

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY, COMMITMENT FILE NO.: 597-F0697721-320-BWZ, WITH AN EFFECTIVE DATE OF DECEMBER 11, 2020.

LEGAL DESCRIPTION

LOT 1, EXCEPT THE WEST 7 FEET THEREOF, BLOCK 1, SOUTH PRAIRIE SUBDIVISION FILING NO. 2, COUNTY OF PUEBLO, STATE OF COLORADO.



VICINITY MAP



SHEET 1 OF 1

LAND AREA

73676± SQUARE FEET
1.691± ACRES

PARKING

REGULAR = 14
TRUCK = 11
HANDICAP = 0
TOTAL = 25

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 0810107010, WHICH BEARS AN EFFECTIVE DATE OF 08/15/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER COLORADO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE CENTER LINE OF THORNBERRY LANE WHICH BEARS N 89°57'91" W PER GPS COORDINATE OBSERVATIONS
LATITUDE: 38°12'57.9054"
LONGITUDE: -104°38'31.8237"
CONVERGENCE ANGLE: 00°31'34.2196"

LEGEND

SO.FT.	SQUARE FEET	R/W	RIGHT OF WAY
PS	PARKING SPACE(S)	C/L	CENTER LINE
TPS	TRUCK PARKING SPACE(S)	U.P.	UTILITY POLE
TP	TELEPHONE PEDESTAL	GA	GUY ANCHOR
●	PROPERTY CORNER (NOT FOUND OR SET)	●	FIRE HYDRANT
○	FOUND CORNER AS NOTED	—	OVERHEAD UTILITY LINE
(M)	MEASURED/CALCULATED DIMENSION	—	FENCE
(R)	RECORD DIMENSION	—	CENTER LINE OF ROAD
B.H.L.	BUILDING HEIGHT LOCATION	—	NOT TO SCALE
N/F	NOW OR FORMERLY	---	RIGHT-OF-WAY LINE
		---	EASEMENT LINE

ALTA/NSPS LAND TITLE SURVEY

JOB #: 432724
SOUTH PRAIRIE AVENUE
3004 SOUTH PRAIRIE AVENUE

PUEBLO COUNTY PUEBLO, COLORADO

SITE PICTURE



COORDINATED BY:
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: ARC INVESTMENTS LLC AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10A, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/08/2021. DATE OF PLAT OR MAP: 01/27/2021.

JASON M. PAGE
PROFESSIONAL LAND SURVEYOR NO.: 38723
STATE OF COLORADO

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
			21-0026
			SCALE:
			1" = 30'
			DRAWN BY:
			RM
			APPROVED BY:
			JMP

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAVETEVILLE, AR 72703.
SURVEY@BLEW.NC.COM

NOTES CORRESPONDING TO SCHEDULE B

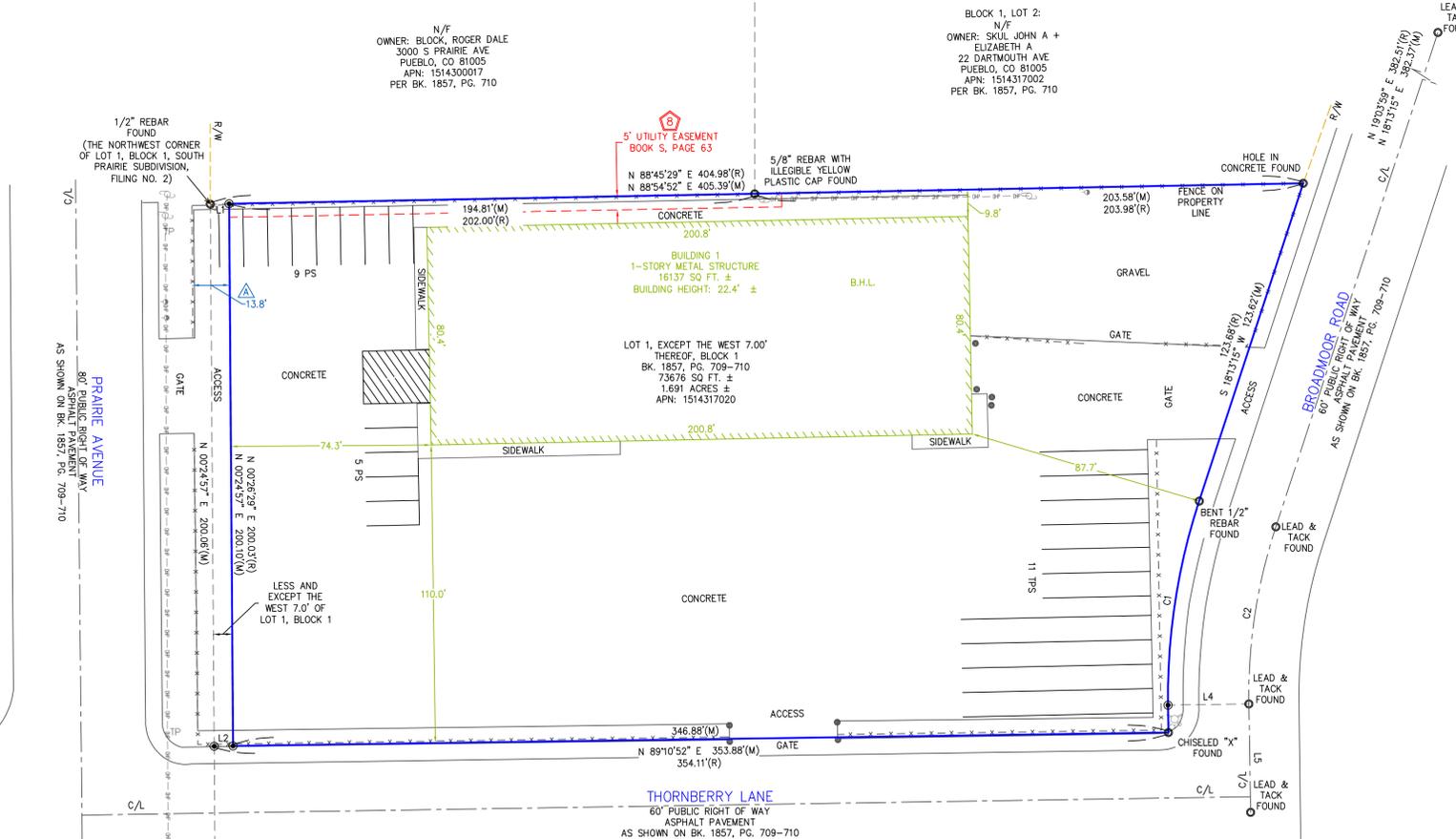
- 1. COVENANTS, CONDITIONS, RESTRICTIONS, NOTES AND EASEMENTS AS SHOWN ON SAID SUBDIVISION RECORDED AUGUST 19, 1976 IN MAP BOOK S AT PAGE 63. (AFFECTS, PLOTTED AS SHOWN)
- 2. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW.
RECORDING DATE: AUGUST 19, 1976
RECORDING NO.: BOOK 1857 AT PAGE 688 AT RECEPTION NO. 524019 (DOES NOT AFFECT, DOCUMENT APPEARS TO AFFECT LOT 8, BLOCK 2, SOUTH PRAIRIE SUBDIVISION FILING NO. 2 WITH REGARDS TO DRAINAGE AND SURFACE WATER DETENTION BASIN AND APPURTENANT FACILITIES TO BE CONSTRUCTED AND INSTALLED.)
- 3. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW.
RECORDING DATE: AUGUST 19, 1976
RECORDING NO.: BOOK 1857 AT PAGE 704 AT RECEPTION NO. 524027 (AFFECTS, BLANKET IN NATURE)

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PRAIRIE AVENUE, THORNBERRY LANE, AND BROADMOOR ROAD, BEING DEDICATED PUBLIC STREET OR HIGHWAY.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A COLORADO LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF THORNBERRY LANE AND BROADMOOR ROAD, WHICH ABUTS THE SE CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00026409317078.
- IN REGARDS TO ALTA TABLE A ITEM 10(A), NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.

STATEMENT OF ENCROACHMENTS

▲ FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 13.8'



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	N 88°45'52" E	7.00'	L1(R)	N/A	N/A
L2(M)	S 89°10'52" W	7.00'	L2(R)	N/A	N/A
L3(M)	S 89°35'03" W	40.00'	L3(R)	N/A	40.00'
L4(M)	N 89°11'45" E	30.00'	L4(R)	N/A	N/A
L5(M)	N 00°56'38" W	39.98'	L5(R)	N/A	40.07'

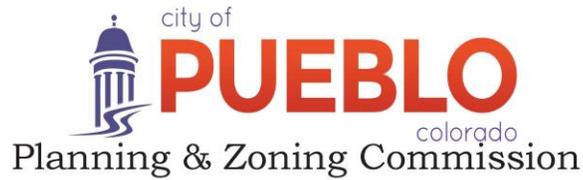
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	230.00'	76.37"	76.02"	N 08°42'30" E	19°01'30"	C1(R)	230.00'	76.37"	N/A	N/A	N/A
C2(M)	197.14'	66.42"	66.11"	N 08°42'30" E	19°18'15"	C2(R)	200.00'	66.41"	66.11"	N/A	19°01'30"

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Vacant
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado

Wednesday, January 12, 2022 – 3:30 p.m.

City Council Chambers, 1 City Hall Place

Join Zoom Meeting online:

<https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGBnlCdHRrUHNFZnpPWG1Ydz09>

Join Zoom Meeting by phone:

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

Online and phone Meeting ID and Password:

Meeting ID: 927 1786 7722

Passcode: 195462

MEETING CALLED TO ORDER

The meeting was called to order at 3:33 p.m. with Commissioner Castellucci presiding.

The meeting was held at City Council Chambers, 1 City Hall Place, commissioners, applicants, and the public participated in person and via Zoom.

Commissioners Present: Mike Castellucci, Patrick Avalos, Cheryl Spinuzzi, Alexandra Aznar, Christopher Pasternak, and Lisa Bailey.

Commissioners Absent: City Council Representative Chair is currently vacant.

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Wade Broadhead, Planner; Danielle Baxter, Planner; Bart Mikitowicz, Planner; and Joe Martellaro, Associate Engineer II.

APPROVAL OF AGENDA

A Motion was made by Bailey to approve the agenda, Seconded by Spinuzzi.

Motion passed 6-0.

PUBLIC MEETING AND ACTION

Regular Agenda

1. **Z-21-21: Rezoning 3004 S Prairie Avenue:** 1.69 acres located east of S. Prairie Ave. and north of Thornberry Ln., from B-3, Highway and Arterial Business District to B-P, Business Park Zone District

Staff Report by Beritt Odom

BACKGROUND AND ANALYSIS:

Mr. Rubin, owner of 3004 S. Prairie Avenue is requesting to rezone the property to a BP, Business Park Zone District to allow assembly and light manufacturing uses within the existing metal warehouse structure on the site. The proposed BP, Business Park Zone District, is designed to provide for a limited number of retail, office, warehouse, light industrial and manufacturing uses.

The subject property was subdivided in 1976 to facilitate development of warehousing, light industrial and commercial uses, creating a light industrial and business park. In 1976 a Special Use Permit was granted to allow a warehousing use for the Coca-Cola Bottling Company at the site. A 16,000 square foot, metal warehouse was constructed on Lot 1 in 1977 and was used as the Coca-Cola Bottling Company warehouse until the mid-2000's. Adjacent properties to the south and east are zoned B-3, Highway Commercial Arterial, and house light industrial uses. The property to the west is zoned I-2, Industrial District, and is developed with a wireless communications tower (cell tower).

The subject property meets the BP Zone District minimum lot size, front and rear setbacks (the lot has multiple front setbacks and no rear setback because it sits adjacent to three public rights-of-way). However, the BP Zone District requires all structures within the district to be located a minimum of 100-feet away from an existing residential zone district and the metal warehouse on site sits approximately 10-feet from a R-2 Zone District located directly north of the site. The R-2 Zone District property is approximately 43,205 square feet and is developed with a single-family home, multiple accessory structures, and has numerous FedEx commercial vehicles on site. The R-2 zoning appears to be a remnant of the historic residential zoning that existed prior to the late 1960's. Because the rezoning site does not meet the structure separation distance from residential districts, the property owner is requesting a concurrent variance from the 100-foot building separation requirement. The proposed rezoning conforms to the comp plan designation of Employment Center Light Industry Mixed Use and the surrounding light industrial park development.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The subject property is approximately 73,285 square feet with the majority of the site paved in concrete and developed with a 16,000 square foot metal warehouse structure.

❑ **Neighborhood Compatibility:**

North	R-2, Single-family Residential District, developed with a residential structure, accessory structures and houses multiple commercial vehicles.
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East	B-3, Highway and Arterial Business District, self-storage units.
South	B-3, Highway and Arterial Business District,
West	I-2, Industrial District, wireless communications tower.

□ **Comprehensive Plan Compliance:**

The proposed rezoning request conforms with the Pueblo Comprehensive Plan designation of Employment Center – Light Industrial Mixed Use. According to the Comprehensive Plan, light industrial uses, such as manufacturing, assembly, research, and development, provide tax revenues and jobs for the Region. These uses will be continued and expanded upon in a planned manner so as to minimize the impact on the public infrastructure. The proposed light manufacturing facility use must comply with the BP performance standards which prohibits industrial processes that emit significant smoke, noise, or odors, and hazardous materials. Therefore, the BP Zone rezoning request meets the spirit of the light industrial mixed use land use designation.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED with the following additional staff condition:**

1. The applicant must secure a variance allowing the existing on-site structure to sit 10-feet from the adjacent R-2 zone district. The variance must be secured prior to City Council review.

HEARING: Nico Cordova (211 W 2nd St #306, Pueblo, CO 81003) spoke on behalf of the applicant and stated they signed a lease for Reyes Campers, manufacturing, and sales of campers. Property to north zoned R-2 wishes to rezone as well at a later time to BP zone district.

No one spoke in support or opposition for the application.

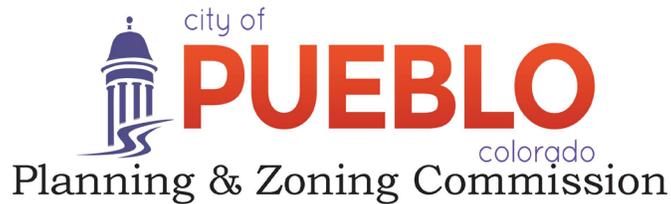
MOTION: Motion to recommend approval of Z-21-21 with the condition that the applicant must secure a variance allowing the existing on-site structure to sit 10-feet from the adjacent R-2 zone district prior to City Council review was made by Bailey, second by Avalos.

MOTION PASSED 6-0

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Bob Schilling
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

Z-21-21

TO: City of Pueblo, Planning and Zoning Commission

FROM: Beritt Odom, Principal Planner

THROUGH: Scott Hobson, Acting Director of Planning and Community Development

DATE: January 12, 2022

SUBJECT: Rezone from B-3, Highway and Arterial Business District to B-P, Business Park District

APPLICANT: Aviv Rubin, AMP1, LLC

PROPERTY OWNER: Aviv Rubin, AMP1, LLC

LOCATION: 3004 S. Prairie, generally located north of Thornberry Lane and east of S. Prairie Ave, Lot 1, Block 1, South Prairie Subdivision 2nd.

CONCURRENT REQUESTS: ZBA-21-36, Variance from Section 17-4-5, (4), b., 3., which requires a structure in a BP Zone District to be 100-feet from an existing residential zone district.

REQUEST:

The applicant is requesting to rezone Lot 1, Block 1, South Prairie Subdivision 2nd, from B-3 to BP, to allow manufacturing and production uses on site.

BACKGROUND AND ANALYSIS:

Mr. Rubin, owner of 3004 S. Prairie Avenue is requesting to rezone the property to a BP, Business Park Zone District to allow assembly and light manufacturing uses within the existing metal warehouse structure on the site. The proposed BP, Business Park Zone District, is designed to provide for a limited number of retail, office, warehouse, light industrial and manufacturing uses.

The subject property was subdivided in 1976 to facilitate development of warehousing, light industrial and commercial uses, creating a light industrial and business park. In 1976 a Special Use Permit was granted to allow a warehousing use for the Coca-Cola Bottling Company at the site. A 16,000 square foot, metal warehouse was constructed on Lot 1 in 1977 and was used as the Coca-Cola Bottling Company warehouse until the mid-2000's. Adjacent properties to the south and east are zoned B-3, Highway Commercial Arterial, and house light industrial uses. The property to the west is zoned I-2, Industrial District, and is developed with a wireless communications tower (cell tower).

The subject property meets the BP Zone District minimum lot size, front and rear setbacks (the lot has multiple front setbacks and no rear setback because it sits adjacent to three public rights-of-way). However, the BP Zone District requires all structures within the district to be located a minimum of 100-feet away from an existing

residential zone district and the metal warehouse on site sits approximately 10-feet from a R-2 Zone District located directly north of the site. The R-2 Zone District property is approximately 43,205 square feet and is developed with a single-family home, multiple accessory structures, and has numerous FedEx commercial vehicles on site. The R-2 zoning appears to be a remnant of the historic residential zoning that existed prior to the late 1960's. Because the rezoning site does not meet the structure separation distance from residential districts, the property owner is requesting a concurrent variance from the 100-foot building separation requirement. The proposed rezoning conforms to the comp plan designation of Employment Center Light Industry Mixed Use and the surrounding light industrial park development.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The subject property is approximately 73,285 square feet with the majority of the site paved in concrete and developed with a 16,000 square foot metal warehouse structure.

❑ **Neighborhood Compatibility:**

- | | |
|-------|--|
| North | R-2, Single-family Residential District, developed with a residential structure, accessory structures and houses multiple commercial vehicles. |
| East | B-3, Highway and Arterial Business District, self-storage units. |
| South | B-3, Highway and Arterial Business District, |
| West | I-2, Industrial District, wireless communications tower. |

❑ **Comprehensive Plan Compliance:**

The proposed rezoning request conforms with the Pueblo Comprehensive Plan designation of Employment Center – Light Industrial Mixed Use. According to the Comprehensive Plan, light industrial uses, such as manufacturing, assembly, research and development, provide tax revenues and jobs for the Region. These uses will be continued and expanded upon in a planned manner so as to minimize the impact on the public infrastructure. The proposed light manufacturing facility use must comply with the BP performance standards which prohibits industrial processes that emit significant smoke, noise, or odors, and hazardous materials. Therefore, the BP Zone rezoning request meets the spirit of the light industrial mixed use land use designation.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

❑ **Minimum lot size and area:**

Minimum lot size in the BP is 20,000 square feet. The rezoning site is 73,616 square feet.

❑ **Lot coverage:**

The B-P Zone District allows a maximum lot coverage of 50-percent. Existing lot coverage is 22-percent.

❑ **Zone District Performance Standards:**

The B-P Zone District Performance Standards (Sec. 17-4-5) provide the requirements relating to

minimizing the impact of the development on the surrounding neighborhood and are described in detail below:

1. Noise from industrial, commercial, or business activity shall comply with Section 11-1-607 of this Code applicable to light industrial zone districts, provided that if located within three hundred (300) feet of a residential zone district the industrial or business activity shall comply with Section 11-1-607 this Code applicable to commercial zones.
 - ❑ Sec. 11-1-607 states, among other items, that the maximum permissible noise levels as measured 25-feet from the property line of the subject property shall not exceed 55 decibels (db(A)) between 7:00am and 7:00pm and shall not exceed 50 decibels between 7:00pm and 7:00am.
 - ❑ The proposed manufacturing facility must comply with all noise regulations.
2. No vibrations resulting from any industrial, commercial, or business activity shall be measurable at the outer boundaries of the lot.
 - ❑ The proposed manufacturing facility must not produce vibrations.
3. No odors resulting from any industrial, commercial, or business activity shall be discernible at the outer boundaries of the lot.
 - ❑ The proposed manufacturing facility must not emit discernible odors.
4. No observable smoke shall be emitted from the parcel.
 - ❑ The proposed manufacturing facility must not produce observable smoke.
5. No dust or dirt resulting from any industrial, commercial, or business activity shall be discernible beyond the outer boundaries of the lot.
 - ❑ The proposed site almost completely paved or developed except for a small area in the northeast corner of the property. It is not anticipated that dust or dirt shall be discernible from the property boundary.
6. No noxious gases resulting from any industrial, commercial, or business activity shall be discernible beyond the outer boundaries of the lot.
 - ❑ The manufacturing facility must not release noxious gases discernible from the property boundary.
7. No glare or heat generated from any industrial, commercial, or business activity shall be discernible beyond the outer boundaries of the lot.
 - ❑ The manufacturing facility shall not generate heat or glare.
8. No use that would cause interference with or disrupt utility service including, without limitation, electrical, cable, television, or telecommunications services to surrounding properties shall be allowed.
 - ❑ The manufacturing facility shall not disrupt utility service.
9. Outside storage of debris, rubbish, materials, supplies and equipment shall be enclosed on all sides by a screening wall or solid fence at least six (6) feet, but no more than ten (10) feet, in height. Neither debris, rubbish, materials, supplies nor equipment shall be stacked or stored to a height exceeding the height of the screening wall or fence.
 - ❑ The manufacturing facility shall comply with outdoor storage standards.

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 applicant's 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 property owner’s information.**

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

- ☐ Comments **A full legal description of the property was provided with the application and is attached to the staff report.**

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

- ☐ Comments **The applicant proposes to introduce a “light manufacturing” enterprise.**

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

- ☐ Comments **A survey of the property was provided.**

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

- ☐ Comments **The applicant indicated that redevelopment will begin in 2022.**

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

- ☐ Comments **The applicant states the “property owner has funds to complete zone change.”**

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.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED with the following additional staff condition:**

1. The applicant must secure a variance allowing the existing on-site structure to sit 10-feet from the adjacent R-2 zone district. The variance must be secured prior to City Council review.

ATTACHMENTS:

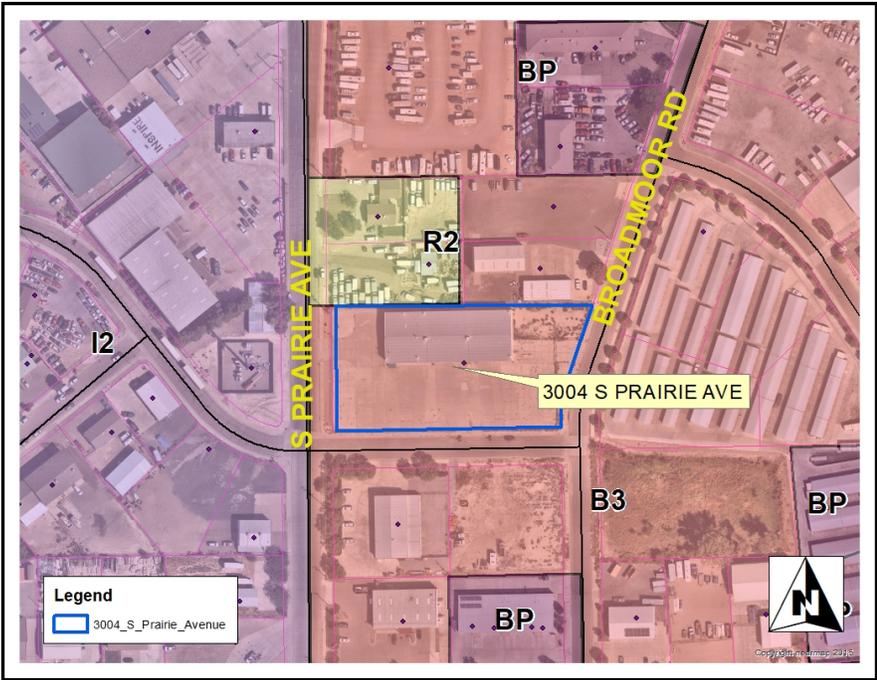
- A. **Arial Photograph**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**

- D. Public Notice Photographs
- E. Site Photographs
- F. B-P Zone District Information Sheet
- G. Application
- H. Site Survey

ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan Map



D. Public Notice Poster



E. 3004 S. Prairie looking east from S. Prairie Ave.



E. 3004 S. Prairie looking south from S. Prairie Ave.

**E. Crane Ridge Dr. Rezoning site looking south from Crane Ridge Dr.
F. B-P Zone District Information Sheet**



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

Zone District: BP (Business Park District)

Purpose. The standards of this district (BP) are designed to provide for a limited number of retail, office, warehouse, light industrial and manufacturing uses within a business park. Since some BP property may be located near residential zone districts, it is necessary that high development and performance standards be established and that all manufacturing, processing or assembling of materials and products be conducted in a manner not injurious or offensive to the residents of surrounding properties.

Setbacks: Front: 25' Side: 10'* Rear: 25'*

* There shall be no setback limitations for that portion of any lot that abuts property located in business or industrial zone districts.

- Separation Distance: 100' from an existing residential zone
Coverage: 50%
Max. Height: 35' for buildings that are within 150' of a residential zone district.
Minimum Lot Width: 100'
Minimum Lot Size: 20,000 Square Feet

PERFORMANCE STANDARDS:

Sec. 17-4-5(4)a.

- Outdoor Lighting: § 17-4-52 Outdoor Lighting Performance Standards,
Off Street Parking: § 17-4-43 Off-street parking non-residential.
Landscape: Required. § 17-4-7
Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Table with 3 columns listing permitted uses by right, including Accessory commissary, Banquet hall, Farmers market, etc.

<u>Uses by right.</u>		
43. Manufacturing and production	57. Public utilities	70. Retail sales, tires
44. Massage establishment	58. Recreation facilities, indoor	71. Storage facility, outdoor
45. Mineral springs	59. Rental shop, equipment	72. Storage facility, self-storage
46. Mortuary	60. Rental shop, general	73. Temporary farmers market
47. Nursery	61. Repair shop, consumer items	74. Temporary mobile food vendor
48. Office, general	62. Repair shop, durable goods	75. Theater, general
49. Office, medical	63. Restaurant	76. Theater, multiplex
50. Office, professional	64. Restaurant, carry-out	77. Tow service
51. Parking lot	65. Retail sales, auto parts	78. Truck stop
52. Parking structure	66. Retail sales, big box	79. Urgent care facility
53. Pawnshop	67. Retail sales, garden center	80. Veterinary clinic
54. Pet shop	68. Retail sales, general	81. Woodworking
55. Pharmacy	69. Retail sales, liquor store	
56. Print shop		
<u>Uses by review.</u>		
1. Auction house	12. Laboratory	23. School, college or university
2. Automobile auction	13. Medical marijuana center (dispensary) (limited use permit)	24. School, general
3. Child care center	14. Microbrewery	25. School, preschool
4. Commercial, established	15. Parks, trails and open space	26. Shooting range
5. Community center	16. Pawnshop, automobile	27. Tow yard
6. Contractor's yard	17. Payday loan agency	28. Truck parking
7. Crematory	18. Precious metal purchaser	29. Truck sales and service
8. Flea market	19. Recreation facilities, general	30. Warehousing uses
9. Food and drink processing facility, major	20. Recycling collection center	31. Wedding facility
10. Funeral home	21. Religious institution	32. Wholesaling uses
11. Heliport, emergency medical	22. Residence, watchman or caretaker	33. Wind Turbine
<u>Conditional uses:</u>		
1. Accessory antenna	7. Adult entertainment	14. Retail marijuana testing facility
2. Accessory commercial patio	8. Brewpub	15. Retail sales, building materials
3. Accessory drive-thru	9. Community garden	16. School, trade
4. Accessory medical marijuana home cultivation	10. Development in floodplain	17. Smoking lounge
5. Accessory medical marijuana optional cultivation	11. Food warehousing	18. Temporary construction yard
6. Accessory solar array	12. Recreational vehicle, sales and service	19. Temporary mobile auto repair
	13. Retail marijuana product manufacturing facility	20. Temporary outdoor sales, seasonal



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: Aviv Rubin
Company: AMP1, LLC
Address: 5555 DTC Parkway, Suite 272, Greenwood Village Zip: 80111
Phone: () 818-601-2848 Email: arubin3373@gmail.com

Applicant

Name: Aviv Rubin
Company: AMP1, LLC
Address: 5555 DTC Parkway, Suite 272, Greenwood Village Zip: 80111
Phone: () 818-601-2848 Email:

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: 3304 S Prairie Ave, Pueblo, CO 3004 S. Prairie Ave, Pueblo, CO
(address or general description)

Parcel# 1514317020

Legal Description: LOT 1 BLK 1 SOUTH PRAIRIE SUB 2ND EXC W 7.00 FT FORMERLY #15-143-17-001

Subdivision: 7040 = CP, =Gramerps IP Acreage: 1.69

Existing Zone District: B3

Proposed Zone District: BP

Purpose of this Application:

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

(Continued from previous page)

Statement of Facts:

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

Property is zoned B3 with surrounding properties zoned BP. Occupant needs BP zoning for his assembly and light manufacturing processes.

Description of area surrounding proposed development:

Largely BP industrial properties.

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

Existing building. Is this required?

- 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: ASAP

Estimated date for completion of project: February for zone change.

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

Property owner has funds to complete zone change.

- 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.

Zoning Compliance (Completed by City Staff)

Office Use Only	Application received by:	Date:
	Application checked for completeness by:	Date:
	Case Manager:	Fee Paid:
	Hearing date:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions



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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.

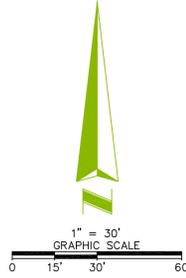
Property Owner	
Print Name:	Aviv Rubin
Signature:	<i>Aviv Rubin</i> Date: 11/9/21
Applicant, if different from Property Owner	
Print Name:	
Signature:	Date:

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY, COMMITMENT FILE NO.: 597-F0697721-320-BWZ, WITH AN EFFECTIVE DATE OF DECEMBER 11, 2020.

LEGAL DESCRIPTION

LOT 1, EXCEPT THE WEST 7 FEET THEREOF, BLOCK 1, SOUTH PRAIRIE SUBDIVISION FILING NO. 2, COUNTY OF PUEBLO, STATE OF COLORADO.



VICINITY MAP



SHEET 1 OF 1

LAND AREA

73676± SQUARE FEET
1.691± ACRES

PARKING

REGULAR = 14
TRUCK = 11
HANDICAP = 0
TOTAL = 25

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 0810107010, WHICH BEARS AN EFFECTIVE DATE OF 08/15/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER COLORADO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE CENTER LINE OF THORNBERRY LANE WHICH BEARS N 89°57'91" W PER GPS COORDINATE OBSERVATIONS. LATITUDE: 38°12'57.9054" LONGITUDE: -104°38'31.8237" CONVERGENCE ANGLE: 00°31'34.2196"

LEGEND

SO.FT.	SQUARE FEET	R/W	RIGHT OF WAY
PS	PARKING SPACE(S)	C/L	CENTER LINE
TPS	TRUCK PARKING SPACE(S)	U.P.	UTILITY POLE
TP	TELEPHONE PEDESTAL	GA	GUY ANCHOR
●	PROPERTY CORNER (NOT FOUND OR SET)	●	FIRE HYDRANT
○	FOUND CORNER AS NOTED	—	OVERHEAD UTILITY LINE
(M)	MEASURED/CALCULATED DIMENSION	—	FENCE
(R)	RECORD DIMENSION	—	CENTER LINE OF ROAD
B.H.L.	BUILDING HEIGHT LOCATION	—	NOT TO SCALE
N/F	NOW OR FORMERLY	---	RIGHT-OF-WAY LINE
		---	EASEMENT LINE

ALTA/NSPS LAND TITLE SURVEY

JOB #: 432724
SOUTH PRAIRIE AVENUE
3004 SOUTH PRAIRIE AVENUE

PUEBLO COUNTY PUEBLO, COLORADO

SITE PICTURE



COORDINATED BY:
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: ARC INVESTMENTS LLC AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10A, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/08/2021. DATE OF PLAT OR MAP: 01/27/2021.

JASON M. PAGE
PROFESSIONAL LAND SURVEYOR NO.: 38723
STATE OF COLORADO

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
			21-0026
			SCALE:
			1" = 30'
			DRAWN BY:
			RM
			APPROVED BY:
			JMP

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAVETEVILLE, AR 72703.
SURVEY@BLEW.NC.COM

NOTES CORRESPONDING TO SCHEDULE B

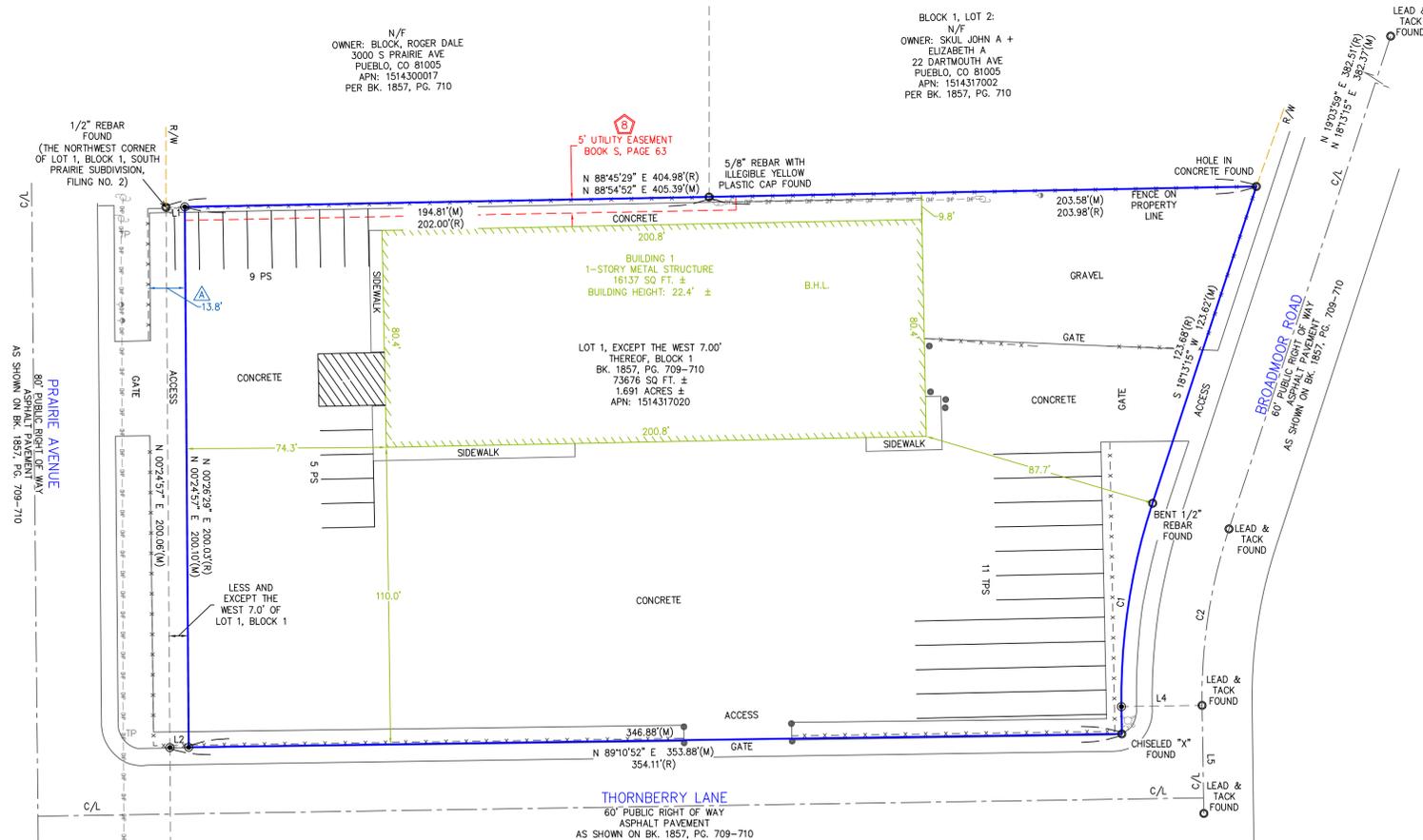
- 1. COVENANTS, CONDITIONS, RESTRICTIONS, NOTES AND EASEMENTS AS SHOWN ON SAID SUBDIVISION RECORDED AUGUST 19, 1976 IN MAP BOOK S AT PAGE 63. (AFFECTS, PLOTTED AS SHOWN)
- 2. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW.
RECORDING DATE: AUGUST 19, 1976
RECORDING NO.: BOOK 1857 AT PAGE 688 AT RECEPTION NO. 524019 (DOES NOT AFFECT, DOCUMENT APPEARS TO AFFECT LOT 8, BLOCK 2, SOUTH PRAIRIE SUBDIVISION FILING NO. 2 WITH REGARDS TO DRAINAGE AND SURFACE WATER DETENTION BASIN AND APPURTENANT FACILITIES TO BE CONSTRUCTED AND INSTALLED.)
- 3. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW.
RECORDING DATE: AUGUST 19, 1976
RECORDING NO.: BOOK 1857 AT PAGE 704 AT RECEPTION NO. 524027 (AFFECTS, BLANKET IN NATURE)

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PRAIRIE AVENUE, THORNBERRY LANE, AND BROADMOOR ROAD, BEING DEDICATED PUBLIC STREET OR HIGHWAY.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A COLORADO LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF THORNBERRY LANE AND BROADMOOR ROAD, WHICH ABUTS THE SE CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00026409317078.
- IN REGARDS TO ALTA TABLE A ITEM 10(A), NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.

STATEMENT OF ENCROACHMENTS

▲ FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 13.8'



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	N 88°45'52" E	7.00'	L1(R)	N/A	N/A
L2(M)	S 89°10'52" W	7.00'	L2(R)	N/A	N/A
L3(M)	S 89°35'03" W	40.00'	L3(R)	N/A	40.00'
L4(M)	N 89°11'45" E	30.00'	L4(R)	N/A	N/A
L5(M)	N 00°56'38" W	39.98'	L5(R)	N/A	40.07'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	230.00'	76.37'	76.02'	N 08°42'30" E	19°01'30"	C1(R)	230.00'	76.37'	N/A	N/A	N/A
C2(M)	197.14'	66.42'	66.11'	N 08°42'30" E	19°18'15"	C2(R)	200.00'	66.41'	66.11'	N/A	19°01'30"

December 27, 2021

This is to inform you that the City of Pueblo Planning and Zoning Commission will hold a public hearing on a request by **Aviv Rubin, AMP1, LLC** for the approval of the following application:

Z-21-21 – Rezoning of 3004 S. Prairie, 1.69 acres located east of S. Prairie Ave. and north of Thornberry Ln., from B-3, Highway and Arterial Business District to B-P, Business Park Zone District.

The Planning and Zoning Commission meeting will be held on January 12, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston). You are welcome to attend this public hearing and express your viewpoint concerning this proposal. 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.**

Scott Hobson, Acting Director
Planning & Community Development
By **Beritt Odom**, Principal Planner
(719) 553-2339

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Scott Hobson, Acting Director
Planning & Community Development
By **Beritt Odom**, Principal Planner
(719) 553-2339

CASE NUMBER Z-21-21

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 3004 S Prairie Avenue 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.

12-28-21

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

I hereby certify that I did this day verify and photograph the posted notice of the public hearing on the Zoning Map Amendment of the property located at 3004 S Prairie Avenue, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

12-28-21

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

Owner	OwnerStreet	OwnerCity	OwnerState	OwnerZip
M 3 REAL ESTATE LLC	121 W CUCHARRAS ST	COLORADO SPRING	CO	80903-3303
LAMAAK ROGER	1454 DANA LN	PUEBLO	CO	81006-9732
4G FAMILY LIVING TRUST DATED JAN 15	REDONDO LN	PUEBLO	CO	81005-2953
SKUL JOHN A + ELIZABETH A	22 DARTMOUTH AVE	PUEBLO	CO	81005-1756
LONGO TRUST + LOUIS LYNN TR, LOUISIANA	251 E SHELBOURNE AVE	LAS VEGAS	NV	89123-2105
O NEAL SUSAN C + JAMES E JR + JAMES E	25101 RIDGE WAY	GOLDEN	CO	80401-9633
CORNELLA BROS LLC	2730 N 9TH ST	CANON CITY	CO	81212-8516
PUEBLO DIVERSIFIED INDUSTRIES	2828 GRANADA BLVD	PUEBLO	CO	81005-3104
B TEC LLC	2904 GRANEROS LN	PUEBLO	CO	81005-3184
BLOCK ROGER DALE + BLOCK KIMBERLY	3000 S PRAIRIE AVE	PUEBLO	CO	81005-5106
D B R ENTERPRISES LLC	3130 BROADMOOR RD	PUEBLO	CO	81004-5842
BROADMOOR LLC	35 PASADENA DR	PUEBLO	CO	81005-2985
WYATT AARON	46 STANFORD AVE	PUEBLO	CO	81005-1605
RIEKENA ROGER A AND MARY REVOCABLE TR	544 STARLITE DR	PUEBLO	CO	81005-2691
AMPI LLC	5555 DTC PKY STE 272	GREENWOOD VILLAGE	CO	80111-3005
ACORN PETROLEUM INC	76 S SIERRA MADRE ST	COLORADO SPRING	CO	80903-3309
M 3 REAL ESTATE LLC	855 BROADVIEW PL	COLORADO SPRING	CO	80904-1801
FIRST FARABAUGH RENTAL LLC	89 PURDUE ST	PUEBLO	CO	81005-1633
KM GARCIA PROPERTIES LLC	97 FORDHAM CIR	PUEBLO	CO	81005-1647
COCA COLA BOTTLING CO OF NEW YORK	PO BOX 1734	ATLANTA	GA	30301-1734