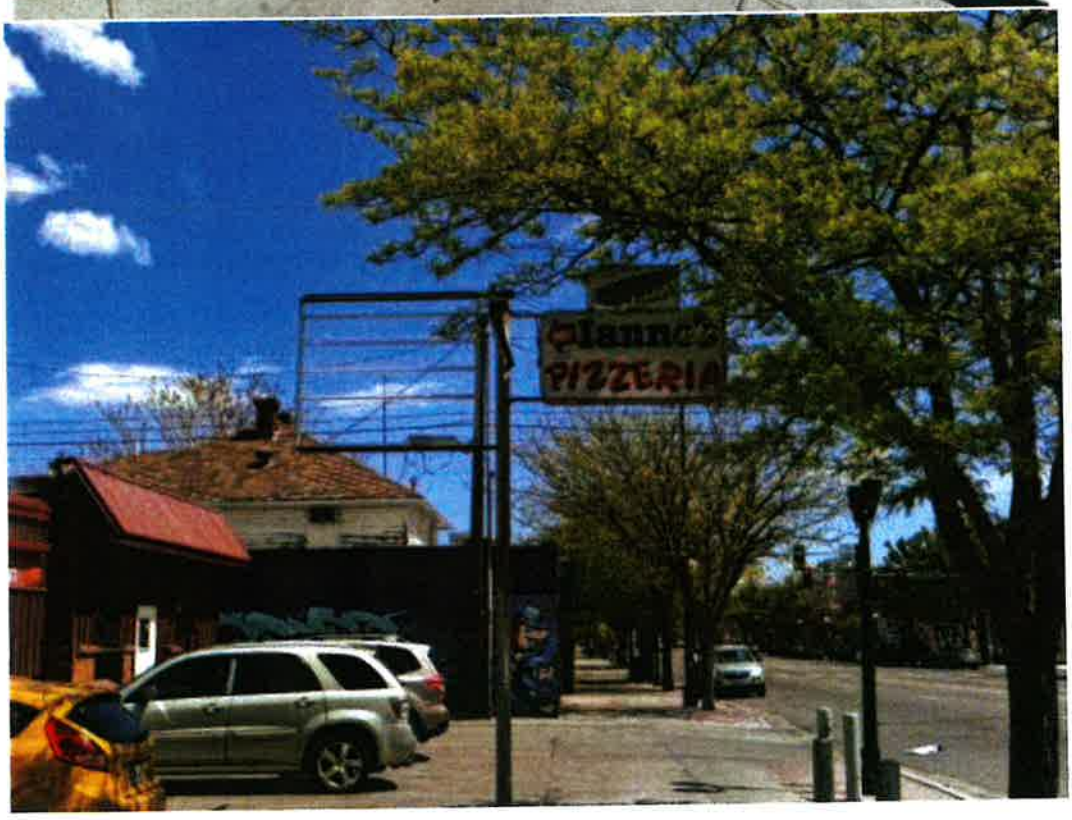
Pueblo - Bessemer
Ianne's pizzas, grinders
are Bessemer traditions

THROWBACK
TO 1963
PIZZAS
13"
IANNE'S MENU
SANDWICHES
PIZZAS
9"
ALL PRICES INCLUDE TAX
METRO
A pizza history

Staff photos
April 9, 2026






PIZZERIA