



**REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS – CITY HALL
#1 CITY HALL PLACE
MONDAY, JULY 13, 2026 - 5:30 PM**

MINUTES

A. CALL TO ORDER

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

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Council Members Present: Mark Aliiff, 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, Deputy City Clerk Vincent Petkosek.

E. SPECIAL RECOGNITIONS

E1 PROCLAMATION PRESENTATION: "BREAST CANCER SURVIVORS DAY" — JULY 16, 2026" — RICK BAKER, CEO — BECKY BAKER FOUNDATION

E2 PROCLAMATION PRESENTATION: "PUEBLO COUNTY FAIR DAYS — JULY 17–26, 2026" — CODY SHUE, COUNTY FAIR ASSISTANT & VICKIE INGRAM, COUNTY FAIR BOARD PRESIDENT

E3 PROCLAMATION PRESENTATION: "EXCELLENCE IN FINANCIAL REPORTING DAY — JULY 13, 2026" — CITY OF PUEBLO FINANCE DEPARTMENT

E4 RECOGNITION PRESENTATION: "2026-27 COLORADO STATE FAIR FIESTA QUEEN AND COURT" - ALICIA JIMENEZ, PAGEANT CHAIR & THE FIESTA QUEEN AND COURT, ANAHI ALEXIS VASQUEZ, STEPHANIE BELTRAN, VASHTI JORDAN TRUJILLO, AND HAYLIE NICOLE URIAS GONZALEZ

F. PUBLIC FORUM

- George Koncilja, Fire
- Rite Gonzales, Sharing Public Funds
- Elvis Martinez, Ethics, C.R.S. Violation
- Kimberly Cantian, Parking
- Reece Cambo, Parking
- Dave DeCenzo, Pueblo Reputation

G. COUNCIL MEMBER AND MAYOR COMMENTARY

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

H. REVIEW OF AGENDA

The agenda was reviewed page by page.

I. APPROVAL OF AGENDA

Councilor Boston, seconded by Councilor Hernandez, moved to amend by moving N3 to the beginning of the regular meeting, tabling Q3, S1, S20, moving S11, S12, S13 to the August 24th 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 062226

Councilor Boston, seconded by Councilor Gomez, moved to dispense with the reading and approve the Minutes of the Regular Meeting dated **June 22, 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

Deputy City Clerk Vincent Petkosek read the Consent Agenda into the record.

L. COMMUNICATIONS

L1 MINUTES OF PLANNING AND ZONING COMMISSION MEETING FOR 5/13/2026

M. RESOLUTIONS

M1 A RESOLUTION AWARDED A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$412,573.65 TO RUSS GRADING & EXCAVATING, LLC, FOR

PROJECT NO. 26-029, STORMWATER IMPROVEMENTS - PIKES PEAK PARK, SETTING FORTH \$85,000 FOR CONTINGENCIES, AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME

This Resolution was assigned as 16360.

- M2 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$305,288.31 WITH PARKER EXCAVATING, INC., FOR EMERGENCY SANITARY SEWER POINT REPAIR AT 1740 WABASH AVE, PROJECT NO. 24-033 (WWAN03) AND APPROVING THE PURCHASING AGENT'S EXECUTION OF THE SAME**

This Resolution was assigned as 16361.

- M3 A RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS IN THE AMOUNT OF \$202,673 DOLLARS FROM THE 10160204-51060 PART-TIME WAGES ACCOUNT TO THE 10103001-51060 PART-TIME WAGES ACCOUNT TO SUPPORT THE PERSONNEL TRANSFER OF PART-TIME STAFF FROM THE PARKS DEPARTMENT TO THE MUNICIPAL COURT.**

This Resolution was assigned as 16362.

- M4 A RESOLUTION APPROVING AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE AN AGREEMENT IN AN AMOUNT NOT TO EXCEED \$171,490 BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND BROWN AND CALDWELL, INC., A CALIFORNIA CORPORATION, FOR THE MEMORIAL AIRPORT LIFT STATION AND FORCE MAINS ASSESSMENT**

This Resolution was assigned as 16363.

- M5 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$12,893.22 WITH MILLER PIPELINE LLC FOR EMERGENCY SANITARY SEWER POINT REPAIR AT 923 LAKE AVE, PROJECT NO. 24-033 (WWAN03) AND APPROVING THE PURCHASING AGENT'S EXECUTION OF THE SAME**

This Resolution was assigned as 16364.

- M6 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$12,769.55 WITH PARKER EXCAVATING, INC., FOR EMERGENCY SANITARY SEWER POINT REPAIR AT 74 REGENCY BLVD, PROJECT NO. 24-033 (WWAN03) AND APPROVING THE PURCHASING AGENT'S EXECUTION OF THE SAME**

This Resolution was assigned as 16365.

- M7 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$12,105.63 WITH PARKER EXCAVATING INC. FOR EMERGENCY SANITARY SEWER POINT REPAIR AT 2220 LAKE AVE, PROJECT NO. 24-033 (WWAN03) AND APPROVING THE PURCHASING AGENT'S EXECUTION OF THE SAME**

This Resolution was assigned as 16366.

- M8 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$12,004.95 WITH PARKER EXCAVATING, INC., FOR**

**EMERGENCY SANITARY SEWER POINT REPAIR AT 501 N ELIZABETH,
PROJECT NO. 24-033 (WWAN03) AND APPROVING THE PURCHASING
AGENT'S EXECUTION OF THE SAME**

This Resolution was assigned as 16367.

**M9 A RESOLUTION RATIFYING THE JOINT PUEBLO-BOONE APPOINTMENT OF
DEREK CHAVEZ TO SERVE ON THE ELECTRICAL BOARD OF APPEALS OF
THE SOUTHERN COLORADO BUILDING COMMISSION (SCBC)**

This Resolution was assigned as 16368.

**M10 A RESOLUTION CONFIRMING THE APPOINTMENT BY THE MAYOR OF
HEATHER BARTON TO SERVE A FIVE-YEAR TERM EXPIRING JULY 31,
2031, ON THE PUEBLO CONSERVANCY DISTRICT**

This Resolution was assigned as 16369.

**M11 A RESOLUTION AUTHORIZING THE ISSUANCE OF A REVOCABLE PERMIT
(REV-26-11) FOR THE USE OF THE PUBLIC RIGHT-OF-WAY ALONG SMALL
AVENUE BETWEEN SCRANTON AVENUE AND EUCLID AVENUE FOR THE
PURPOSE OF THE ANNUAL COLORADO STATE FAIR BAND DAY PARADE**

This Resolution was assigned as 16370.

**M12 A RESOLUTION AUTHORIZING THE ISSUANCE OF A REVOCABLE PERMIT
(REV-26-12) TO THE COLORADO STATE FAIR FOR THE USE OF THE
PUBLIC RIGHT-OF-WAY ALONG SMALL AVENUE BETWEEN SCRANTON
AVENUE AND EUCLID AVENUE FOR THE PURPOSE OF CLOSURE OF THE
PERMITTED AREA TO VEHICULAR TRAFFIC FOR THE DEMOLITION DERBY**

This Resolution was assigned as 16371.

**M13 A RESOLUTION APPROVING COMPENSATION WITH RESPECT TO A LEGAL
SERVICES AGREEMENT WITH SEMPLE, FARRINGTON, EVERALL AND
CASE**

This Resolution was assigned as 16372.

**M14 A RESOLUTION APPROVING AMENDED BY-LAWS OF THE PUEBLO
HOMELESS COMMISSION**

This Resolution was assigned as 16373.

N. ORDINANCES – FIRST PRESENTATION

**N1 AN ORDINANCE CALLING A SPECIAL MUNICIPAL ELECTION TO BE HELD
ON NOVEMBER 3, 2026, DIRECTING THAT THE SPECIAL MUNICIPAL
ELECTION BE CONDUCTED AS PART OF A COORDINATED ELECTION,
ADOPTING FOR USE AT THE SPECIAL MUNICIPAL ELECTION THE
REQUIREMENTS AND PROCEDURES OF THE UNIFORM ELECTION CODE
OF 1992 EXCEPT TO THE EXTENT THE UNIFORM ELECTION CODE OF 1992
CONFLICTS WITH A SPECIFIC PROVISION OF THE CHARTER OF THE CITY
OF PUEBLO, AND SUSPENDING FOR SUCH PURPOSES THE PUEBLO
ELECTION CODE AND ALL ORDINANCES AND RESOLUTIONS OF THE CITY
IN CONFLICT THEREWITH**

N2 AN ORDINANCE BUDGETING AND APPROPRIATING FUNDS IN THE AMOUNT OF \$490,000 FROM THE UNAPPROPRIATED FUND BALANCE OF THE GENERAL FUND TO ACCOUNT 10114001-51060 IN THE AMOUNT OF \$30,000, AND TO ACCOUNT 10180200-58197 IN THE AMOUNT OF \$460,000

N3 AN ORDINANCE AUTHORIZING THE DIRECTOR OF FINANCE TO FORGIVE INTEREST ACCRUED TO A 2005 AFFORDABLE HOUSING DEVELOPMENT LOAN AGREEMENT UPON REPAYMENT IN FULL OF THE PRINCIPAL BALANCE, RELATED TO THE VILLAS OF PUEBLO II AFFORDABLE HOUSING PROJECT, AND TO DIRECT THE REPAID FUNDS TO THE CITY'S HOME PROGRAM AS PROGRAM INCOME

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

Councilor Boston, seconded by Councilor Gomez, moved to pass the Ordinance, Setting the Public Hearing for July 27, 2026, and Order the Ordinance to be published BY TITLE.

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

N4 AN ORDINANCE APPROVING AND ACCEPTING A GRANT FROM THE COLORADO DEPARTMENT OF LOCAL AFFAIRS IN THE AMOUNT OF \$200,000.00 TO PROVIDE HOMEOWNER REHABILITATION; AUTHORIZING THE MAYOR TO SIGN THE GRANT AGREEMENT, ESTABLISHING PROJECT PL2602, AND BUDGETING AND APPROPRIATING \$200,000.00 TO PROJECT NO. PL2602

N5 AN ORDINANCE APPROVING A LEASE EXTENSION AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND LOCKHEED MARTIN CORPORATION, A MARYLAND CORPORATION, EXTENDING THE TERM OF THE LEASE OF PREMISES AT THE PUEBLO MEMORIAL AIRPORT, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT

N6 AN ORDINANCE APPROVING THE COMPENSATION OF FAIRFIELD & WOODS, P.C. RELATED TO REPRESENTATION OF THE CITY IN PUBLIC UTILITIES COMMISSION PROCEEDING NO. 24A-0442E PURSUANT TO THE ENGAGEMENT AGREEMENT, APPROVING THE CORRESPONDING CONFLICT OF INTEREST WAIVER, AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME

N7 AN ORDINANCE AMENDING CHAPTER 2 OF TITLE III OF THE PUEBLO MUNICIPAL CODE RELATING TO FIRE BANS, SMOKING, FIREWORKS AND

OPEN BURNING ADDING SECTIONS 7 THROUGH 16

N8 AN ORDINANCE APPROVING AND ACCEPTING THE UPDATED CRISIS INTERVENTION TEAM (CIT) MASTER SERVICES AGREEMENT BETWEEN THE CITY OF PUEBLO AND HEALTH SOLUTIONS

N9 AN ORDINANCE APPROVING AND ACCEPTING A GRANT AGREEMENT AND APPLICABLE CONDITIONS PERTAINING THERETO WITH THE STATE OF COLORADO DEPARTMENT OF LAW PEACE OFFICER STANDARDS AND TRAINING (POST), ESTABLISHING PROJECT NUMBER PS2606, BUDGETING AND APPROPRIATING FUNDS INTO PROJECT PS2606, AUTHORIZING THE MAYOR TO EXECUTE SAME

N10 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 \$621,000, ESTABLISHING PROJECT ACCOUNT CI2616, CDOT GRANT PRAIRIE & ST CLAIR, TRANSFERRING \$69,000 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 \$690,000, AND AUTHORIZING THE MAYOR TO EXECUTE SAME

O. APPROVAL OF CONSENT AGENDA

Councilor Boston, seconded by Councilor Latino, moved to approve all Resolutions Set Forth in the Consent Agenda, Pass the Ordinances of the Consent Agenda, Setting the Public Hearings for July 27, 2026, and Order the Ordinances to be published BY TITLE.

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

P. REGULAR AGENDA

Q. RESOLUTIONS

Q1 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO COLORADO STATE FAIR FIESTA COMMITTEE IN THE AMOUNT OF \$2,500 TO SPONSOR NOCHE DE FIESTA AT 5:00 PM AT THE PUEBLO CONVENTION CENTER ON SATURDAY, AUGUST 15, 2026

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

Councilor Danti, seconded by Councilor Gomez, moved to amend the sponsorship from \$2,500 to \$1,500 and approve the Resolution as amended..

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

This Resolution was assigned as 16374.

Q2 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO NEIGHBORWORKS SOUTHERN COLORADO IN THE AMOUNT OF \$1,000 TO SPONSOR THE CELEBRATION OF HOME LUNCHEON FUNDRAISER FROM 11:00 AM TO 2:00 PM ON FRIDAY, AUGUST 14, 2026, AT CSU PUEBLO, OCCHIATO BALLROOM

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

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

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

This Resolution was assigned as 16375.

Q3 A RESOLUTION AUTHORIZING PAYMENT FROM THE COUNCIL CONTINGENCIES ACCOUNT IN THE 2026 GENERAL FUND BUDGET TO PUEBLO COUNTY EXTENSION OFFICE IN THE AMOUNT OF \$1,000 TO SPONSOR FAMILY FUN DAY FROM 10:00 AM TO 4:00 PM, ON FRIDAY, JULY 24, 2026, AT THE COLORADO STATE FAIR GROUNDS

This Resolution was tabled.

Q4 A RESOLUTION AUTHORIZING THE TRANSFER OF PREVIOUSLY BUDGETED AND APPROPRIATED FUNDS IN THE AMOUNT OF \$400,000 FROM 525-41800-56901, WASTEWATER PROJECTS TO BE DETERMINED TO ACCOUNT PROJECT WW2305 - PRETREATMENT BUILDING, AUTHORIZING THE TRANSFER OF PREVIOUSLY BUDGETED AND APPROPRIATED FUNDS IN THE AMOUNT OF \$335,800 FROM ACCOUNT PROJECT WW2304 - SECONDARY CLARIFIER TO ACCOUNT PROJECT WW2305 - PRETREATMENT BUILDING, AWARDED A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$2,238,647 TO BAHAMAS CONSTRUCTION, INC., FOR PROJECT NO. 26-026, REMODEL - WASTEWATER TREATMENT PLANT PRE-TREATMENT BUILDING, SETTING FORTH \$335,800 FOR CONTINGENCIES, AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE SAME

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

- Regina Maestri appeared in person and spoke against this Resolution.

Councilor Boston, 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 16376.

R. QUASI-JUDICIAL PROCEEDINGS

R1 AN ORDINANCE APPROVING THE BEHM-HILL RANCH SUBDIVISION A SPECIAL AREA PLAN

A staff report and detailed review of the Ordinance was given by Beritt Odom, Director of Planning & Community Development. Ms. Odom requested that the Planning & Zoning documents for this item, Case # S-25-09 dated March 11, 2026, be made part of the record for this hearing. So ordered by President Aliff.

PUBLIC HEARING:

- Randy Reves appeared by zoom and spoke in favor of this Ordinance.

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

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

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

This Ordinance was assigned as 11213.

R2 AN ORDINANCE APPROVING A SPECIAL AREA PLAN FOR THE BEHM-HILL RANCH SUBDIVISION

A staff report and detailed review of the Ordinance was given by Beritt Odom, Director of Planning & Community Development. Ms. Odom requested that the Planning & Zoning documents for this item, Case # SAP-26-01, dated March 11, 2026, be made part of the record for this hearing. So ordered by President Aliff.

PUBLIC HEARING:

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

Councilor 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 11214.

R3 AN ORDINANCE AMENDING ZONING RESTRICTIONS TO REZONE 105 LEHIGH AVE FROM R-4, MIXED RESIDENTIAL ZONE DISTRICT TO B-1, NEIGHBORHOOD BUSINESS ZONE DISTRICT

A staff report and detailed review of the Ordinance was given by Beritt Odom, Director of Planning & Community Development. Ms. Odom requested that the Planning & Zoning documents for this item, Case # Z-25-21, dated December 10, 2025, 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 Latino, seconded by Councilor Danti, moved to approve the Ordinance on final presentation.

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

This Ordinance was assigned as 11215.

S. ORDINANCES – FINAL PRESENTATION

S1 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 Resolution was tabled.

S2 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

A staff report and detailed review of the Ordinance was given by Ben Valdez, Director of Transit.

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 11216.

S3 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

A staff report and detailed review of the Ordinance was given by Ben Valdez, Director of Transit.

PUBLIC HEARING:

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

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

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

This Ordinance was assigned as 11217.

S4 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

A staff report and detailed review of the Ordinance was given by Ben Valdez, Director of Transit.

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 11218.

S5 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

A staff report and detailed review of the Ordinance was given by Ben Valdez, Director of Transit.

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 11219.

S6 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

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

PUBLIC HEARING:

- Nickie Hart appeared in person and spoke against this Ordinance.
- Regina Maestri appeared in person and spoke against this Ordinance.
- Elvis Martinez appeared in person and spoke against this Ordinance.

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

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

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

S7 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

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

PUBLIC HEARING:

Elvis Martinez appeared in person and spoke against this Ordinance.

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

Councilor Latino, seconded by Councilor 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 11220.

S8 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

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 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 11221.

S9 AN ORDINANCE AMENDING PUEBLO MUNICIPAL CODE SECTION 11-4-16 DISPOSITION OF IMPOUNDED ANIMALS

A staff report and detailed review of the Ordinance was given by Elizabeth Sexton-Drake, Assistant City Attorney.

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 11222.

S10 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

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

PUBLIC HEARING:

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

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

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

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

This Ordinance was assigned as 11223.

S11 AN ORDINANCE ADOPTING RULES AND REGULATIONS FOR THE MANAGEMENT, OPERATION, CONTROL, AND USE OF PUEBLO MEMORIAL AIRPORT

This Ordinance was continued to August 24, 2026.

S12 AN ORDINANCE ADOPTING MINIMUM STANDARDS FOR COMMERCIAL AERONAUTICAL ACTIVITIES AT PUEBLO MEMORIAL AIRPORT AND REPEALING ALL PRIOR MINIMUM STANDARDS FOR AERONAUTICAL ACTIVITIES

This Ordinance was continued to August 24, 2026.

S13 AN ORDINANCE ESTABLISHING A SCHEDULE OF RATES, CHARGES, AND PENALTIES FOR PUEBLO MEMORIAL AIRPORT (KPUB) AND REPEALING ORDINANCE NO. 10811

This Ordinance was continued to August 24, 2026.

S14 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

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

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

This Ordinance was assigned as 11224.

S15 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

A staff report and detailed review of the Ordinance was given by Danny Nunn, Director of Finance.

PUBLIC HEARING:

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

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

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

This Ordinance was assigned as 11225.

S16 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

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

PUBLIC HEARING:

- Nickie Hart appeared in person and spoke against this Ordinance.
- Elvis Martinez appeared in person and spoke against this Ordinance.
- George Koncilja appeared in person and spoke against this Ordinance.

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

Councilor Danti, seconded by Councilor Gomez, moved to continue this Ordinance to August 24, 2026.

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

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

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

This Ordinance was assigned as **11226**.

S17 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

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

PUBLIC HEARING:

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

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

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

This Ordinance was assigned as **11227**.

S18 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**

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

PUBLIC HEARING:

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

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

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

This Ordinance was assigned as 11228.

S19 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

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

PUBLIC HEARING:

- Elvis Martinez appeared in person and spoke against 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. **Nays:** Councilor Ruiz-Gomez. Motion Passed 6-1.

This Ordinance was assigned as 11229.

S20 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

This Ordinance was tabled.

T. EXECUTIVE SESSION

T1

AN 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)(I) AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION PURPOSES: *2027 COLLECTIVE BARGAINING AGREEMENT WITH IAFF LOCAL 3*

AN 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)(I), AND FOR A CONFERENCE WITH THE CITY ATTORNEY FOR THE PURPOSE OF RECEIVING LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS UNDER C.R.S. §24-6-402(4)(B) AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION PURPOSES: *PUBLIC SERVICE COMPANY OF COLORADO: 2025 GAS RATE GAS (PROCEEDING NO. 25AL-0538G); AND POTENTIAL ECONOMIC DEVELOPMENT PROJECT –NORTH VISTA HIGHLANDS*

Councilor Boston, seconded by Councilor Ruiz-Gomez, 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:

- 2027 collective bargaining agreement with IAFF Local 3
- Public Service Company of Colorado: 2025 Gas Rate Gas (Proceeding No. 25AL-0538G); and potential economic development project –North Vista Highlands

Roll Call – **Ayes:** Mark Aliff, Brett Boston, Roger Gomez, Joe Latino, Ted Hernandez, Dianne Danti, Selena Ruiz-Gomez.. **Nays:** None. Motion Passed 7 - 0.

The Executive Session started at 10:31p.m. The Executive Session ended at 11:27 p.m.

U. ADJOURN

President Aliff adjourned the meeting at 11:28 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "V. R. P.", with a stylized flourish at the end.

Vincent Petkosek
Deputy City Clerk



Background Paper for Proposed Ordinance

COUNCIL MEETING DATE: July 13, 2026

TO: President Mark Aliff and Members of City Council

CC: Mayor Heather Graham

VIA: Clyde Bishop, City Clerk

FROM: Chris Noeller, Chief of Police

SUBJECT: AN ORDINANCE APPROVING AND ACCEPTING A GRANT AGREEMENT AND APPLICABLE CONDITIONS PERTAINING THERETO WITH THE STATE OF COLORADO DEPARTMENT OF LAW PEACE OFFICER STANDARDS AND TRAINING (POST), ESTABLISHING PROJECT NUMBER PS2606, BUDGETING AND APPROPRIATING FUNDS INTO PROJECT PS2606, AUTHORIZING THE MAYOR TO EXECUTE SAME

SUMMARY:

This ordinance approves a grant agreement with the State of Colorado Department of Law Peace Officer Standards and Training (POST) beginning July 1, 2026, and ending June 30, 2027, and approves and accepts an initial grant award of \$147,091.00 into Project PS2606.

PREVIOUS COUNCIL ACTION:

City Council has approved ordinances accepting CMTR funds each year beginning in July 2017.

BACKGROUND:

The State of Colorado Department of Law POST Grant Agreement provides funds to the forty (40) law enforcement agencies of the Central Mountain Training Region ("CMTR") for the purpose of improving law enforcement technology and training and upgrading necessary equipment. The Pueblo Police Department will act as the fiscal agent for this grant. Decisions related to training, equipment, and technology will be made with the assistance of an advisory board.

FINANCIAL IMPLICATIONS:

This grant will require monitoring, auditing, and submission of financial documents

which will impact the City with staffing costs. The grant does provide monies to offset those expenditures. The Police Department will realize infrastructure benefits as well. Improvements to the Department's shooting range facility and classroom spaces are allowable under this grant. One (1) sworn full-time Police Department employee has been selected to administer this program along with employees from the Finance Department. The City of Pueblo is responsible for administering the drawdown of the grant. The City will submit quarterly reports to Colorado POST documenting expenditures. When excess funds are available to the State, the Colorado Department of Law will award additional funds to CMTR before the end the fiscal year to purchase additional equipment or sponsor additional events. This ordinance allows for the receipt of additional funds in the future to Project PS2606.

Matching funds from the City are not required for this grant.

BOARD/COMMISSION RECOMMENDATION:

Not Applicable.

STAKEHOLDER PROCESS:

Central Mountain Training Region law enforcement leaders have met and support the Pueblo Police Department becoming the fiscal agent for this grant. The Police Department, acting as fiscal agent, will work with the CMTR advisory board to make decisions related to training, equipment, and infrastructure.

ALTERNATIVES:

Decline this grant offer from Colorado POST.

RECOMMENDATION:

Approval of the Ordinance.

Attachments:

Fiscal Year 2027 STATE OF COLORADO POST Grant Agreement, Exhibits A and B.

ATTACHMENTS:

1. Background POST Grant PS2606
2. Ordinance POST Grant PS2606
3. Executed_FY27_CMTR_Grant_Agreement

ORDINANCE NO.

AN ORDINANCE APPROVING AND ACCEPTING A GRANT AGREEMENT AND APPLICABLE CONDITIONS PERTAINING THERETO WITH THE STATE OF COLORADO DEPARTMENT OF LAW PEACE OFFICER STANDARDS AND TRAINING (POST), ESTABLISHING PROJECT NUMBER PS2606, BUDGETING AND APPROPRIATING FUNDS INTO PROJECT PS2606, AUTHORIZING THE MAYOR TO EXECUTE SAME

WHEREAS, the City Council of Pueblo has the authority on behalf of the City of Pueblo, including its Police Department, to accept grants from the state government for public and municipal purposes and to enter into agreements relating thereto; and

WHEREAS, the State of Colorado Department of Law Peace Officer Standards and Training (POST) has tendered a Grant Agreement and award (the "Agreement") in the amount of \$147,091.00 for law enforcement training purposes for the Central Mountain Training Region upon conditions recited therein or incorporated therein by reference; and

WHEREAS, the State has made additional awards of funds in the past under previous grant agreements and the Police Department anticipates the award of additional funds in the future pursuant to this agreement if the same are made available by the State; and

WHEREAS, acceptance of the Agreement for the purposes for which it has been made is in the best interest of the City and will benefit the health, welfare and safety of the citizens of the City; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

The Grant Agreement between the City of Pueblo, a Municipal Corporation, and the State of Colorado Department of Law Peace Officer Standards and Training (POST) for the purpose of providing law enforcement training for the Central Mountain Training Region, a true copy of which is attached hereto, having been approved as to form by the City Attorney, is hereby approved and accepted in accordance with its terms and conditions

SECTION 2.

The Mayor is hereby authorized to execute the Grant Agreement in the name of and on behalf of the City. The City Clerk shall affix the Seal of the City to the Grant Agreement and attest the Mayor's signature.

SECTION 3.

The Police Department is empowered to apply for and accept additional grant awards pursuant to the Grant Agreement as those funds are made available by the State.

SECTION 4.

Project Number PS2606 is hereby established in the Public Safety Grants Fund. The grant award of One Hundred Forty-Seven Thousand Ninety-One and 00/100 Dollars (\$147,091.00) for State Fiscal Year 2027 is hereby budgeted and appropriated into Project Number PS2606. All additional funds hereafter accepted under this Ordinance shall likewise be budgeted and appropriated into Project Number PS2606 by the Finance Department.

SECTION 5.

The officers and staff of the City are authorized to perform any and all acts consistent with the intent of this Ordinance and the attached agreement to implement the policies and procedures described herein.

SECTION 6.

This Ordinance shall become effective on the date of final action by the Mayor and City Council.

Action by City Council:

Introduced and initial adoption of Ordinance by City Council on _____.

Final adoption of Ordinance by City Council on _____.

President of City Council

Action by the Mayor:

☐ Approved on _____.

☐ Disapproved on _____ based on the following objections:

Mayor

Action by City Council After Disapproval by the Mayor:

- ☐ Council did not act to override the Mayor's veto.
- ☐ Ordinance re-adopted on a vote of _____, on _____
- ☐ Council action on _____ failed to override the Mayor's veto.

President of City Council

ATTEST

City Clerk

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 NW 1/4 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 RIGHT-OF-WAY FOR THE EXCLUSIVE USE OF LOT 2 INCLUDING 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.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

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.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

IMPROVEMENTS CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBDIVIDERS HAVE 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, A SPECIAL AREA PLAN, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33-3-209 ET. SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

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

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

NOTES:

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.

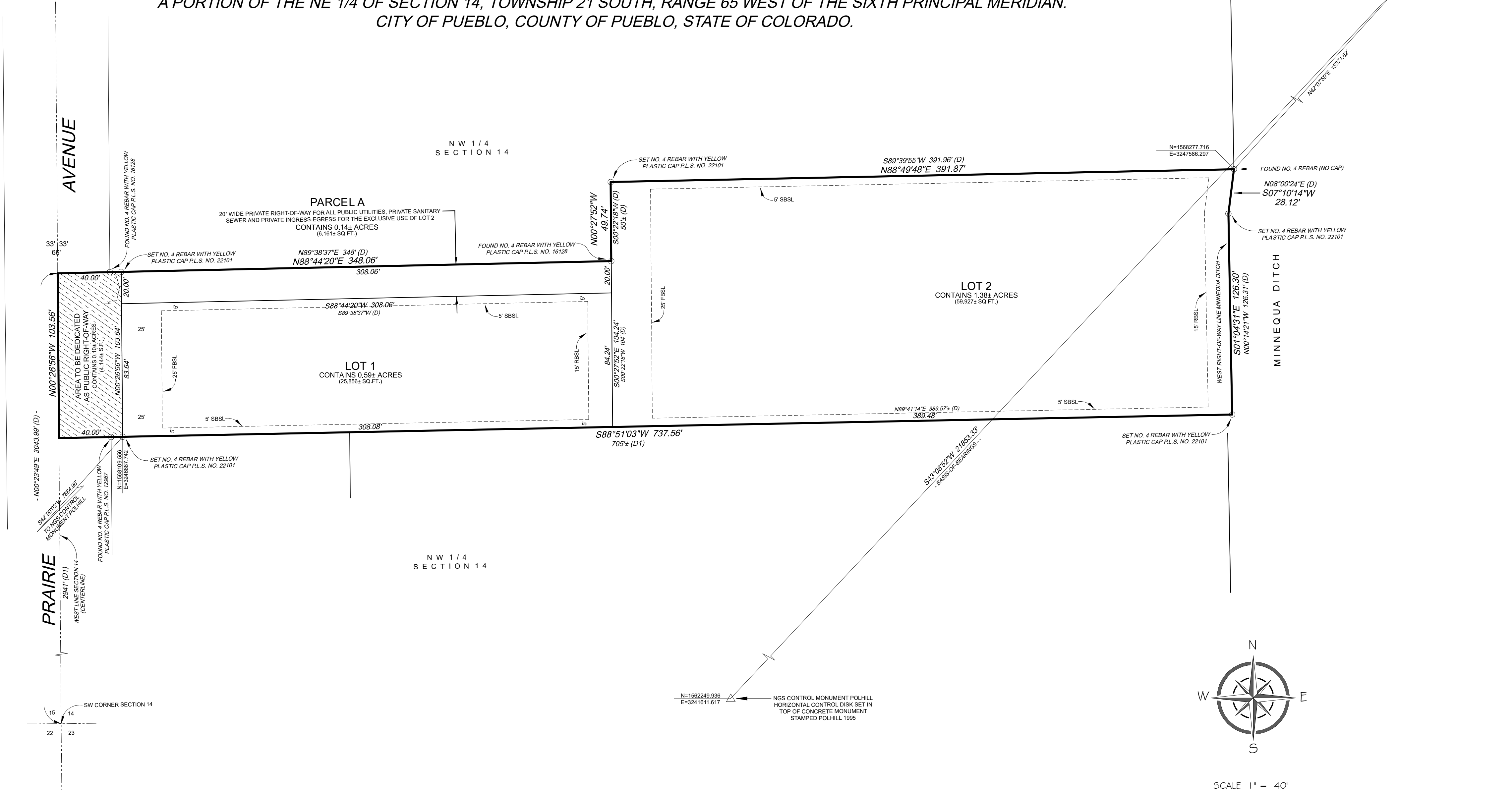
3.) DISTANCES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND DISTANCES. THE COMBINATION FACTOR FOR THIS PLAT IS 1.000263302. THE GROUND DISTANCE WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID DISTANCE AND THE GROUND COORDINATES WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID COORDINATES 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.

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.



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

- 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)
- 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)
- 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)
- 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)
- 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)
- THE EFFECT, IF ANY, OF ASSESSMENT'S 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)
- 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)

- 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)
- 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)
- 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)
- 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)
- 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)
- 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.

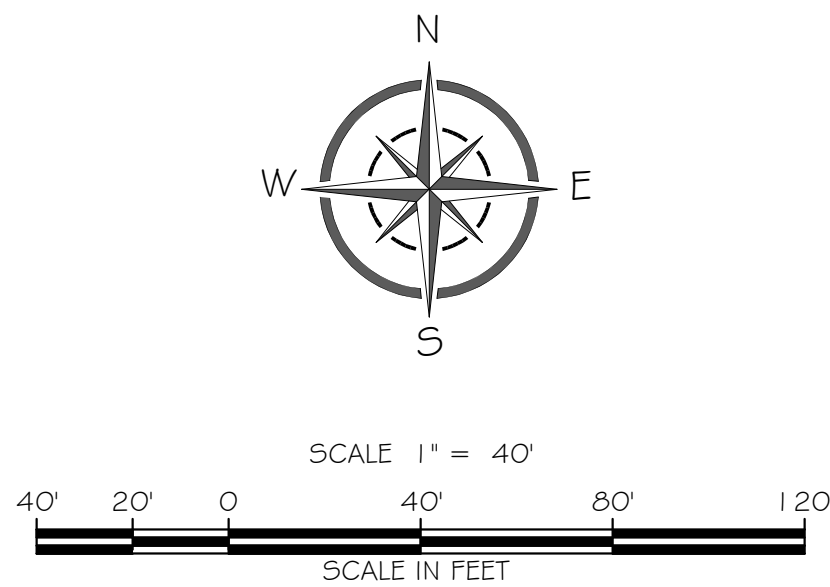
DATE: DECEMBER 2025

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

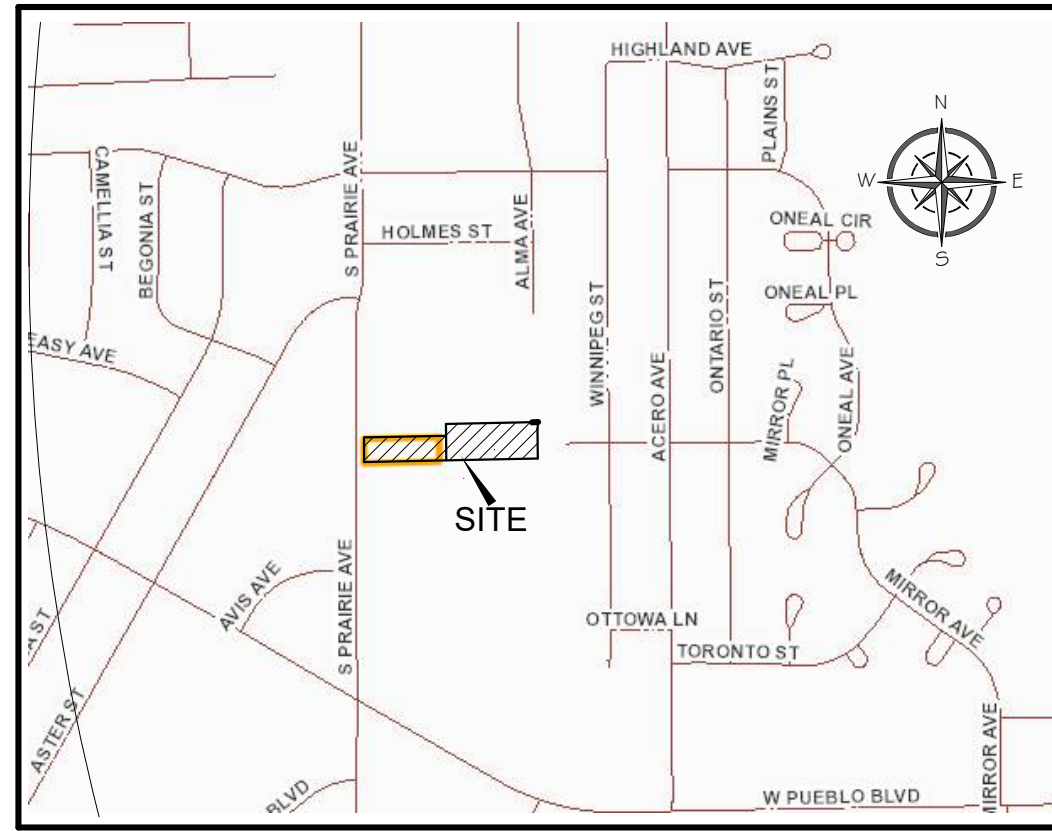
THE BEHM - HILL RANCH SUBDIVISION, A SPECIAL AREA PLAN, IS A PLANNED COMMUNITY CONSISTING OF SINGLE FAMILY RESIDENTIAL DWELLINGS.

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



(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:	SHEET: 1 OF 1
1	12-23-25	SPECIAL AREA PLAN	RGR	DATE: 12-2-2025
2	2-12-26	COMMENTS CITY & COMM. D.V.P. DATED 2-3-2026	RGR	SCALE: 1" = 40'
3	3-23-26	COMMENTS CITY & COMM. D.V.P. DATED 3-5-2026	RGR	
4	4-20-26	COMMENTS CITY & COMM. D.V.P. DATED 4-20-2026	RGR	

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.

(719) 253-0674 - (719) 253-0670 fax 4501 Eagleledge Plaza, Suite 110
Pueblo, Colorado 81006

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative



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.



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



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 Rodriguez
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:

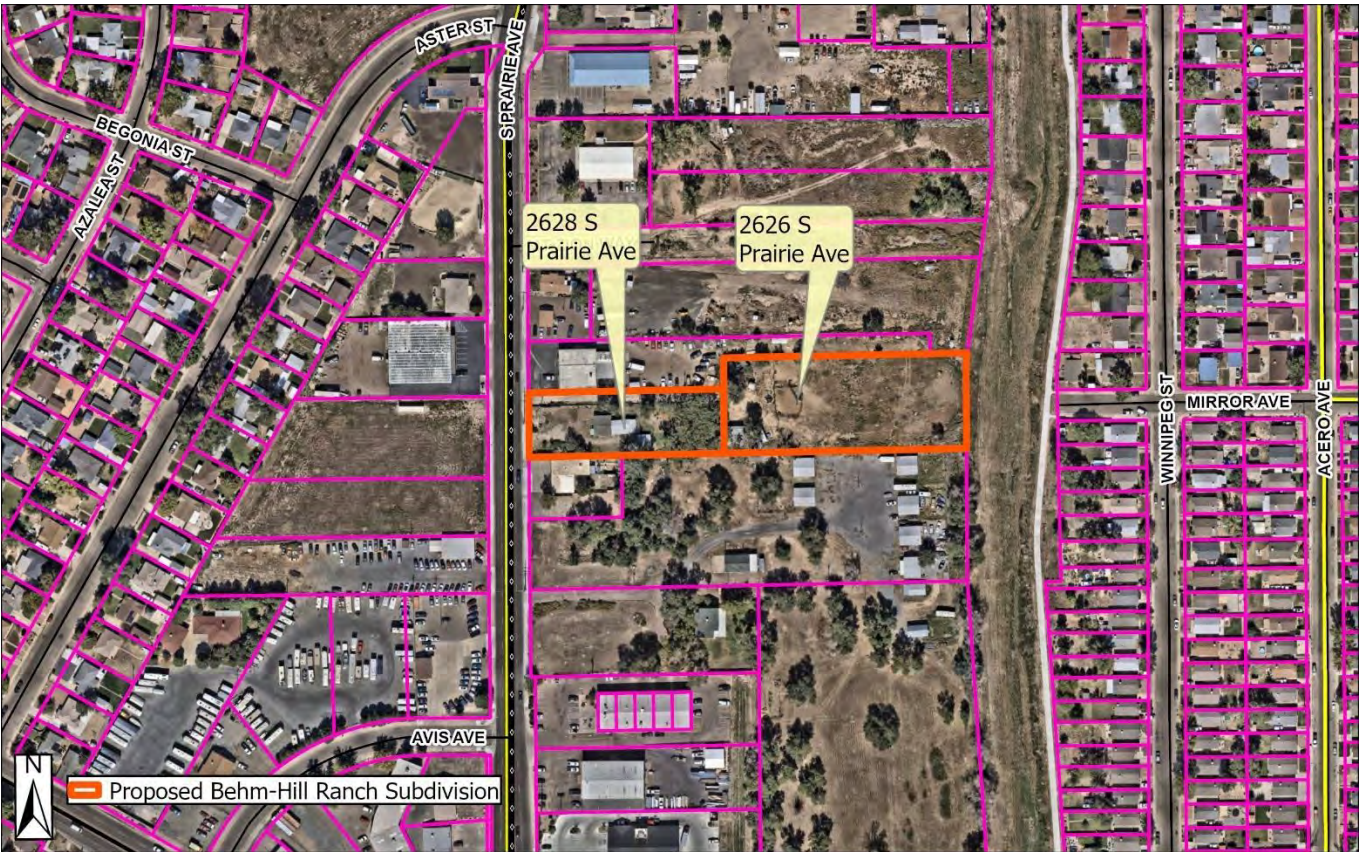
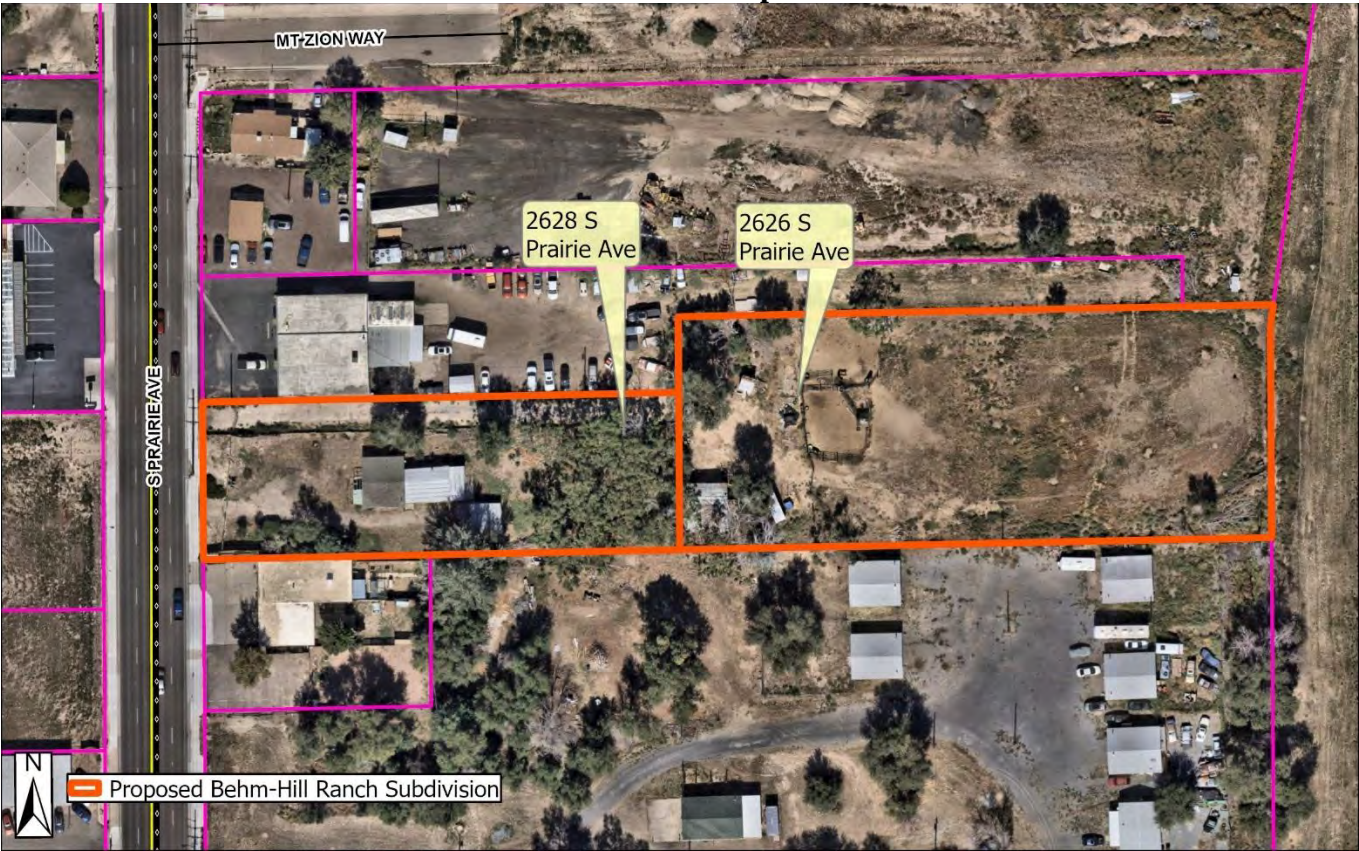
The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be APPROVED with the following noted:

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.

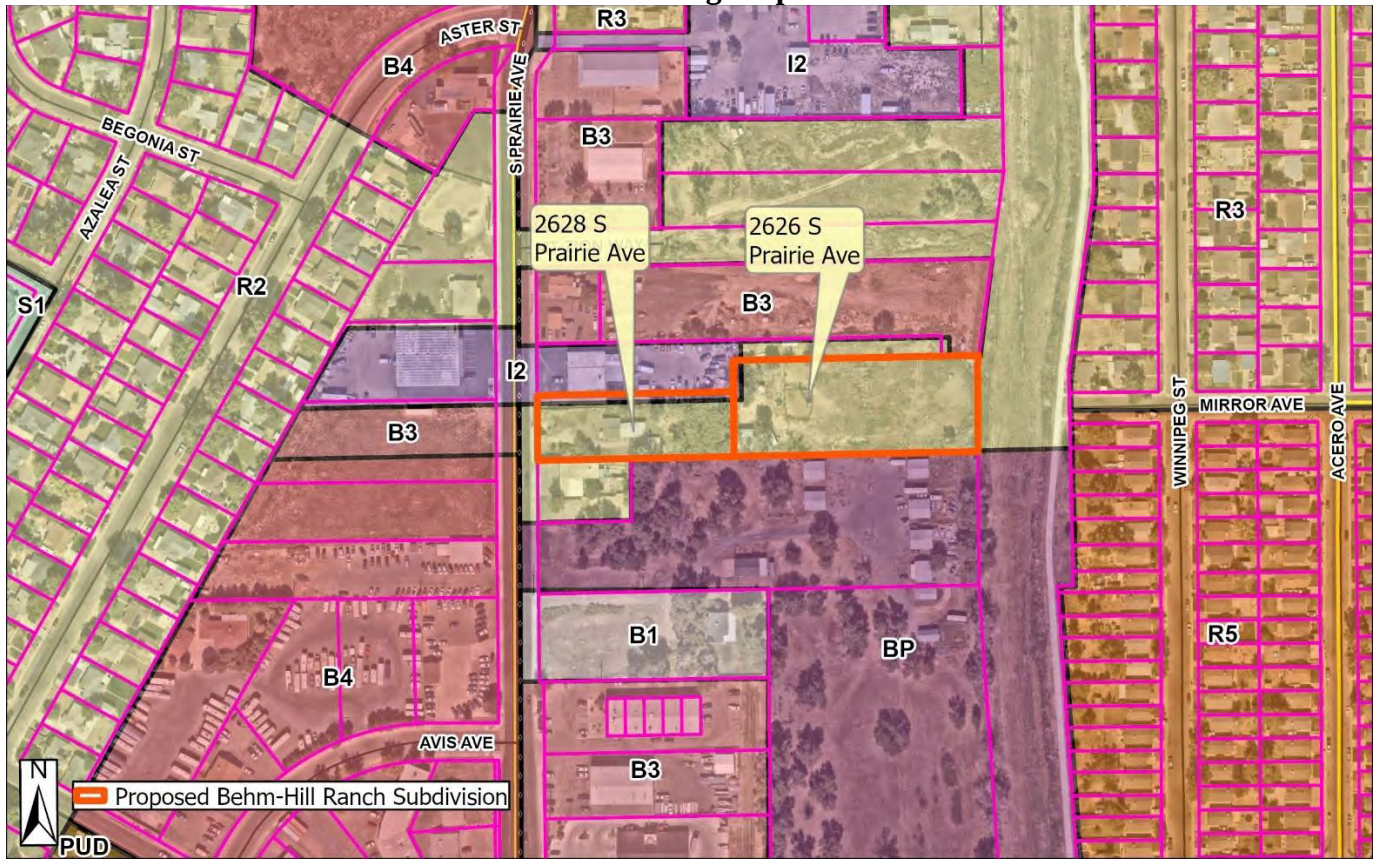
ATTACHMENTS:

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

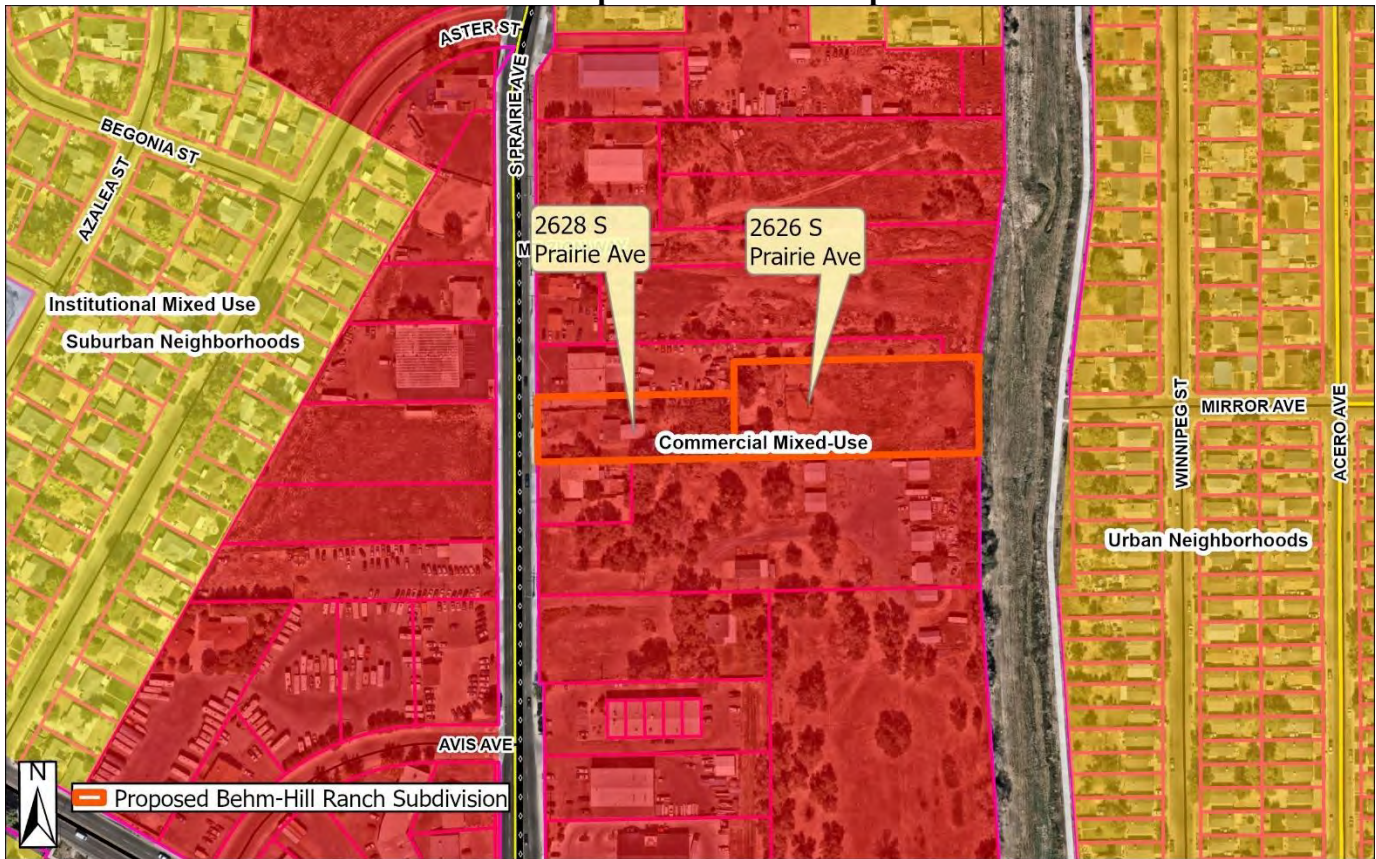
A. Aerial Map



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 ☒

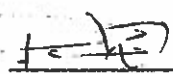
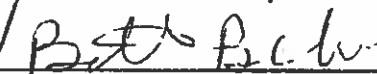
Subdivision Submittal Checklist - Part II ☐

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

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

Case No. _____

SUBDIVISION APPLICATIONAttachments: 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. #
SURVEYING FIRM:		
CARDINAL POINTS SURVEYING, INC.		
ADDRESS:		
4601 EAGLERIDGE PLACE, SUITE 110, PUEBLO, CO 81008		
TELEPHONE:	FAX:	E-MAIL:
719-253-0874		RREEVES@4CARDINALPOINTS.NET
PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE:		P.L.S. #
RANDY G. REEVES		22101

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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

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.

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 NW 1/4 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 PLAN, 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 INCLUDING 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)
J.S.)
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 BY LIZETTE RODRIGUEZ.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PATRICK HILL _____ DATE _____

ELIZABETH BEHM _____ DATE _____

STATE OF COLORADO)
J.S.)
COUNTY OF PUEBLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 BY PATRICK HILL AND ELIZABETH BEHM.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

IMPROVEMENTS CERTIFICATION:
THIS IS TO CERTIFY THAT THE SUBDIVIDERS HAVE 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, A SPECIAL AREA PLAN, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33-3-209 ET. SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

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

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

NOTES:

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.

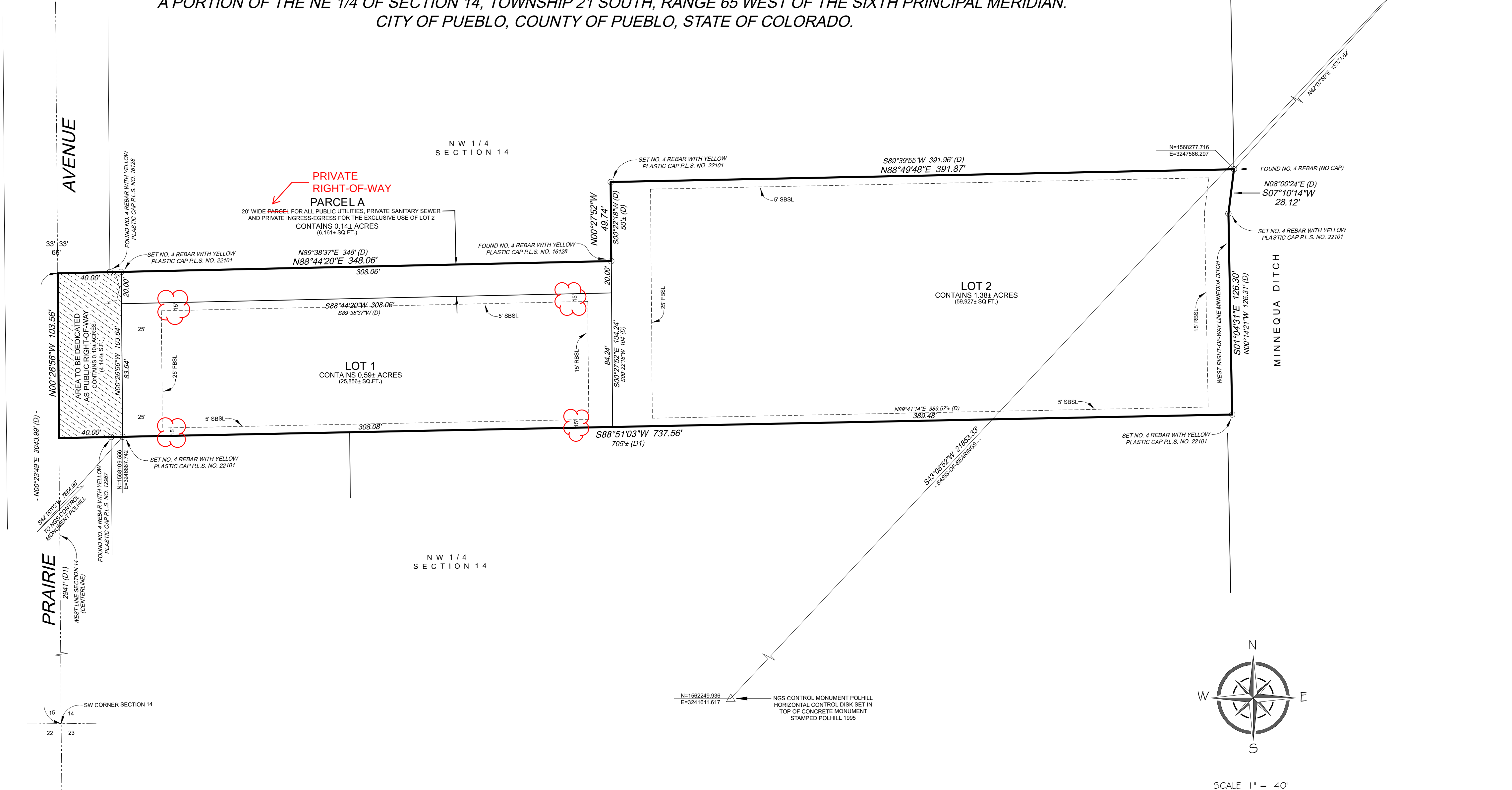
3.) DISTANCES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND DISTANCES. THE COMBINATION FACTOR FOR THIS PLAT IS 1.000263302. THE GROUND DISTANCE WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID DISTANCE AND THE GROUND COORDINATES WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID COORDINATES 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.

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.



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

- 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)
- 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)
- 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)
- 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)
- 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)
- THE EFFECT, IF ANY, OF ASSESSMENT'S 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)
- 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)

- 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)
- 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)
- 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)
- 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. 486018. (NOT SURVEY RELATED)
- 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)
- 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
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 = 85,815.2 SF.
MAXIMUM DWELLING UNITS FOR R-2 ZONE = 85,815.2 S.F. / 5,000 S.F. = 42.9 UNITS

PROPOSED UNITS = 2 MAXIMUM ALLOWED UNITS = 43

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

Private Right of Way

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:
1	12-23-25	SPECIAL AREA PLAN	RGR
2	2-12-26	COMMENTS CITY & COMM. D.V.P. 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	JOB NUMBER: 2025-293
FIELD: SB/BG	FILE NAME: 2025-293 SUB
DRAWN: RMS	REF. JOB NO. 2025-146
CHECKED: RGR	

Cardinal Points
Surveying Inc.

(719) 253-0674 - (719) 253-0676 fax 4601 Eagleledge Plaza, Suite 110
Pueblo, Colorado 81006

Subdivision Review Committee

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: ○ 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

Beritt Odom
Director Planning &
Community Development

Executive Secretary of
Planning & Zoning
Commission

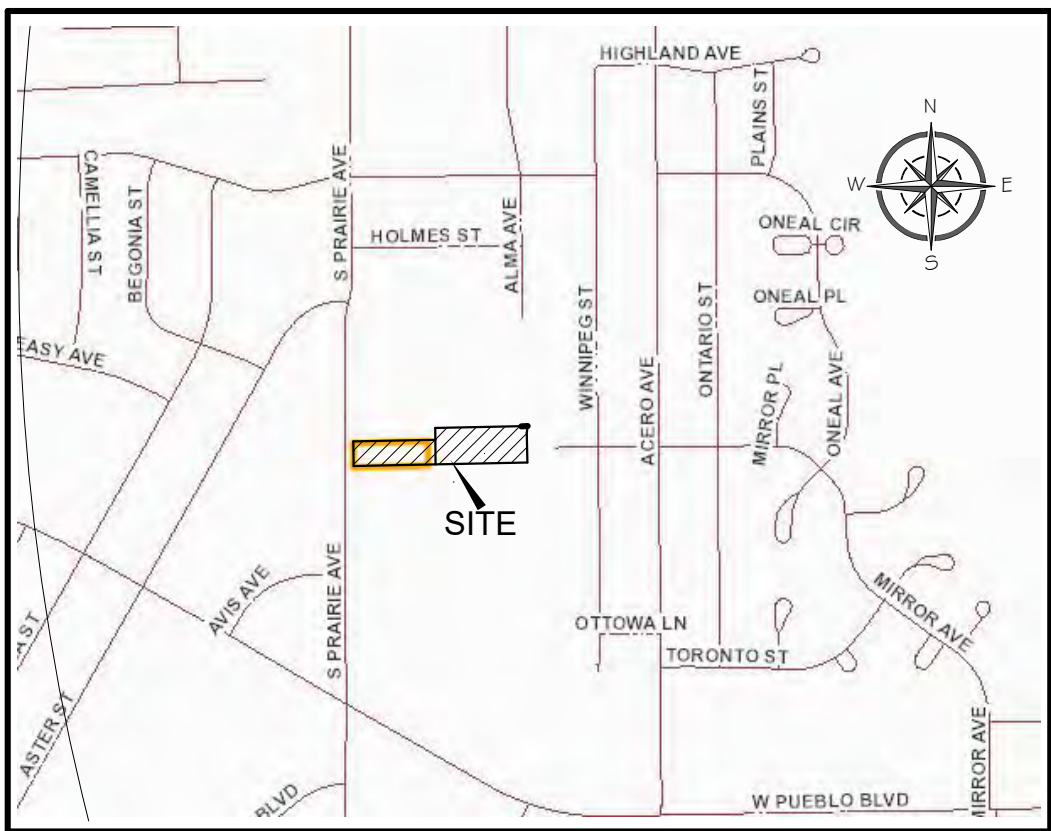
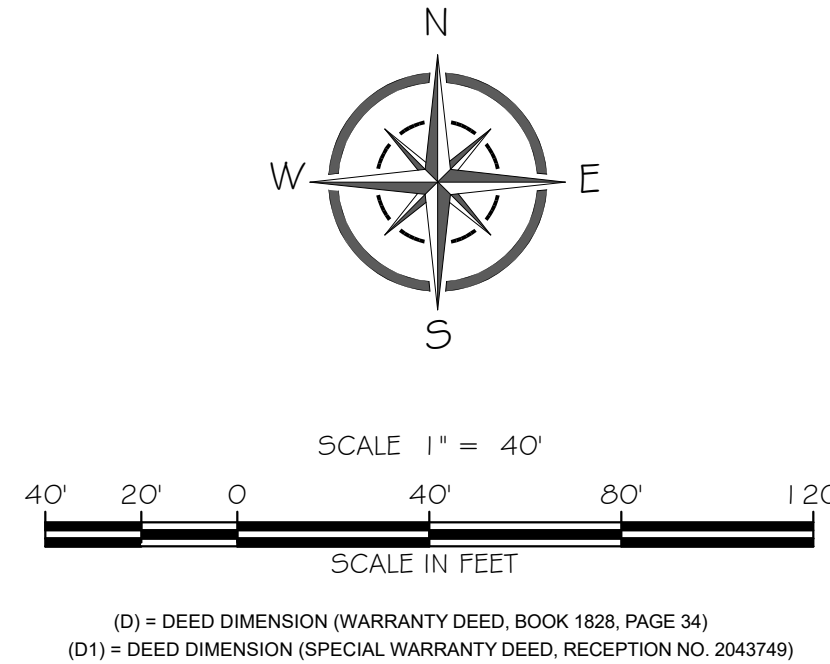
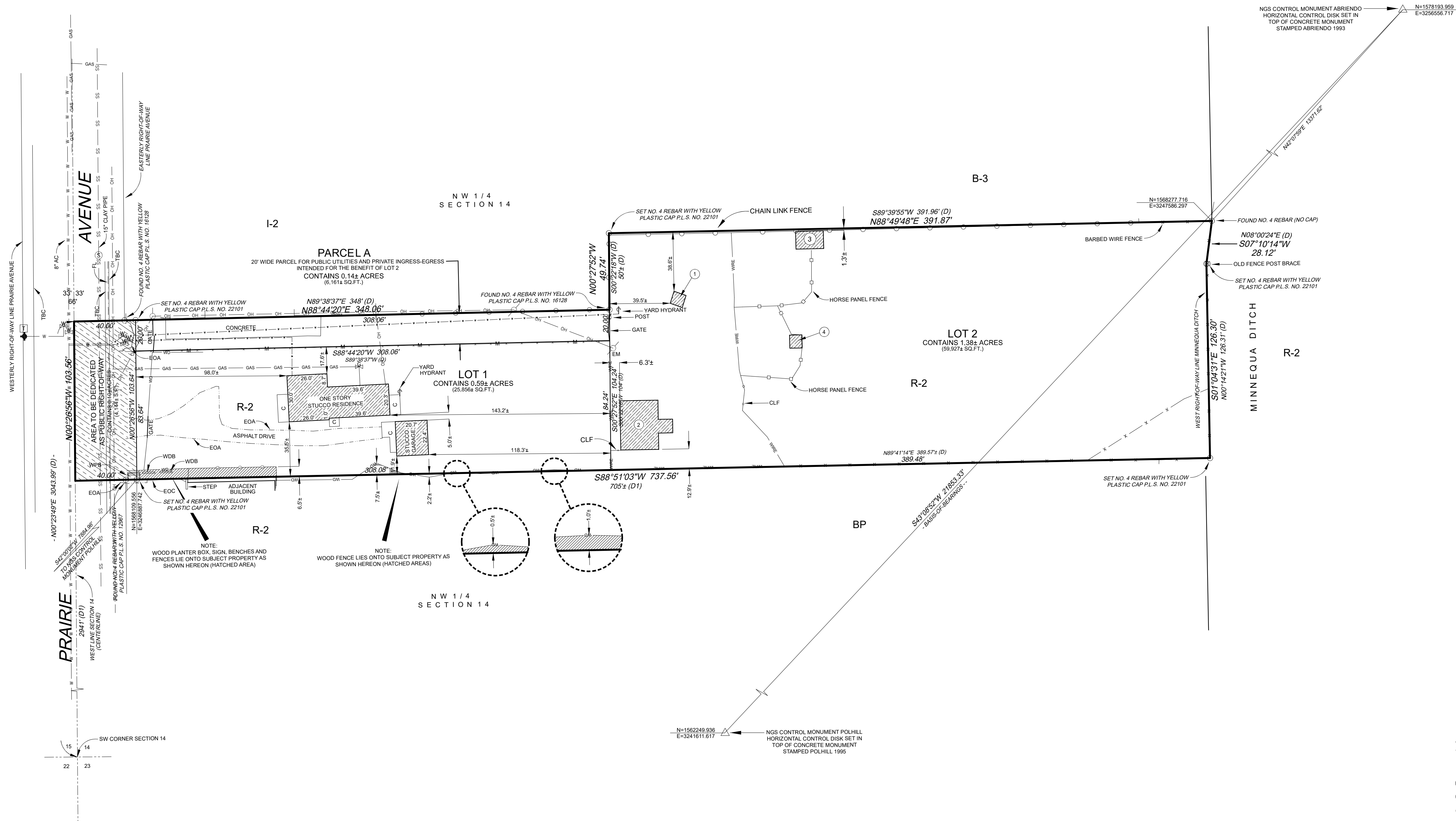
Subdivision Review Committee

(7/19) 253-0674 - (7/19) 253-0676 fax Pueblo, Colorado 81001

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
WDB = 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
⊙ = SANITARY SEWER MANHOLE
⊕ = WATER VALVE
⊞ = TELEPHONE PEDESTAL
⬤ = FIRE HYDRANT
⊕ = GAS VALVE
⬆ = YARD HYDRANT
- WIRE
WIREMESH FENCE
METAL PANEL FENCE
OVERHEAD POWER LINE
GAS
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 RESIDENTIAL
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
PROFESSIONAL LAND SURVEYOR NO. 22101

DATE

NOTICE:

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

NOTICE:

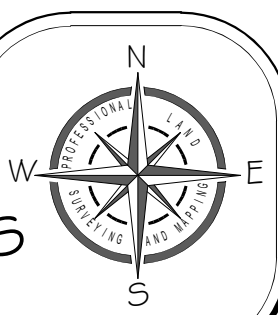
According to C.R.S. 13-80-105, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown hereon.

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:

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

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

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



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

February 20, 2026

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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 Caputo

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

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 NW 1/4 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 RIGHT-OF-WAY FOR THE EXCLUSIVE USE OF LOT 2 INCLUDING 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.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

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.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

IMPROVEMENTS CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBDIVIDERS HAVE 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, A SPECIAL AREA PLAN, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33-3-209 ET. SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

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

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

NOTES:

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.

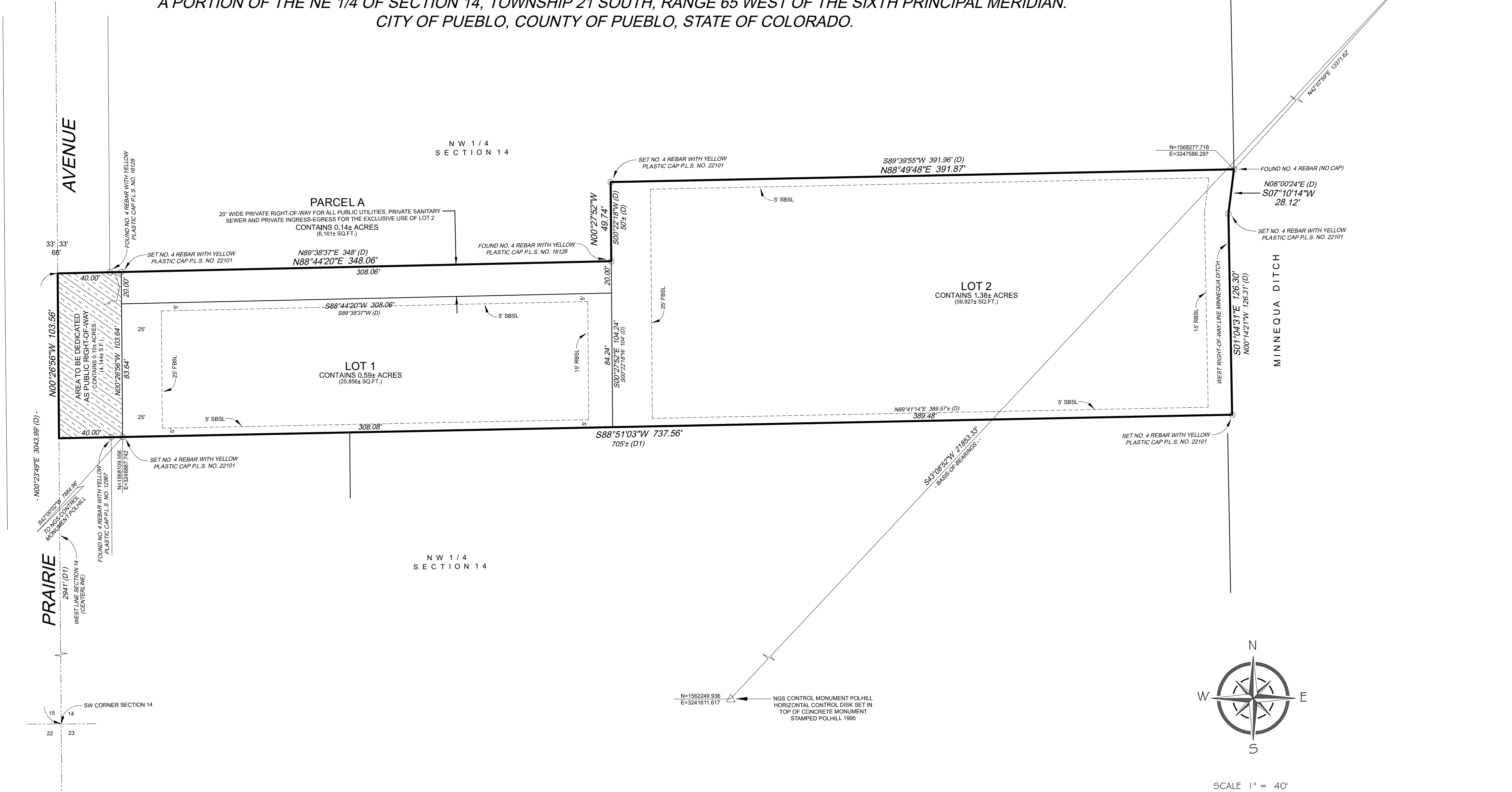
3.) DISTANCES SHOWN HEREON, EXCEPT AS NOTED, ARE GROUND DISTANCES. THE COMBINATION FACTOR FOR THIS PLAT IS 1.000263302. THE GROUND DISTANCE WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID DISTANCE AND THE GROUND COORDINATES WHEN DIVIDED BY THE COMBINATION FACTOR WILL PROVIDE THE GRID COORDINATES 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.

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.



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 ASSESSMENT'S 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

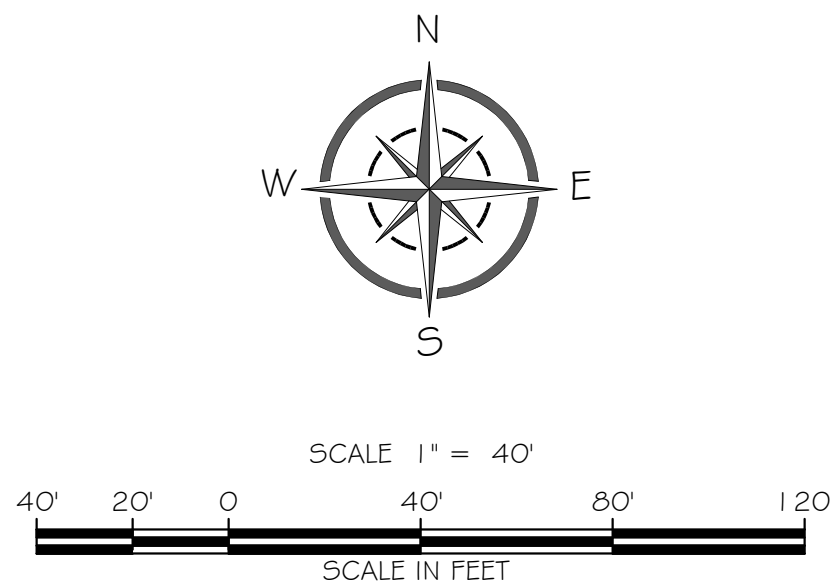
ZONING = R-2 (SINGLE FAMILY RESIDENTIAL)

MINIMUM LOT SIZE FOR R-2 ZONE = 5000 S.F.

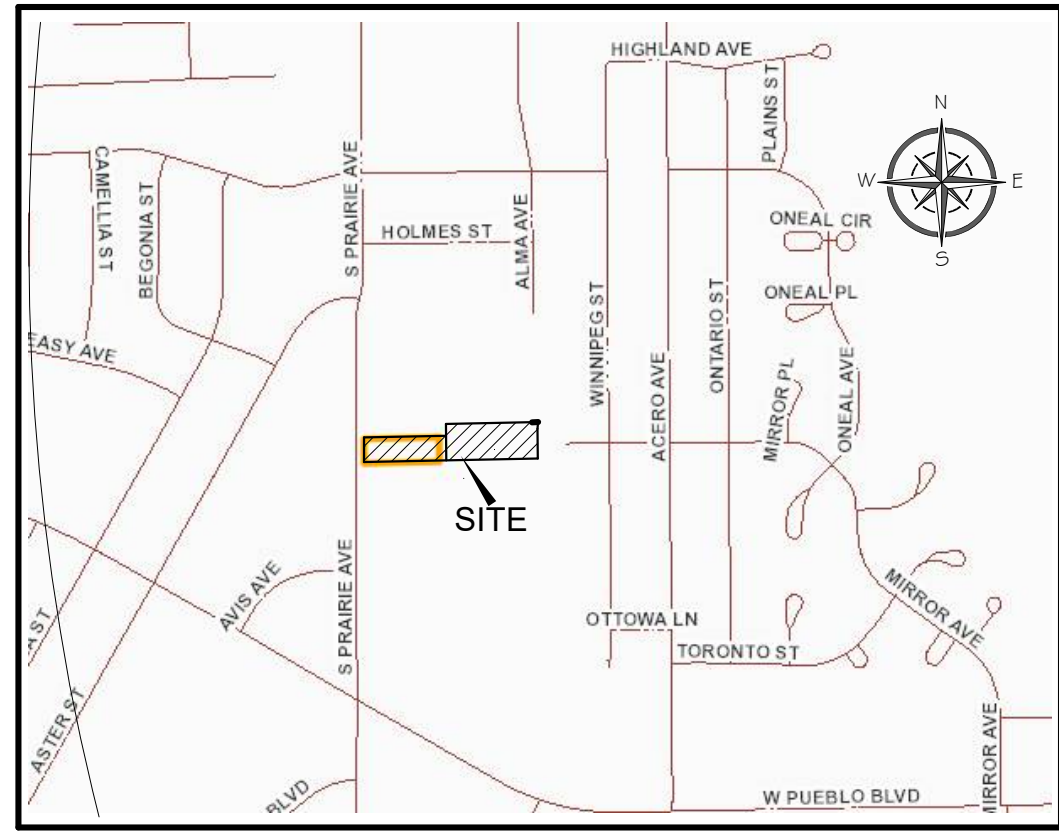
1.97 ACRES = 85,813.2 SF.

MAXIMUM DWELLING UNITS FOR R-2 ZONE

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



(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:	SHEET: 1 OF 1
1	12-23-25	SPECIAL AREA PLAN	RGR	DATE: 12-2-2025
2	2-12-26	COMMENTS CITY & COMM. D.V.P. DATED 2-3-2026	RGR	SCALE: 1" = 40'
3	3-23-26	COMMENTS CITY & COMM. D.V.P. DATED 3-5-2026	RGR	
4	4-20-26	COMMENTS CITY & COMM. D.V.P. DATED 4-20-2026	RGR	

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

Cardinal Points
Surveying Inc.

(719) 253-0674 - (719) 253-0670 fax 4501 Eaglewood Plaza, Suite 110
Pueblo, Colorado 81006

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative



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.



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



Planning & Zoning Commission

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:

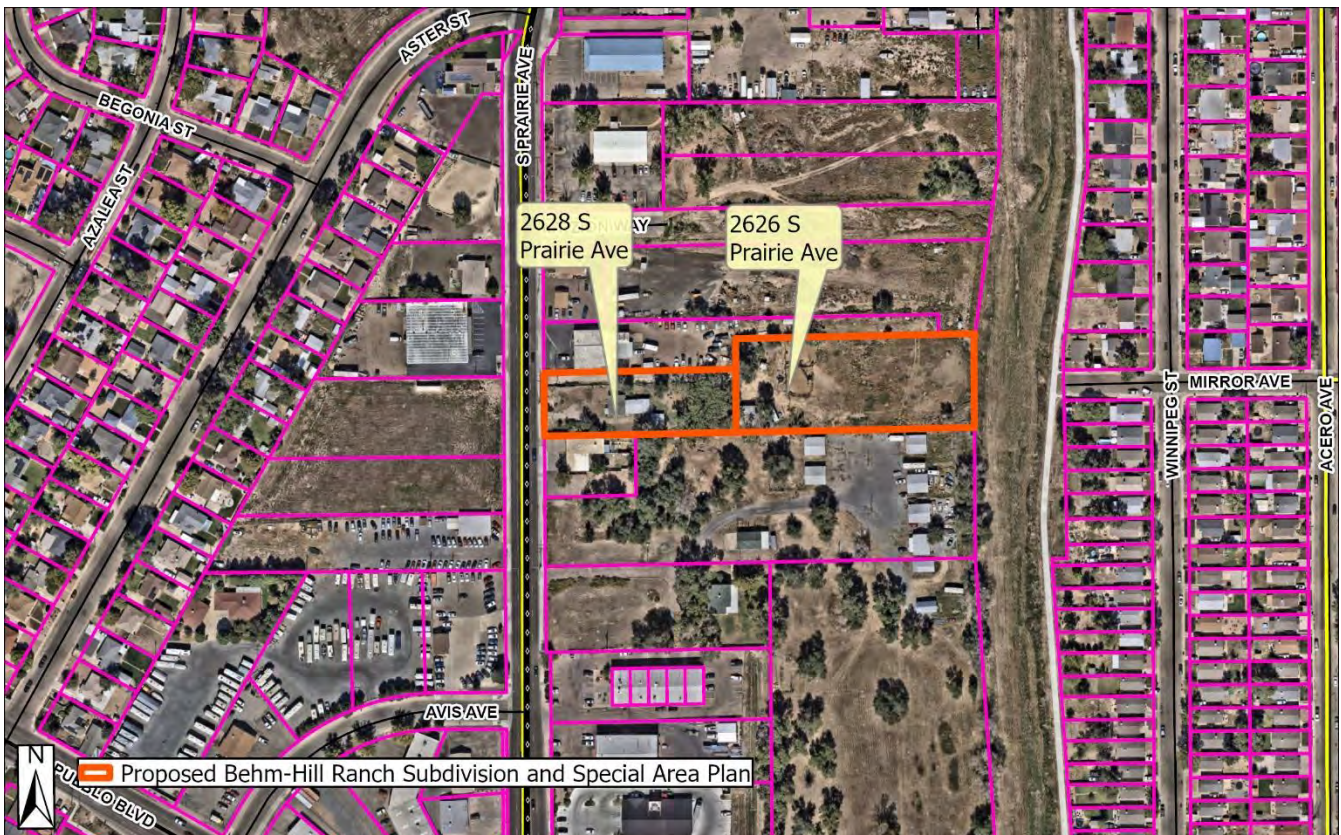
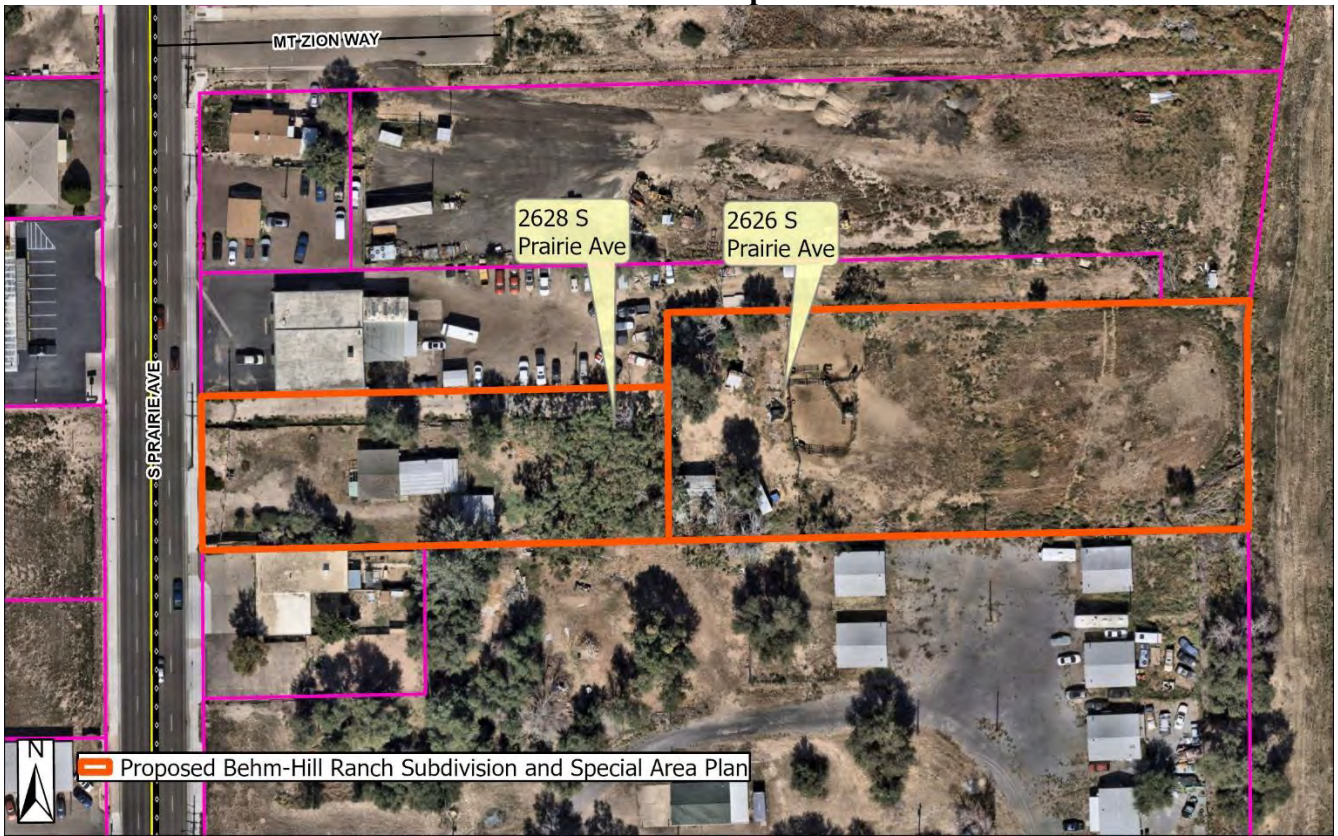
Requests for Modifications to Requirements:	Not Applicable
Request for Deferred Filings	Not Applicable
Plat Deficiencies:	Not Applicable
Conditions of Approval:	Address all redlined comments on “Public Works and Planning Comments for P&Z.”

(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.
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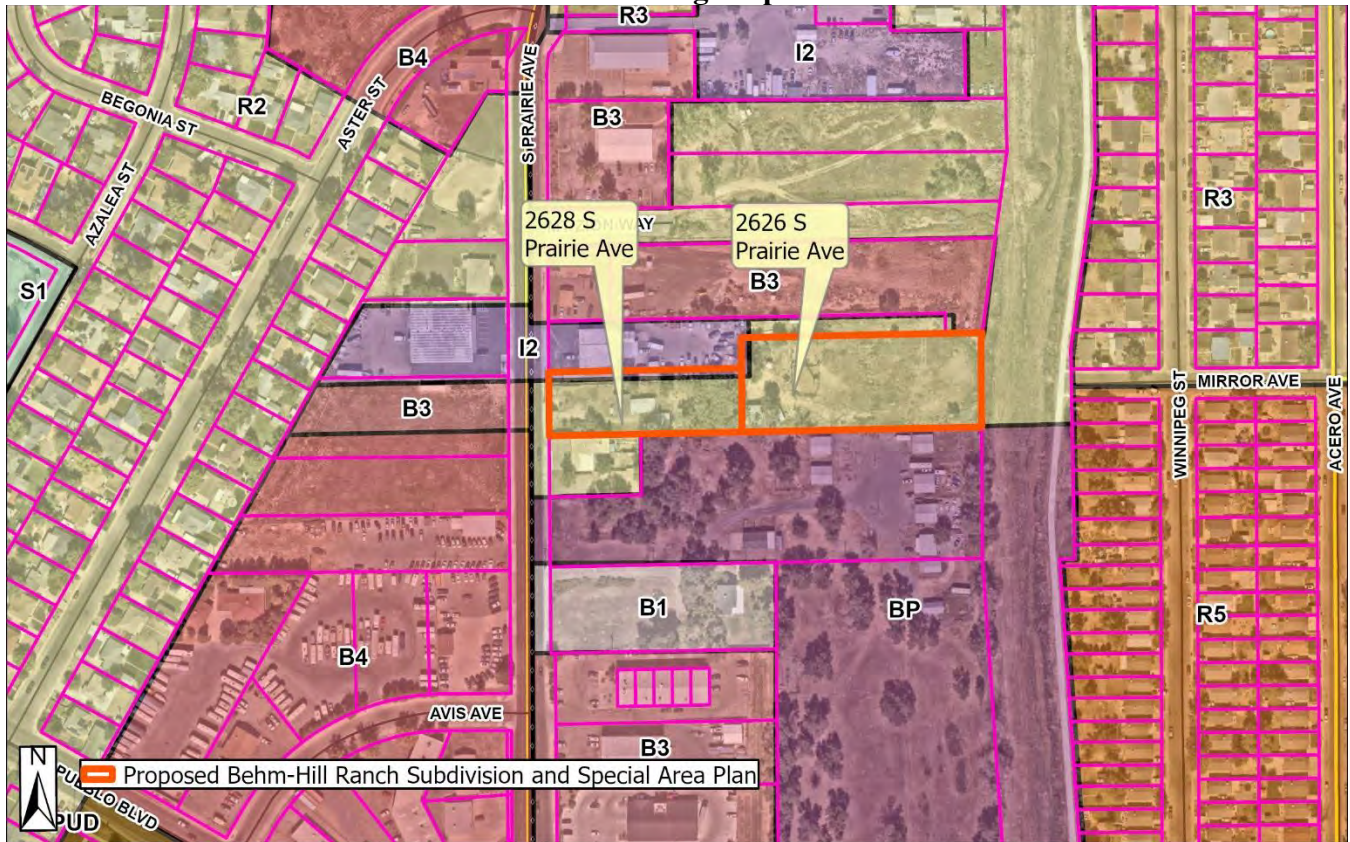
ATTACHMENTS:

- 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

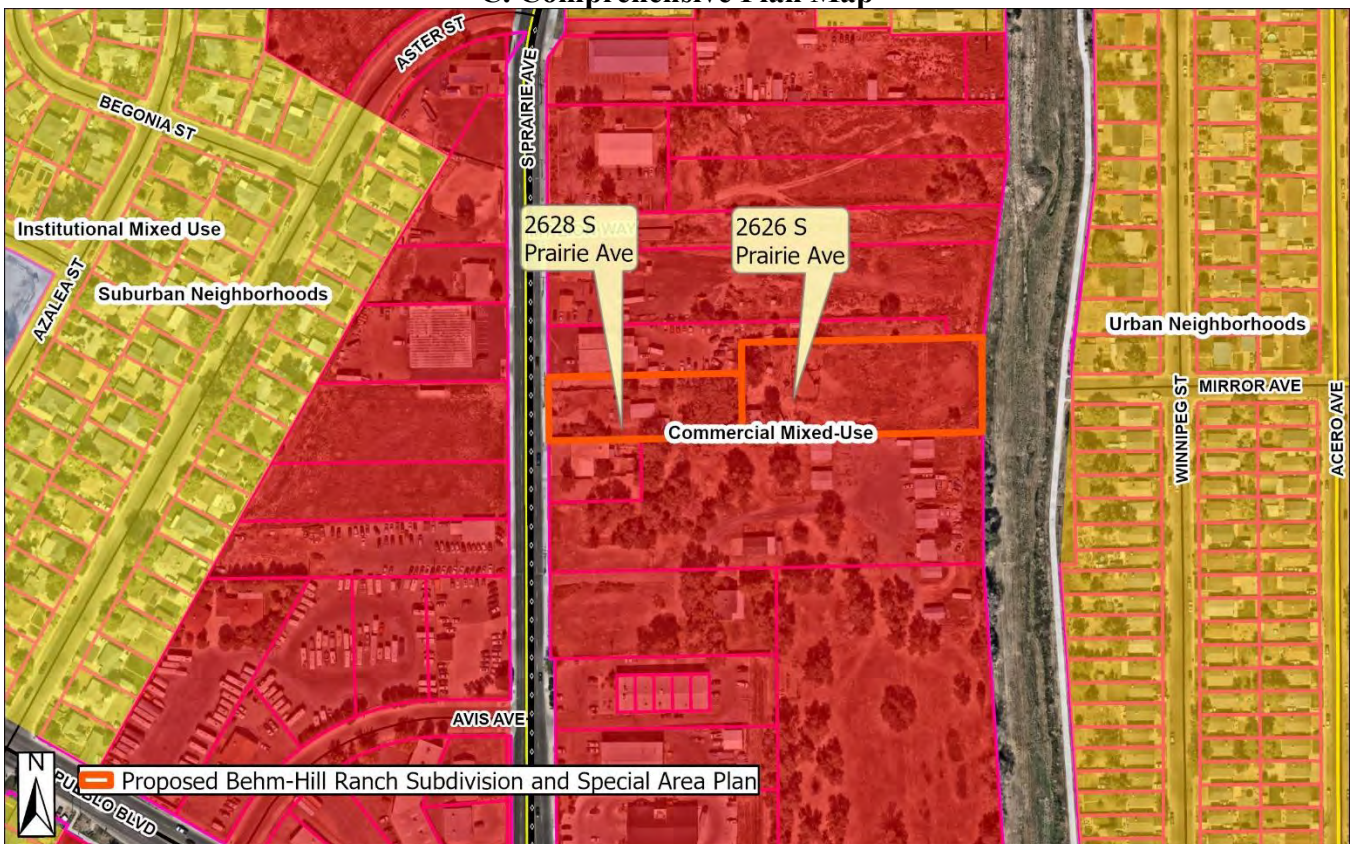
A. Aerial Map



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.

Project Information	Provide a brief description of the proposed request: <i>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.</i>		
	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: <i>SUBMITTED BEHM-HILL RANCH SUBDIVISION</i>		
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. <i>SUBMITTED ON OPEN GOV</i> ☒ 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:	<i>PATRICK HILL & ELIZABETH BEHM</i>	
	Signature:	<i>[Signature]</i>	Date: <i>12/23/25</i>
	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:

Planning & Zoning Application

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

Contact Info	Property Owner		Applicant	
	Name: <u>PATRICK HILL & ELIZABETH BEHM</u>		Name: _____	
	Company: _____		Company: _____	
	Address: <u>4 PENNWOOD LN</u> Zip: <u>81005</u>		Address: _____ Zip: _____	
	Phone: <u>(719) 429-3547</u>		Phone: () _____	
	Email: <u>BETH.BEHM@HOTMAIL.COM</u>		Email: _____	
	Engineer		Surveyor	
	Name: _____		Name: <u>RANDY G. REEVES</u>	
	Company: _____		Company: <u>CARDINAL POINTS SURVYING</u>	
	Address: _____ Zip: _____		Address: <u>4601 EAGLERIDGE PL</u> Zip: <u>81008</u>	
Phone: () _____		Phone: <u>(719) 253-0874</u>		
Email: _____		Email: <u>RREEVES@4CARDINALPOINTS.NET</u>		
The applicant will be the primary contact unless otherwise noted.				
Property Info	Project Location: (address or general description) <u>2626 & 2628 S. PRAIRIE AVENUE</u>			
	Parcel No(s): <u>2 LOTS & 1 PARCEL</u>			
	Existing Zone: <u>R-2</u>		Proposed Zone (if applicable): <u>R-2</u>	
	PUD Name (if applicable): <u>N/A</u>			
Project Scope	Project Name: <u>BEHM-HILL RANCH SUBDIVISION</u>			
	☐ 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)

Planning & Zoning Application

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

Contact Info	Property Owner		Applicant	
	Name: <u>LIZETTE RODRIGUEZ</u>		Name: _____	
	Company: _____		Company: _____	
	Address: <u>PO Box 1726 FARENS, TX</u> Zip: <u>79838</u>		Address: _____ Zip: _____	
	Phone: () _____		Phone: () _____	
	Email: <u>LIZZRODD13@GMAIL.COM</u>		Email: _____	
	Engineer		Surveyor	
	Name: _____		Name: <u>RANDY G. REEVES</u>	
	Company: _____		Company: <u>CARDINAL POINTS SURVYING</u>	
	Address: _____ Zip: _____		Address: <u>4601 EAGLERIDGE PL</u> Zip: <u>81008</u>	
Phone: () _____		Phone: <u>(719) 253-0874</u>		
Email: _____		Email: <u>RREEVES@4CARDINALPOINTS.NET</u>		
The applicant will be the primary contact unless otherwise noted.				
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	Parcel No(s): <u>2 LOTS & 1 PARCEL</u>			
	Existing Zone: <u>R-2</u>		Proposed Zone (if applicable): <u>R-2</u>	
	PUD Name (if applicable): <u>N/A</u>			
Project Scope	Project Name: <u>BEHM-HILL RANCH SUBDIVISION</u>			
	☐ 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)

Project Information	Provide a brief description of the proposed request: <i>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.</i>		
	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: <i>SUBMITTED BEHM-HILL RANCH SUBDIVISION</i>		
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. <i>SUBMITTED ON OPEN GOV</i> ☒ 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:	<i>LIZETTE RODRIGUEZ</i>	
	Signature:		Date: <i>12/20/2005</i>
	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.

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 NW 1/4 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 AFORESAID 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 PLAN, 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 INCLUDING 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)
J.S.S.
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 BY LIZETTE RODRIGUEZ.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PATRICK HILL _____ DATE _____

ELIZABETH BEHM _____ DATE _____

STATE OF COLORADO)
J.S.S.
COUNTY OF PUEBLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 BY PATRICK HILL AND ELIZABETH BEHM.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

IMPROVEMENTS CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBDIVIDERS HAVE 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, A SPECIAL AREA PLAN, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33-3-209 ET. SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

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

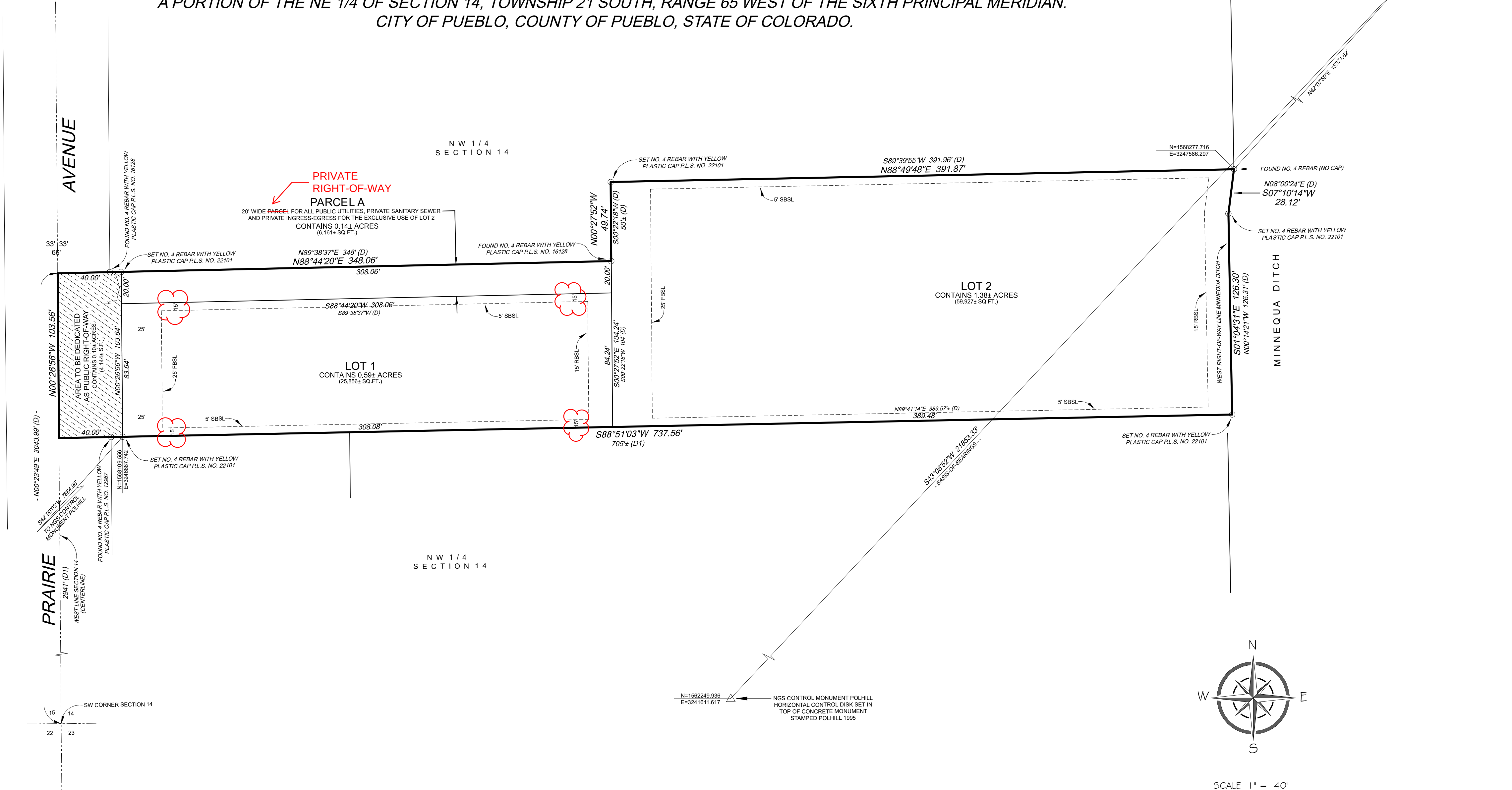
NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE CITY OF PUEBLO, DOES NOT CONSTITUTE AN ACCEPTANCE OF DEDICATED PUBLIC ROADS PARK, AND OTHER PUBLIC IMPROVEMENTS FOR MAINTENANCE BY THE CITY, UNTIL SUCH PUBLIC IMPROVEMENTS MEET THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF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

NOTES:

- A SEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY 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)
- 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.
- 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.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 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.

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.



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

- 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)
- EXCEPTION NO. 9: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:
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- 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)
- 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)
- THE EFFECT, IF ANY, OF ASSESSMENT'S 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)
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- 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)
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- 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)
- 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. 486018. (NOT SURVEY RELATED)
- 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)
- 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.

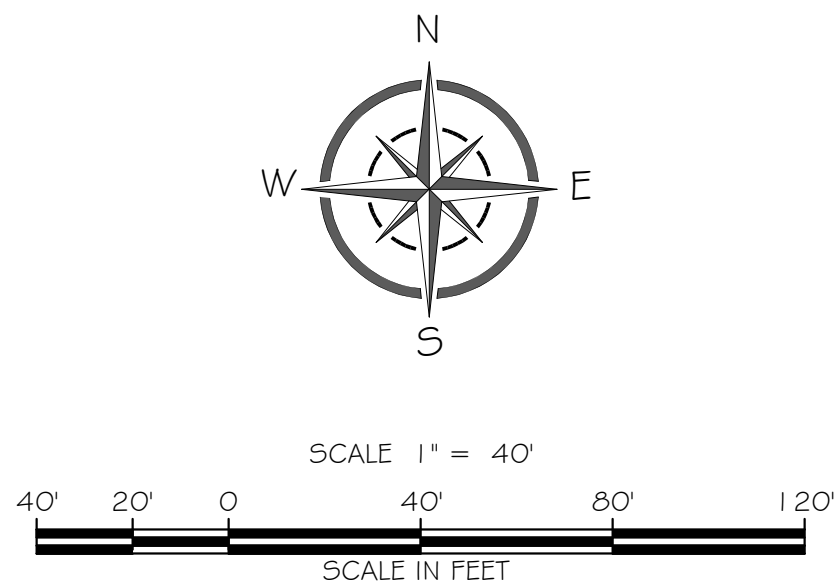
NET DENSITY ANALYSIS

GROSS PROPERTY AREA = 2.21 ACRES
RIGHT OF WAY (PRAIRIE AVE.) = 0.10 ACRES
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 = 85,815.2 SF.
MAXIMUM DWELLING UNITS FOR R-2 ZONE = 85,815.2 S.F. / 5,000 S.F. = 42.9 UNITS

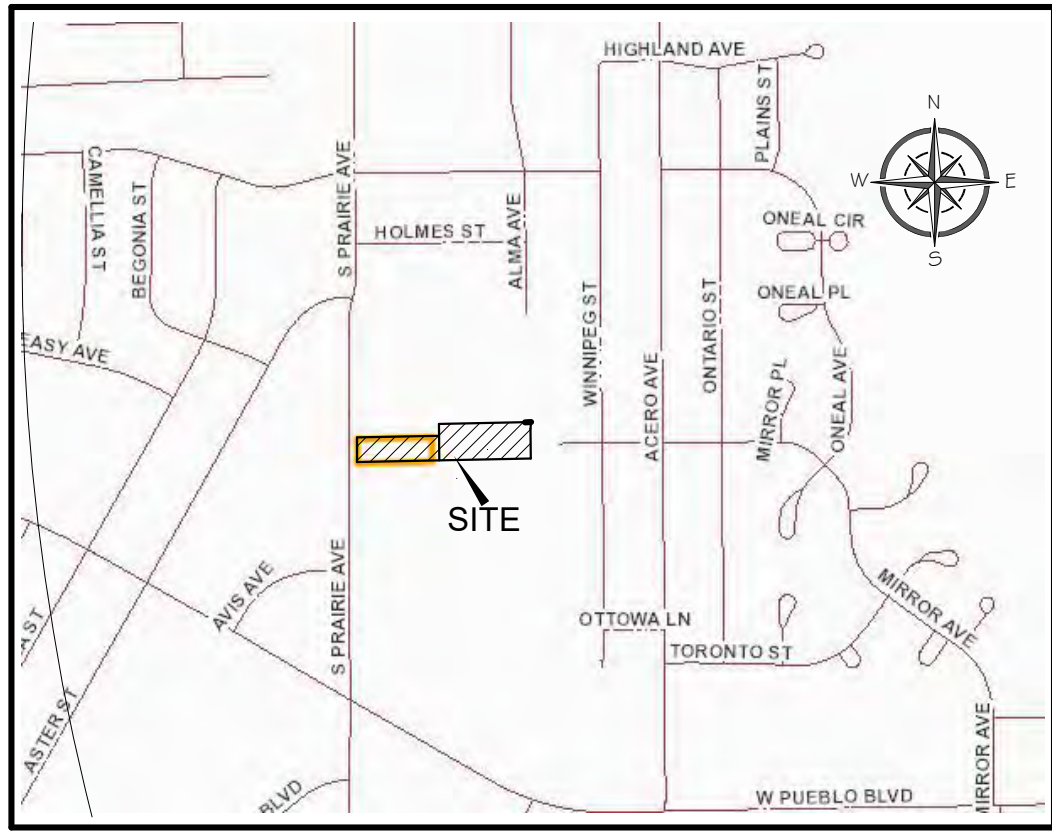
PROPOSED UNITS = 2 MAXIMUM ALLOWED UNITS = 43

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

Private Right of Way



(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. D.V.P. 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
JOB NUMBER: 2025-293
DRAWN: RMS
FILE NAME: 2025-293 SUB
CHECKED: RGR
REF. JOB NO. 2025-146

Cardinal Points
Surveying Inc.

(719) 253-0674 - (719) 253-0676 fax 4601 Eagleledge Place, Suite 110
Pueblo, Colorado 81006

Subdivision Review Committee

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: ○ 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

Beritt Odom
Director Planning &
Community Development

Executive Secretary of
Planning & Zoning
Commission

Subdivision Review Committee

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 NW 1/4 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 9° 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 AFORESAID 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 PLAN, 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 INCLUDING 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)
J.S.S.)
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 BY LIZETTE RODRIGUEZ.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PATRICK HILL _____ DATE _____

ELIZABETH BEHM _____ DATE _____

STATE OF COLORADO)
J.S.S.)
COUNTY OF PUEBLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 BY PATRICK HILL AND ELIZABETH BEHM.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

IMPROVEMENTS CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBDIVIDERS HAVE 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, A SPECIAL AREA PLAN, COMPLIES WITH THE REQUIREMENTS OF PLATS AND MAPS AS SET FORTH IN SECTION 38-33-3-209 ET. SEQ. C.R.S. 1992 AND WITH THE MINIMUM STANDARDS FOR LAND SURVEY AND PLATS AS SET FORTH IN SECTION 38-51-106 ET. SEQ. C.R.S. 1994.

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

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

NOTES:

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)

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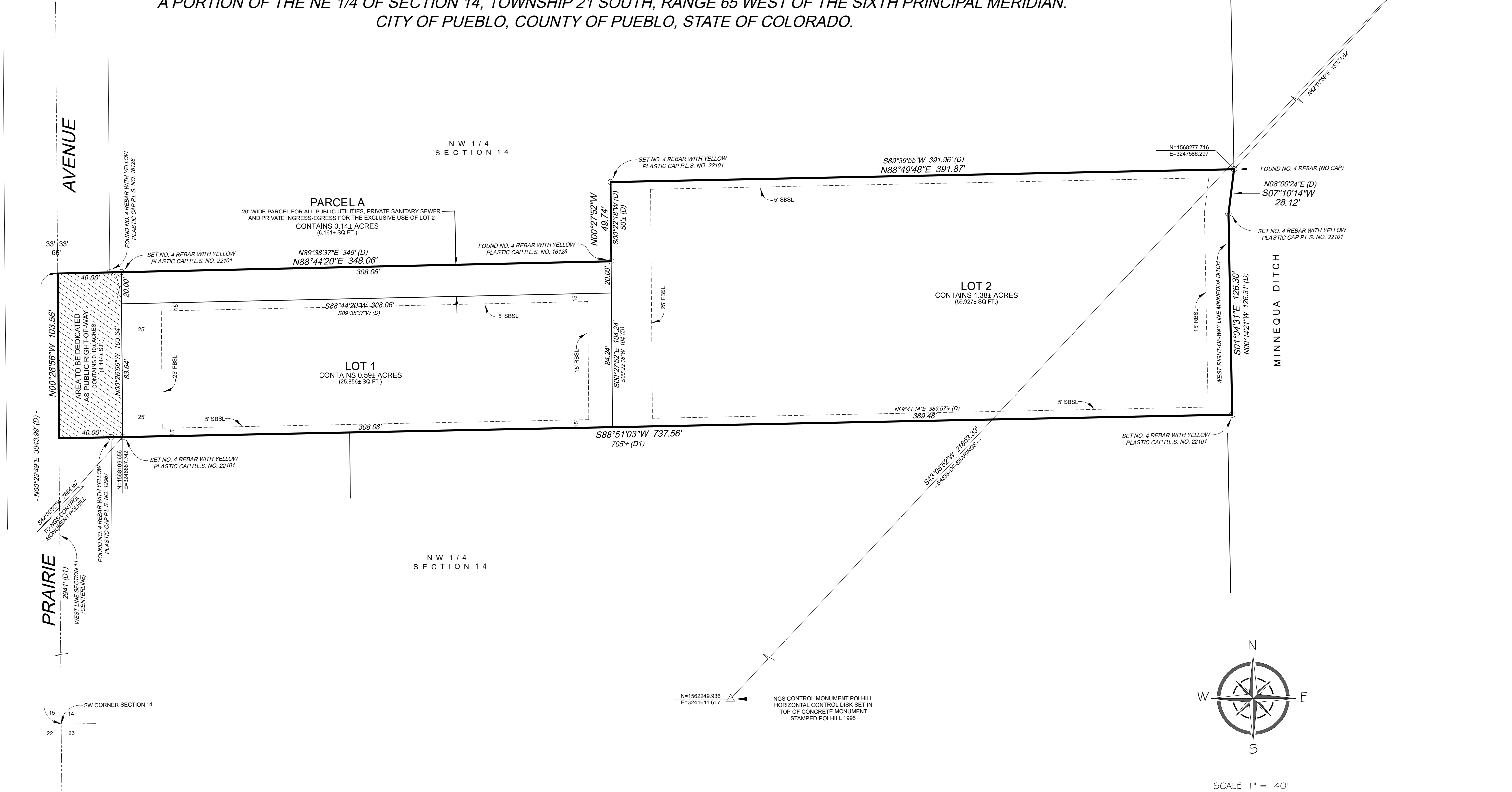
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- EXCEPTION NO. 11: RIGHT OF WAY FOR DITCH OVER THE EAST SIDE OF SUBJECT PROPERTY AS SHOWN ON PUEBLO COUNTY GIS MAP INSOFAR AS THE SAME MAY AFFECT THE LAND. (WEST RIGHT-OF-WAY LINE OF DITCH SHOWN HEREON)
- THE EFFECT OF INCLUSION OF THE LAND IN THE SOUTHERN COLORADO WATER CONSERVANCY DISTRICT. (NOT SURVEY RELATED)

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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)

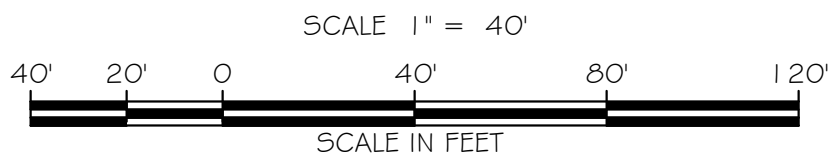
MINIMUM LOT SIZE FOR R-2 ZONE = 5000 S.F.

1.97 ACRES = 85,815.2 SF.

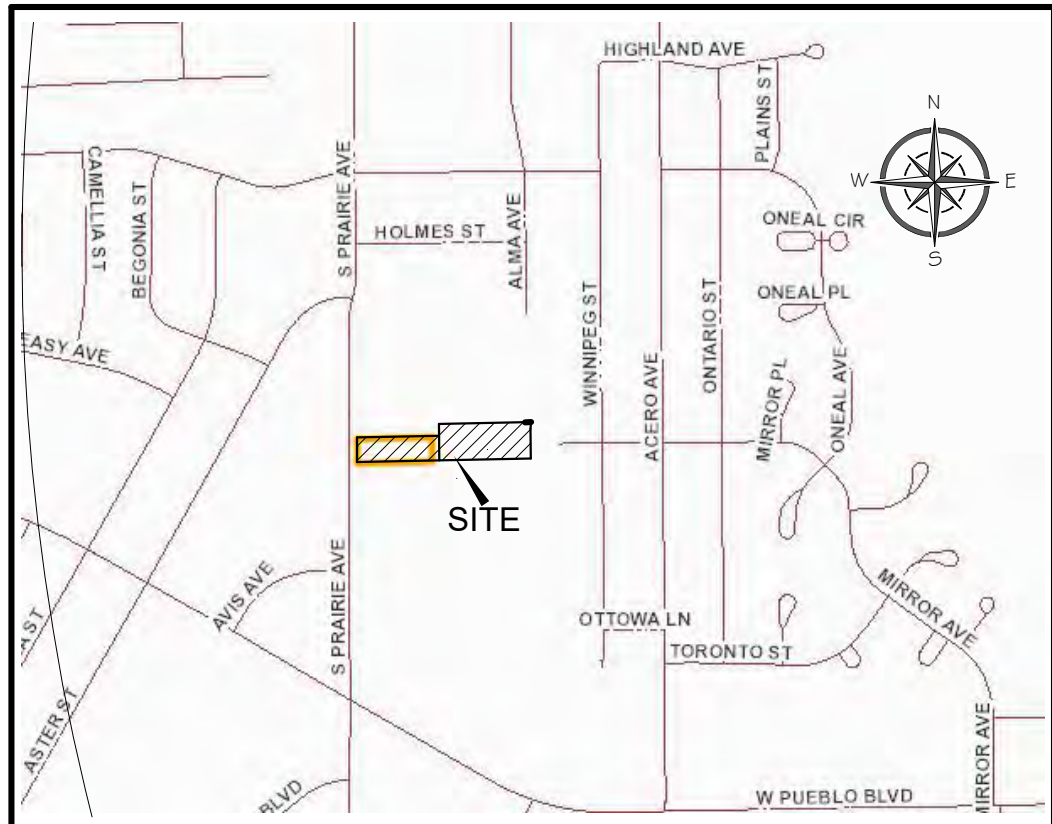
MAXIMUM DWELLING UNITS FOR R-2 ZONE

85,815.2 S.F. / 5,000 S.F. = 42.9 UNITS

PROPOSED UNITS ≈ 2 MAXIMUM ALLOWED UNITS ≈ 43



(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. D.V.P. 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

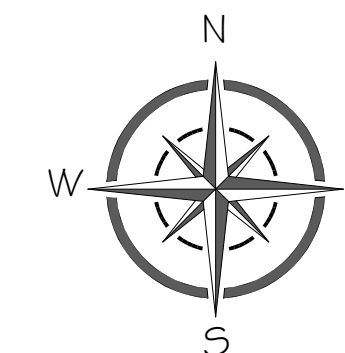
REF. JOB NO. 2025-146

Cardinal Points
Surveying Inc.

(719) 253-0674 - (719) 253-0670 fax 4601 Eagleledge Place, Suite 110
Pueblo, Colorado 81006

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.

NGS CONTROL MONUMENT ABRIENDO
HORIZONTAL CONTROL DISK SET IN
TOP OF CONCRETE MONUMENT
STAMPED ABRIENDO 1993



SCALE 1" = 40'

SCALE IN FEET

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



VICINITY MAP

LEGEND

TBC = TOP BACK CURB
FL = FLOWLINE
EA = EDGE ASPHALT
WD = 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 16' HORSE SHELTER
④ = 8.0' X 6' HORSE SHELTER

 = POWER POLE
 = POWER POLE WITH ELECTRIC METER
⑤ = SANITARY SEWER MANHOLE
W = WATER VALVE
 = TELEPHONE PEDESTAL
F = FIRE HYDRANT
G = GAS VALVE
Y = YARD WATERYANT

WIRE
WIREMESH FENCE
M — X — M — X — M — X — M
METAL PANEL FENCE
OH — OH — OH — OH
OVERHEAD POWER LINE
GAS — GAS — GAS — GAS
GAS LINE
WD — WD — WD — WD
6" HIGH WOOD CHAIN LINK
6" HIGH CHAIN LINK FENCE
X — X — X — X — X — X
BARBED WIRE FENCE
W — W — W — W — W — W
WATER LINE
SS — SS — SS — SS
SANITARY SEWER LINE

ZONE DISTRICT

R-2 = SINGLE FAMILY RESIDENTIAL
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
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: 12-2-20

SCALE: 1" = 40'

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

Cardinal Points
Surveying Inc.

(719) 253-0874 • (719) 253-0878 fax
4601 Eaglenidge Place, Suite 11
Boulder, Colorado 80508

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: 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

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative



Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

James Salazar

Planning & Zoning Commission

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado

Wednesday, 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.

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, 211 East D Street, Pueblo

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Brett Boston
City Council Representative



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.

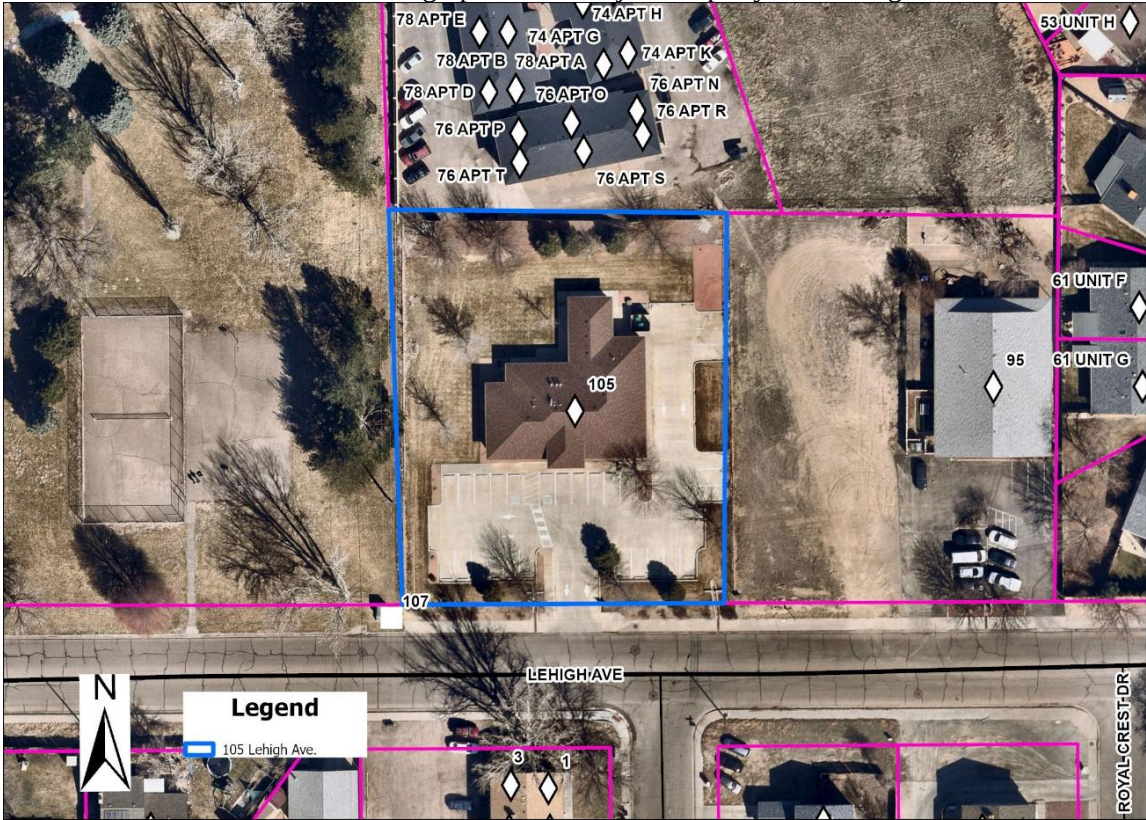
REFERRAL AGENCIES AND COMMENTS:

- 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

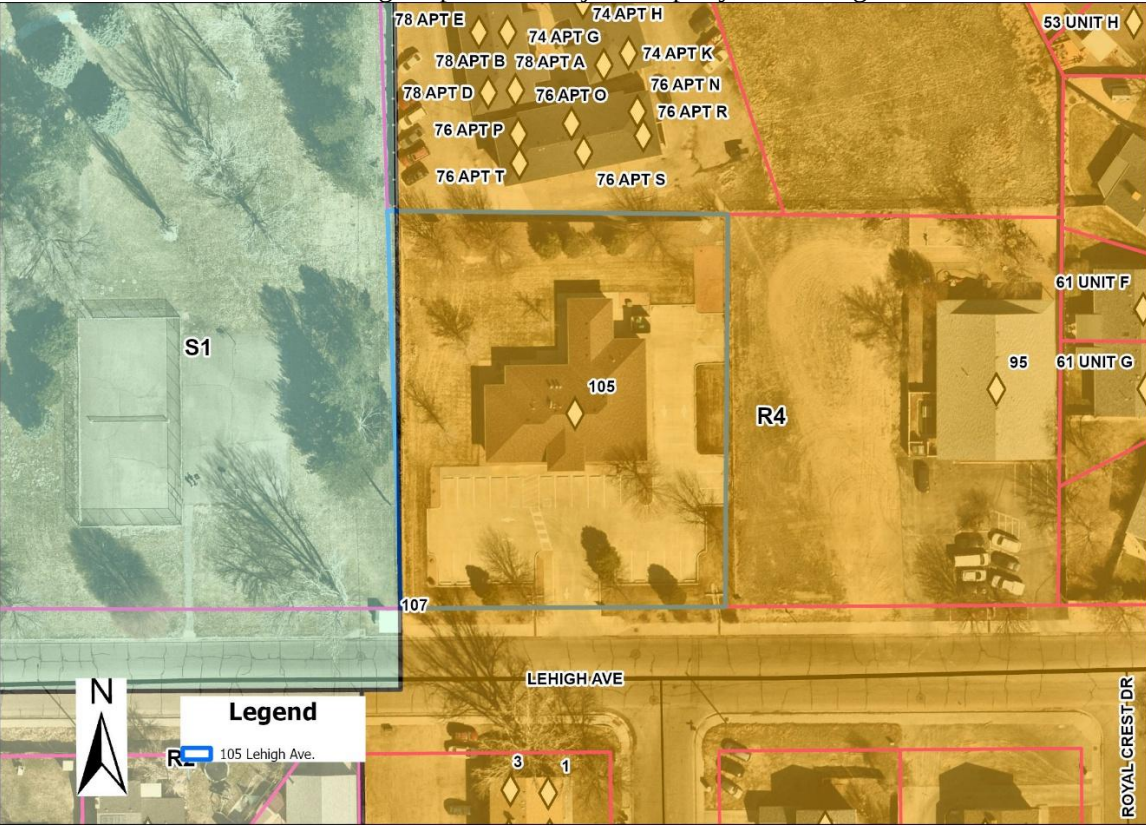
ATTACHMENTS:

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

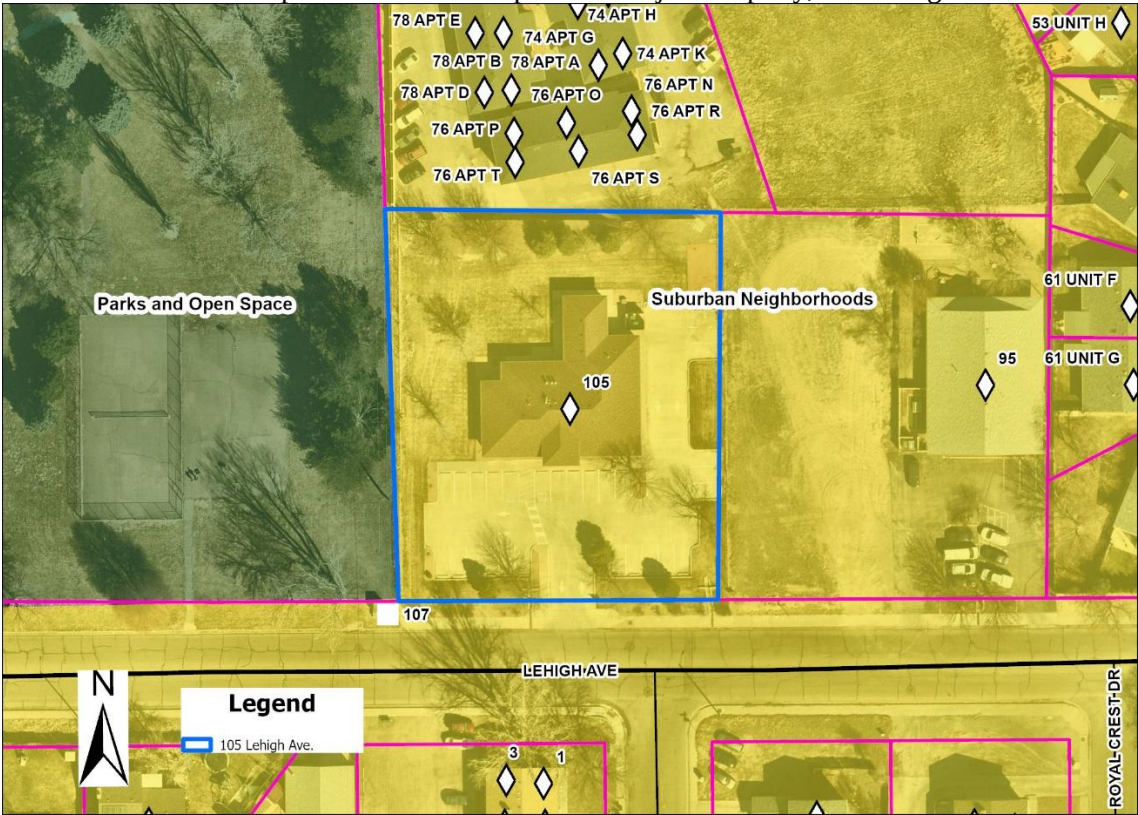
A. Aerial Photograph of the Subject Property, 105 Lehigh Ave



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



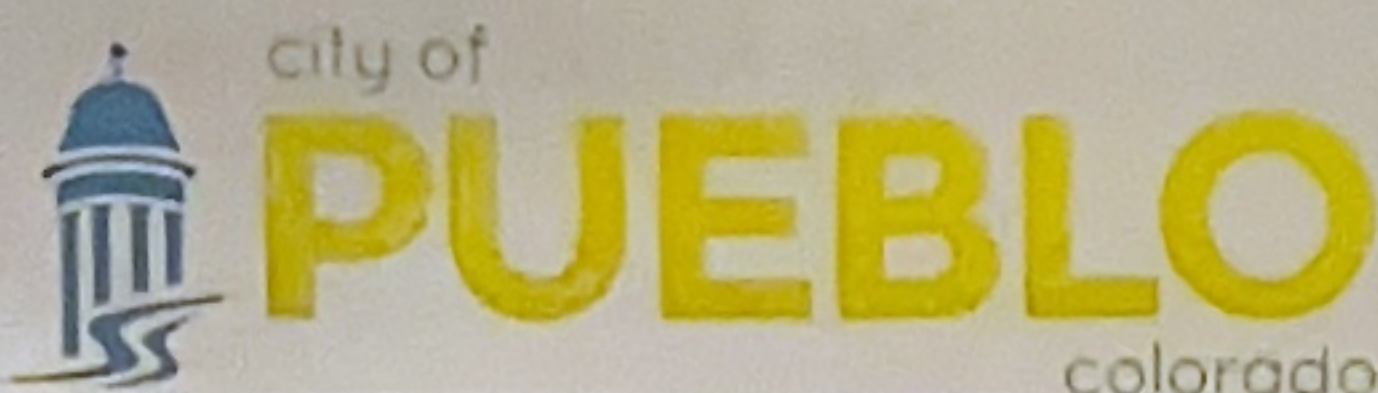
SITE PLAN EXHIBIT

SCALE NOT TO SCALE

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



G. Application



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: (908) 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:

- ☒ 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 ~~Residential~~ 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 attached labelled "Justifying the Zone Change request"

Description of area surrounding proposed development:

See attached labeled "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 attached 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 conventional 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

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: Randy Mikelson

Signature:

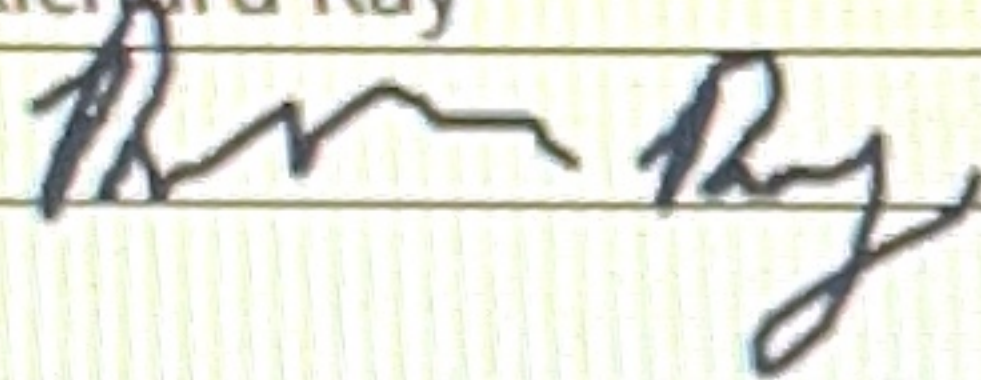


Date: 09/30/2025

Applicant, if different from Property Owner

Print Name: Richard Ray

Signature:



Date: 9/30/2025



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

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



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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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	COLORAD	CO	80917-3341
ALGIEN NATHAN D	18 VASSAR AVE	PUEBLO	CO	81005-1955
AMERICAN DREAM LAND DEVELOPMENT OF COLORADO LLC	7941 FERNCLIFF DR	COLORAD	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	COLORAD	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 SEGUN	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 ALF	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