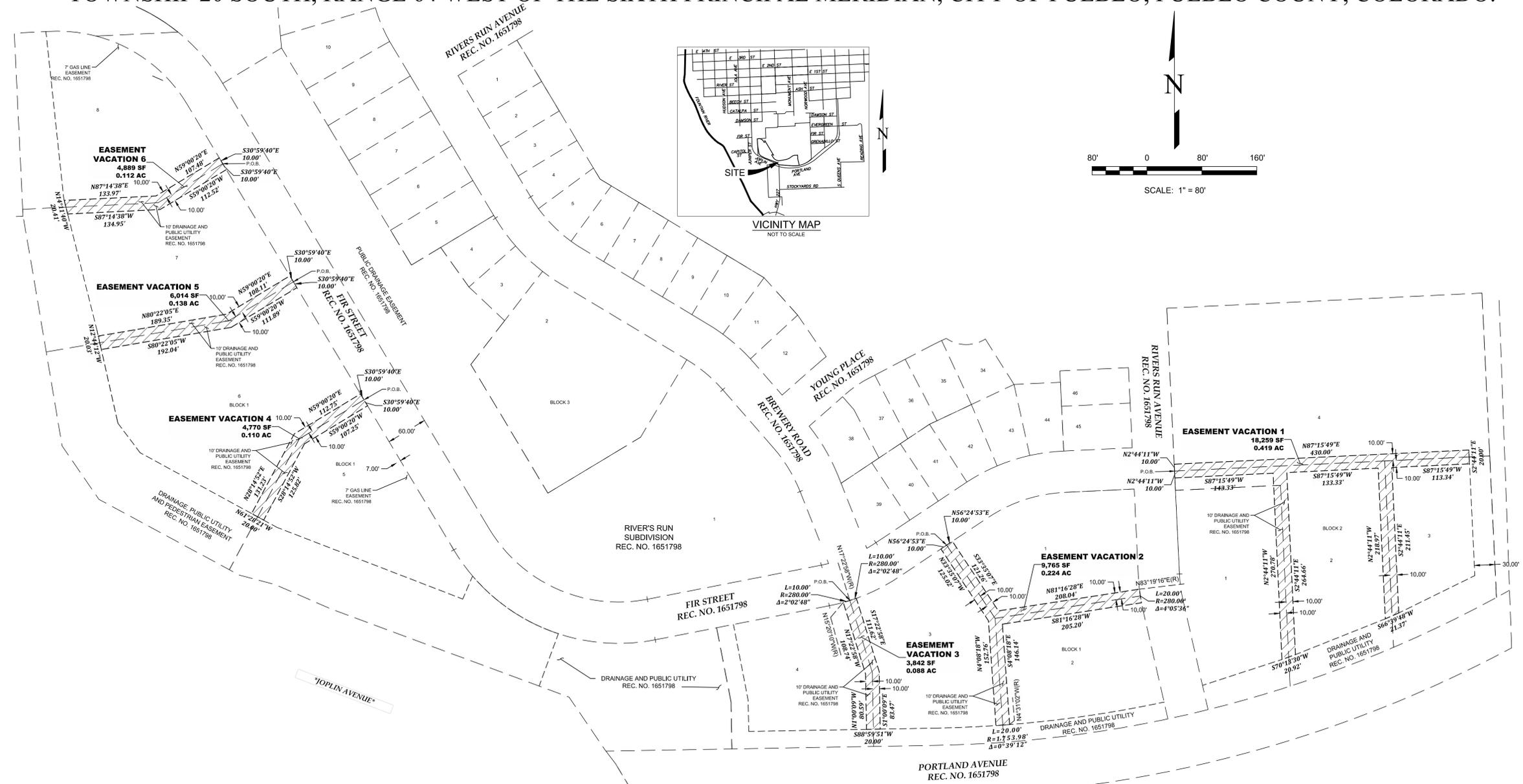


RIVER'S RUN SUBDIVISION RIGHT-OF-WAY AND EASEMENT VACATION PLAT

A PORTION OF BLOCK 1, A PORTION OF BLOCK 2, AND A PORTION OF FIR STREET, RIVER'S RUN SUBDIVISION, BEING A PORTION OF OF THE SOUTHEAST QUARTER OF SECTION 31, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.



EASEMENT VACATION 1
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, RIVER'S RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1651798, RECORDS OF PUEBLO COUNTY, COLORADO, THENCE N02°44'11"W, ON THE WESTERLY BOUNDARY LINE OF SAID LOT 4, A DISTANCE OF 10.00 FEET; THENCE N02°44'11"W, A DISTANCE OF 430.00 FEET; THENCE S02°44'11"E, A DISTANCE OF 20.00 FEET; THENCE S07°15'49"W, A DISTANCE OF 113.34 FEET; THENCE S02°44'11"E, A DISTANCE OF 211.45 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE DRAINAGE AND PUBLIC UTILITY EASEMENT AS RECORDED UNDER SAID RIVER'S RUN SUBDIVISION; THENCE S06°39'48"W, ON SAID NORTHERLY LINE, A DISTANCE OF 21.37 FEET; THENCE N02°44'11"W, A DISTANCE OF 218.97 FEET; THENCE S07°15'49"W, A DISTANCE OF 133.33 FEET; THENCE S02°44'11"E, A DISTANCE OF 264.86 FEET, TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE DRAINAGE AND PUBLIC UTILITY EASEMENT AS RECORDED UNDER SAID RIVER'S RUN SUBDIVISION; THENCE S70°13'30"W, ON SAID NORTHERLY LINE, A DISTANCE OF 20.92 FEET; THENCE N02°44'11"W, A DISTANCE OF 270.78 FEET; THENCE S07°15'49"W, A DISTANCE OF 143.33 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 2 OF SAID RIVER'S RUN SUBDIVISION; THENCE N02°44'11"W, ON SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING A CALCULATED AREA OF 18,259 SQUARE FEET OR 0.419 ACRES.

EASEMENT VACATION 2
 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, RIVER'S RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1651798, RECORDS OF PUEBLO COUNTY, COLORADO, THENCE N56°24'53"E, ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET; THENCE S33°35'07"E, A DISTANCE OF 121.26 FEET; THENCE N01°18'28"E, A DISTANCE OF 208.04 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY BOUNDARY LINE OF SAID BLOCK 1, THENCE ON THE ARC OF A CURVE TO THE LEFT, ON SAID EASTERLY BOUNDARY LINE, WHOSE CENTER BEARS N03°19'16"E, HAVING A DELTA OF 04°05'36", A RADIUS OF 280.00 FEET, A DISTANCE OF 20.00 FEET TO A POINT ON CURVE, THENCE S01°16'28"E, A DISTANCE OF 208.04 FEET; THENCE S04°08'18"E, A DISTANCE OF 146.14 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF THE DRAINAGE AND PUBLIC UTILITY EASEMENT AS RECORDED UNDER SAID RIVER'S RUN SUBDIVISION; THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON SAID NORTHERLY BOUNDARY LINE, WHOSE CENTER BEARS N04°21'02"W, HAVING A DELTA OF 03°39'12", A RADIUS OF 1,733.98 FEET, A DISTANCE OF 20.00 FEET TO A POINT ON CURVE; THENCE N04°08'18"W, A DISTANCE OF 152.76 FEET; THENCE N33°35'07"E, A DISTANCE OF 125.02 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 3, BLOCK 1, RIVER'S RUN SUBDIVISION; THENCE N56°24'53"E, ON SAID NORTHERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING A CALCULATED AREA OF 9,765 SQUARE FEET OR 0.224 ACRES.

EASEMENT VACATION 3
 BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 1, RIVER'S RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1651798, RECORDS OF PUEBLO COUNTY, COLORADO, THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 3, ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N17°22'58"W, HAVING A DELTA OF 02°02'48", A RADIUS OF 280.00 FEET, A DISTANCE OF 10.00 FEET TO A POINT ON CURVE; THENCE S17°22'58"E, A DISTANCE OF 111.62 FEET; THENCE S01°00'09"E, A DISTANCE OF 83.47 FEET; TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE DRAINAGE AND PUBLIC UTILITY EASEMENT AS RECORDED UNDER SAID RIVER'S RUN SUBDIVISION; THENCE S88°59'51"W, ON SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 20.00 FEET; THENCE N01°00'09"W, A DISTANCE OF 80.59 FEET; THENCE N17°22'58"W, A DISTANCE OF 108.74 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY LINE OF LOT 4, BLOCK 1, RIVER'S RUN SUBDIVISION, THENCE ON THE ARC OF A CURVE TO THE LEFT, ON SAID NORTHERLY LINE, WHOSE CENTER BEARS N15°20'10"W, HAVING A DELTA OF 02°02'48", A RADIUS OF 280.00 FEET, A DISTANCE OF 10.00 FEET TO A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING.
 CONTAINING A CALCULATED AREA OF 3,842 SQUARE FEET OR 0.088 ACRES.

EASEMENT VACATION 4
 BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 1, RIVER'S RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1651798, RECORDS OF PUEBLO COUNTY, COLORADO, THENCE S30°59'40"E ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 5, A DISTANCE OF 10.00 FEET; THENCE S59°00'20"W, A DISTANCE OF 107.25 FEET; THENCE S28°14'52"W, A DISTANCE OF 125.82 FEET TO A POINT ON THE NORTHERLY LINE OF THE DRAINAGE, PUBLIC UTILITY AND PEDESTRIAN EASEMENT AS RECORDED IN SAID RIVER'S RUN SUBDIVISION; THENCE N01°28'21"W, ON SAID NORTHERLY LINE, A DISTANCE OF 20.00 FEET; THENCE N28°14'52"E, A DISTANCE OF 131.23 FEET; THENCE N59°00'20"E, A DISTANCE OF 112.75 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, SAID RIVER'S RUN SUBDIVISION; THENCE S30°59'40"E, ON SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING A CALCULATED AREA OF 4,770 SQUARE FEET OR 0.110 ACRES.

EASEMENT VACATION 5
 BEGINNING AT THE MOST NORTHEAST CORNER OF LOT 6, BLOCK 1, RIVER'S RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1651798, RECORDS OF PUEBLO COUNTY, COLORADO, THENCE S30°59'40"E ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 6, A DISTANCE OF 10.00 FEET; THENCE S59°00'20"W, A DISTANCE OF 111.89 FEET; THENCE S80°22'05"E, A DISTANCE OF 189.35 FEET TO A POINT ON THE EASTERLY LINE OF THE DRAINAGE, PUBLIC UTILITY AND PEDESTRIAN EASEMENT AS RECORDED IN SAID RIVER'S RUN SUBDIVISION; THENCE N12°44'12"W, ON SAID NORTHERLY LINE, A DISTANCE OF 20.03 FEET; THENCE N80°22'05"E, A DISTANCE OF 189.35 FEET; THENCE N59°00'20"E, A DISTANCE OF 108.11 FEET TO A POINT ON THE EASTERLY LINE OF LOT 7, SAID RIVER'S RUN SUBDIVISION; THENCE S30°59'40"E, ON SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING A CALCULATED AREA OF 6,014 SQUARE FEET OR 0.138 ACRES.

EASEMENT VACATION 6
 BEGINNING AT NORTHEAST CORNER OF LOT 7, BLOCK 1, RIVER'S RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1651798, RECORDS OF PUEBLO COUNTY, COLORADO, THENCE S30°59'40"E ON THE EASTERLY BOUNDARY LINE OF SAID LOT 7, A DISTANCE OF 10.00 FEET; THENCE S59°00'20"W, A DISTANCE OF 112.52 FEET; THENCE S87°14'38"W, A DISTANCE OF 134.95 FEET TO A POINT ON THE EASTERLY LINE OF THE DRAINAGE, PUBLIC UTILITY AND PEDESTRIAN EASEMENT AS RECORDED IN SAID RIVER'S RUN SUBDIVISION; THENCE N14°11'40"W, ON SAID NORTHERLY LINE, A DISTANCE OF 20.41 FEET; THENCE N07°14'38"E, A DISTANCE OF 133.97 FEET; THENCE N59°00'20"E, A DISTANCE OF 107.48 FEET TO A POINT ON THE EASTERLY LINE OF LOT 8, SAID RIVER'S RUN SUBDIVISION; THENCE S30°59'40"E, ON SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING A CALCULATED AREA OF 4,889 SQUARE FEET OR 0.112 ACRES.

SURVEYOR'S STATEMENT:
 I, EDWARD R. FISHER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE THAT THIS VACATION PLAT HAS BEEN PREPARED UNDER MY RESPONSIBLE CHARGE IN AUGUST OF 2021 TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS STATEMENT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EDWARD R. FISHER, PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 38042
 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

ORDINANCE NO: _____
 PLAT FILED FOR RECORD: _____
 ORDINANCE RECEPTION NO: _____
 PLAT RECEPTION NO: _____

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-1206

4732 Eagleridge Circle
 Pueblo, CO 81008
 Office: (719) 545-6240
 Fax: (719) 545-6247



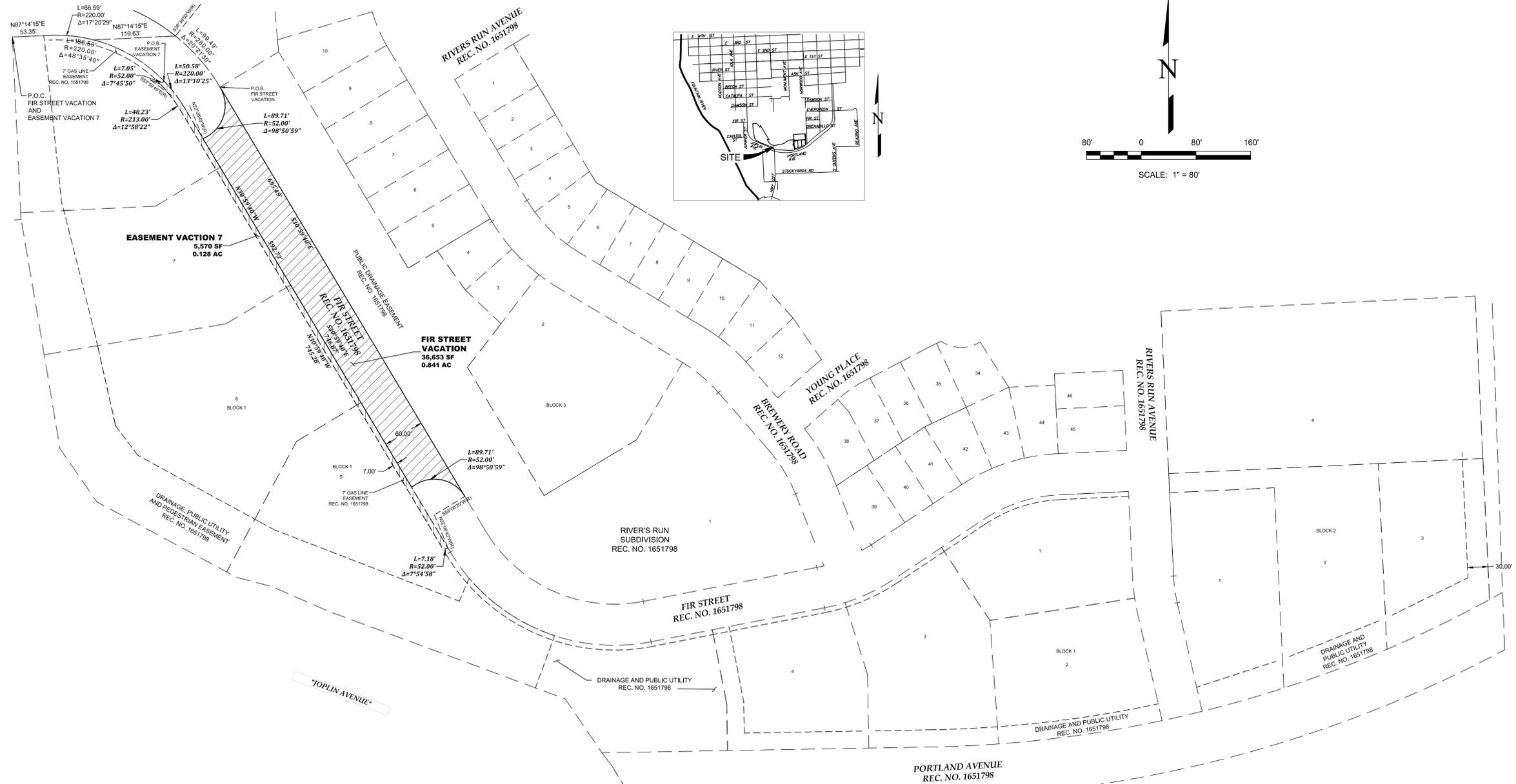
**RIVER'S RUN SUBDIVISION
 RIGHT-OF-WAY AND EASEMENT VACATION PLAT**

A PORTION OF THE SE QUARTER OF SECTION 31, AND A PORTION OF THE SW QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 80'
JOB NO.	2300-00
DATE CREATED	12-1-2021
DATE ISSUED	5-5-2022
SHEET NO	1 OF 2

RIVER'S RUN SUBDIVISION RIGHT-OF-WAY AND EASEMENT VACATION PLAT

A PORTION OF BLOCK 1, A PORTION OF BLOCK 2, AND A PORTION OF FIR STREET, RIVER'S RUN SUBDIVISION, BEING A PORTION OF OF THE SOUTHEAST QUARTER OF SECTION 31, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.



RIGHT-OF-WAY VACATION

A TRACT OF LAND BEING A PORTION FIR STREET AS PLATTED IN RIVER'S RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1651798, RECORDS OF PUEBLO COUNTY, COLORADO, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.

BASIS OF BEARINGS: THE COURSE BETWEEN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO KNOWN AS PUEBLO COUNTY GPS MONUMENT NO. 1465, BEING A LEAD PLUG AND TACK IN A STONE, IN A CAST IRON MONUMENT BOX, AND A NO. 5 REBAR WITH YELLOW PLASTIC CAP, WHICH BEARS N04°32'49"W, A DISTANCE OF 88.20 FEET.

COMMENCING AT THE NORTHWEST CORNER LOT 8, RIVER'S RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1651798, RECORDS OF PUEBLO COUNTY, COLORADO, THENCE ON THE BOUNDARY OF SAID RIVER'S RUN SUBDIVISION THE FOLLOWING FOUR (4) COURSES:

1. N87°14'15"E, A DISTANCE OF 53.35 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 17°20'29"E, A RADIUS OF 220.00 FEET, A DISTANCE OF 66.59 FEET TO A POINT ON CURVE;
3. N87°14'15"E, A DISTANCE OF 119.63 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FIR DRIVE, AS PLATTED SAID RIVER'S RUN SUBDIVISION;
4. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S38°38'50"W, HAVING A DELTA OF 20°21'30", A RADIUS OF 280.00 FEET, A DISTANCE OF 99.49 FEET TO A POINT OF TANGENT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S30°59'40"E, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 695.49 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S59°00'20"W, HAVING A DELTA OF 98°50'59", A RADIUS OF 52.00 FEET, A DISTANCE OF 89.71 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID FIR STREET; THENCE N39°58'40"W, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 592.73 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N22°08'40"W, HAVING A DELTA OF 98°50'59", A RADIUS OF 52.00 FEET, A DISTANCE OF 89.71 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36,653 SQUARE FEET OR 0.841 ACRES.

EASEMENT VACATION 7

A PORTION OF LOTS 5-8, BLOCK 1, RIVER'S RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1651798, RECORDS OF PUEBLO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER LOT 8, RIVER'S RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1651798, RECORDS OF PUEBLO COUNTY, COLORADO, THENCE ON SAID BOUNDARY OF SAID RIVER'S RUN SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. N87°14'15"E, A DISTANCE OF 53.35 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 48°35'40"E, A RADIUS OF 220.00 FEET, A DISTANCE OF 186.59 FEET TO A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON THE ARC OF THE CURVE TO THE RIGHT, HAVING A DELTA OF 13°10'25", A RADIUS OF 220.00 FEET, A DISTANCE OF 50.58 FEET TO A POINT OF TANGENT; THENCE S30°59'40"E, A DISTANCE OF 746.87 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N22°08'40"W, HAVING A DELTA OF 07°54'58", A RADIUS OF 52.00 FEET, A DISTANCE OF 7.18 FEET TO A POINT ON CURVE; THENCE N30°59'40"W, A DISTANCE OF 745.28 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 12°58'22", A RADIUS OF 213.00 FEET, A DISTANCE OF 48.23 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S53°59'40"E, HAVING A DELTA OF 07°45'50", A RADIUS OF 52.00 FEET, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,570 SQUARE FEET OR 0.128 ACRES.

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-1206

4732 Eagleridge Circle
 Pueblo, CO 81008
 Office: (719) 545-6240
 Fax: (719) 545-6247



**RIVER'S RUN SUBDIVISION
 RIGHT-OF-WAY AND EASEMENT VACATION PLAT**

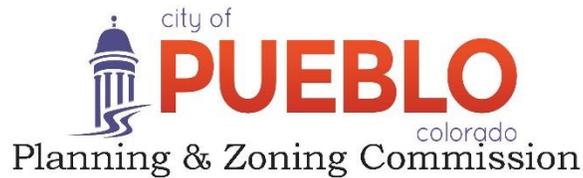
A PORTION OF THE SE QUARTER OF SECTION 31, AND A PORTION OF THE SW QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 80'
JOB NO.	2300-00
DATE CREATED	12-1-2021
DATE ISSUED	5-5-2022
SHEET NO	2 OF 2

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado

Wednesday, March 9, 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 3:38 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, Sarah Martinez, and Lisa Bailey.

Commissioners Absent: none

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

APPROVAL OF AGENDA

A Motion was made by Bailey to approve the agenda with changes to move V-21-03 & S-21-10 to April 13, 2022, hearing and move Z-21-16, V-21-04, and S-21-12 to March 23, 2022, hearing. Seconded by Aznar.

Motion passed 7-0.

PUBLIC MEETING AGENDA

1. **V-22-01: Vacation:** Rivers' Run Subdivision Right-of-Way and Easement Vacation. Vacation of a portion of Fir Street and multiple easements within Blocks 1 and 2, Rivers' Run Subdivision. Generally located north and east of S. Joplin Ave. and north of S. Portland Ave

Staff report by Beritt Odom.

Staff review and findings:

Fir Street and the Public Utility and Drainage Easements proposed to be vacated were subdivided in 2005 with the River's Run Subdivision. At the time, Fir Street and the drainage/utility easements were intended to provide drainage and utility service to multiple lots zoned for light industrial and commercial uses. Aaron Haaga, property owner, is requesting to resubdivide Lots 1-8, Block 1, River's Run Subdivision to create two large lots zoned for multifamily residential and commercial uses; therefore, it is no longer necessary to have multiple easements for drainage/utilities and for Fir Street to run the entire length of Block 1. Additionally, Lots 1-4, Block 2, River's Run Subdivision, are proposed to be rearranged into one large lot for multifamily residential development, negating the need for multiple drainage/utility easements to run through the block. The 30–40-foot easement that runs adjacent to the southern and eastern boundary of Block 2 will remain providing drainage and detention for the rearranged parcel.

Applicable Regulations:

Sec. 12-5-1 through 6 of the Pueblo Municipal Code (PMC) concerning vacations of streets, alleys, etc.

Recommended Action:

The Subdivision Review Committee recommends that the Street and Easement Vacation be recommended for APPROVAL following conditions:

1. Provide a signed and stamped preliminary drainage report in accordance with the Storm Drainage Design Criteria and Drainage Policies for the City of Pueblo, Colorado prior to submittal for City Council review and approval.
 - a. The report will need to include a discussion about any increases in impervious area and impacts to the detention facility.
 - b. The drainage and drainage easements are changing significantly. A new grading plan is required showing the proposed design and drainage basins.
 - c. Include all items in the checklist in the report and on the drainage plan.
2. If the new design changes are significant enough to change the easements, dedication statements, maintenance statement, and agreements, then the plat will have to be resubmitted for Planning and Zoning Commission review and recommendation.
3. Water quality must be addressed. All onsite developed stormwater flows are required to be treated prior to being released offsite per the City's Criteria Manual and MS4s permit. Since this is a re-subdivision and it disturbs over an acre, water quality will have to be brought up to current standards.
4. The stormwater facility maintenance agreement is currently under review and needs to be finalized prior to City Council review.

All conditions must be met and approved by the Stormwater Department prior to the Vacation request being scheduled for City Council review.

• Stormwater Comment: Stormwater Utility Memo from John Sakariason, Stormwater Coordinator, March 1, 2022

HEARING: Aaron Haaga (6375 S Highland Dr, Salt Lake City, UT) was still under oath to speak on behalf of the application. Mr. Haaga added that the vacation is due to combining lots and they are no longer needed. He also added that the Fir St vacation is for crime reduction in the neighborhood. No one spoke in support or opposition to the application.

MOTION: Motion to recommend approval of V-22-01 with staff conditions to City Council was made by Bailey, second by Avalos.

MOTION PASSED 7-0



DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Beritt Odom, Principal Planner

CC: Michelle Cruz, Administrative Technician
Subdivision File

FROM: Joe Martellaro, Associate Engineer II

SUBJECT: V-22-01 River's Run Vacation
S-22-01 River's Run Subdivision, 1st Amendment

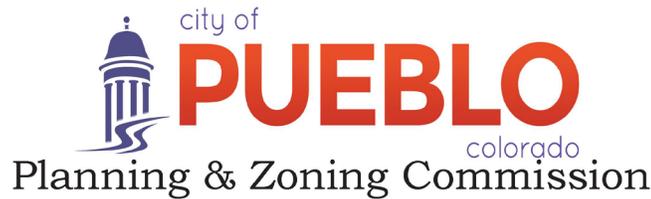
DATE: May 12, 2022

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

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

V-22-01

TO: City of Pueblo, Planning and Zoning Commission

FROM: Beritt Odom, Principal Planner

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

DATE: March 9, 2022

SUBJECT: **River's Run Subdivision, Right-of-way and Easement Vacation**

APPLICANT: Edward Fisher, Edward-James Surveying, Inc. and Darlene Horn, DK Horn Engineering and Design, Inc.

OWNER: Aaron Haaga, Ambrose Real Estate, LLC

LOCATION: Generally located north and east of S. Joplin Ave. and north of S. Portland Ave. in the lower Eastside Neighborhood.

CONCURRENT REQUESTS: Z-22-02, River's Run Rezoning, 23.61 acres from B-P, Business Park to R-5, Multiple-residential and Office District

S-22-01, River's Run Subdivision 1st Amendment

RPB-22-01 River's Run Subdivision Rearrangement of Property Boundaries, rearrange Lots 1-4, Block 2 into Parcel A

RPB-22-02 River's Run Subdivision Rearrangement of Property Boundaries, rearrange Lots 1-2, Block 3 into Parcel B

Request:

To vacate a portion of the unimproved Fir Street and multiple Drainage and Public Utility Easements located within Blocks 1 and 2, River's Run Subdivision.

Staff review and findings:

Fir Street and the Public Utility and Drainage Easements proposed to be vacated were subdivided in 2005 with the River's Run Subdivision. At the time, Fir Street and the drainage/utility easements were intended to provide drainage and utility service to multiple lots zoned for light industrial and commercial uses. Aaron Haaga, property owner, is requesting to resubdivide Lots 1-8, Block 1, River's Run Subdivision to create two large lots zoned for multifamily residential and commercial uses; therefore, it is no longer necessary to have multiple easements for drainage/utilities and for Fir Street to run the entire length of Block 1. Additionally, Lots 1-4, Block 2, River's Run Subdivision, are proposed to be rearranged into one large lot for multifamily residential development, negating the need for multiple drainage/utility easements

to run through the block. The 30–40-foot easement that runs adjacent to the southern and eastern boundary of Block 2 will remain providing drainage and detention for the rearranged parcel.

Applicable Regulations:

Sec. 12-5-1 through 6 of the Pueblo Municipal Code (PMC) concerning vacations of streets, alleys, etc.

Recommended Action:

The Subdivision Review Committee recommends that the Street and Easement Vacation be recommended for APPROVAL following conditions:

1. Provide a signed and stamped preliminary drainage report in accordance with the Storm Drainage Design Criteria and Drainage Policies for the City of Pueblo, Colorado prior to submittal for City Council review and approval.
 - a. The report will need to include a discussion about any increases in impervious area and impacts to the detention facility.
 - b. The drainage and drainage easements are changing significantly. A new grading plan is required showing the proposed design and drainage basins.
 - c. Include all items in the checklist in the report and on the drainage plan.
2. If the new design changes are significant enough to change the easements, dedication statements, maintenance statement, and agreements, then the plat will have to be resubmitted for Planning and Zoning Commission review and recommendation.
3. Water quality must be addressed. All onsite developed stormwater flows are required to be treated prior to being released offsite per the City’s Criteria Manual and MS4s permit. Since this is a re-subdivision and it disturbs over an acre, water quality will have to be brought up to current standards.
4. The stormwater facility maintenance agreement is currently under review and needs to be finalized prior to City Council review.

All conditions must be met and approved by the Stormwater Department prior to the Vacation request being scheduled for City Council review.

PUBLIC WORKS AND ENGINEERING COMMENTS

- None

WASTEWATER

- None

STORMWATER

- **Stormwater Utility Memo from John Sakariason, Stormwater Coordinator, March 1, 2022**

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

- None

TRANSPORTATION COMMENTS

- None

PARKS AND RECREATION COMMENTS

- None

REGIONAL BUILDING COMMENTS

- None

BOARD OF WATER WORKS COMMENTS

- None

COLORADO DEPARTMENT OF TRANSPORTATION COMMENTS

- None

COMCAST COMMENTS

- None

EXCEL ENERGY COMMENTS

- None

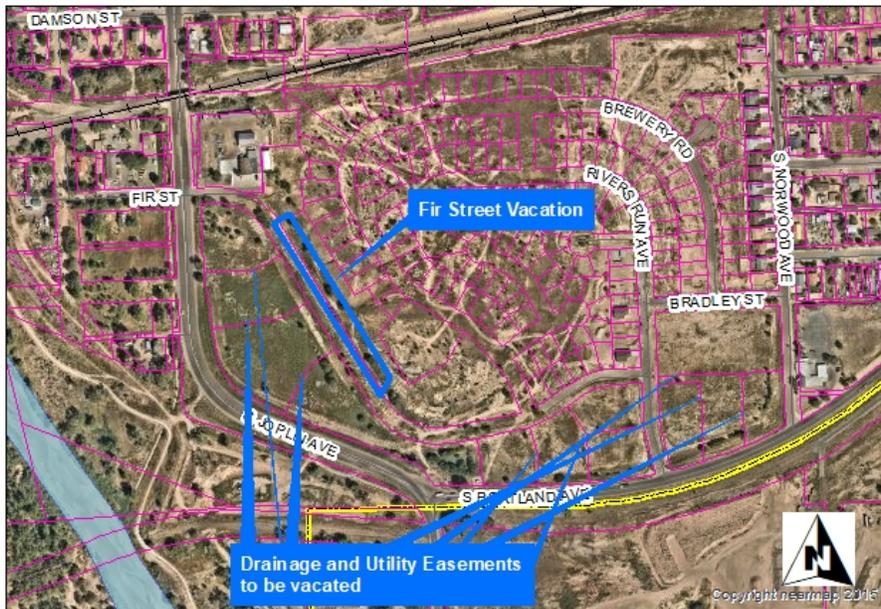
QWEST COMMENTS

- None

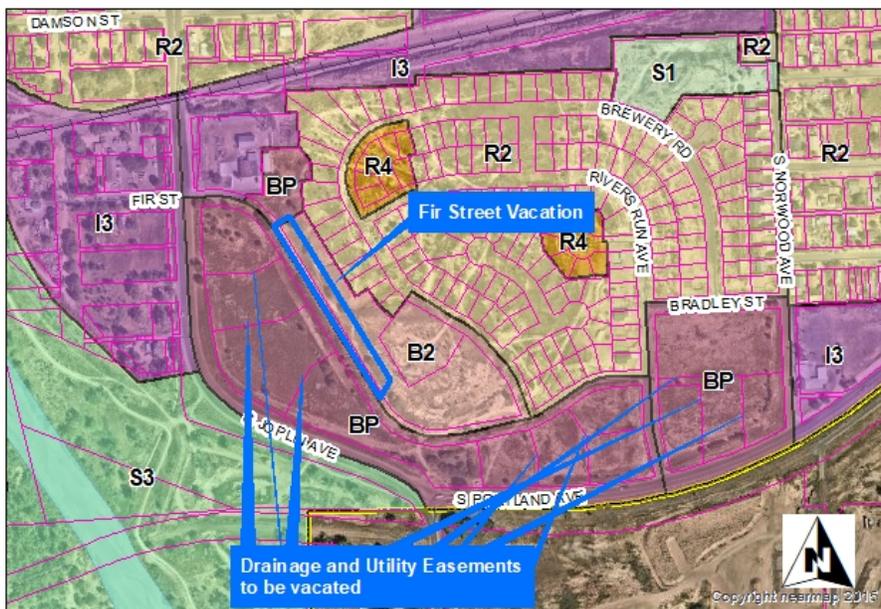
ATTACHMENTS:

- A. Aerial Map
- B. Zoning Map
- C. Site Photographs
- D. SRC Memo, March 2, 2022
- E. Stormwater Utility Memo, March 1, 2022
- F. Vacation Plat
- G. Vacation Application

ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map

Attachment D. Site Photos



Public Notice Poster



Looking west from Walters Way



Looking north from S. Portland Ave.

Andrew Hayes
Director Public Works
Director
Transportation Department
Steven Meier
Director Parks & Recreation



Scott Hobson
Acting Director Planning &
Community Development
Executive Secretary of
Planning & Zoning
Commission

MEMORANDUM

To: Planning and Zoning Commission

From: Subdivision Review Committee

Date: March 2, 2022

Subject: V-22-01 River's Run Subdivision Right-of-Way and Easement Vacation and S-22-01 River's Run Subdivision, 1st Amendment

V-22-01 River's Run Subdivision Right-of-Way and Easement Vacation:

The subdivision review committee recommends that the conditions listed below are addressed and approved by the Stormwater Department, prior to the vacation request being scheduled for City Council review.

Conditions required by stormwater (Stormwater Utility Memo, March 1, 2022):

1. Provide a signed and stamped preliminary drainage report in accordance with the Storm Drainage Design Criteria and Drainage Policies for the City of Pueblo, Colorado prior to submittal for City Council review and approval.
 - a. The report will need to include a discussion about any increases in impervious area and impacts to the detention facility.
 - b. The drainage and drainage easements are changing significantly. A new grading plan is required showing the proposed design and drainage basins.
 - c. Include all items in the checklist in the report and on the drainage plan.
2. If the new design changes are significant enough to change the easements, dedication statements, maintenance statement, and agreements, then the plat will have to be resubmitted for Planning and Zoning Commission review and recommendation.
3. Water quality must be addressed. All onsite developed stormwater flows are required to be treated prior to being released offsite per the City's Criteria Manual and MS4s permit. Since this is a re-subdivision and it disturbs over an acre, water quality will have to be brought up to current standards.
4. The stormwater facility maintenance agreement is currently under review and needs to be finalized prior to City Council review.
5. The vacation and subdivision plat must be recorded concurrently.

S-22-01 River's Run Subdivision 1st Amendment:

The subdivision review committee recommends that the Planning and Zoning Commission recommend approval with the following conditions:

1. All conditions identified in John Sakariason's Stormwater Utility Memo must be addressed and approved prior to the subdivision being scheduled for City Council review.
2. Provide field verified elevation at the connection manholes on the Utility Plan, email from Sonia Mondragon, February 22, 2022 (Subdivision Submittal Checklist Part 1, #23).



Stormwater Utility

MEMO

TO: Beritt Odom, Principal Planner
FROM: John Sakariason, Stormwater Coordinator
DATE: March 1, 2022
SUBJECT: S-22-01 P & Z Conditions

This memo is intended to serve as the Stormwater Utility's review of the referenced project submittal. Please forward to the applicant's representative.

Color Code: Black = March 1 comments
(~~Crossed out items~~ indicate they have been addressed.)

1. Provide a signed and stamped preliminary drainage report in accordance with The Storm Drainage Design Criteria and Drainage Policies for City of Pueblo, Colorado prior to submittal to City Council.
 - a. The report will need to include a discussion about any increases in impervious area and impacts to the detention facility.
 - b. The drainage and drainage easements are changing significantly. A new grading plan is required showing the proposed design and drainage basins.
 - c. Include all items in the checklist in the report and on the drainage plan.
2. If the new design changes are significant enough to change the easements, dedication statements, maintenance statements, and agreements, then the plat will have to be reviewed by planning and zoning another time.
3. Water quality must be addressed. All onsite developed stormwater flows are required to be treated prior to being released offsite per The City's Criteria Manual and MS4s permit. Since this is a re-subdivision and is disturbs over an acre water quality will have to be brought up to current standards.
4. The stormwater facility maintenance agreement is currently under review and needs to be finalized.

RIVER'S RUN SUBDIVISION 1ST AMENDMENT

BLOCK 1 AND A PORTION OF FIR STREET, RIVER'S RUN SUBDIVISION, BEING A PORTION OF
OF THE SOUTHEAST QUARTER OF SECTION 31, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT AMBROSE REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING PROPERTY:

A TRACT OF LAND BEING LOTS 1 THROUGH 8, BLOCK 1, INCLUSIVE AND A PORTION OF FIR STREET AS PLATTED IN RIVERS RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1687798, RECORDS OF PUEBLO COUNTY, COLORADO, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.

BASIS OF BEARINGS: THE COURSE BETWEEN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF PLUG AND TACK IN A STONE, IN A CAST IRON MONUMENT BOX, AND A NO. 7 REBAR KNOWN AS PUEBLO COUNTY GPS MONUMENT NO. 7, WHICH IS ASSUMED TO BEAR S04°32'49"E.

COMMENCING AT THE POINT OF BEGINNING AS SHOWN ON THE PLAT OF RIVERS RUN SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 1687798, RECORDS OF PUEBLO COUNTY, COLORADO, SAID POINT BEING AND ANGLE POINT ON THE WESTERLY BOUNDARY LINE OF SAID RIVERS RUN SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID RIVERS RUN SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES:

1. N34°23'10"W, A DISTANCE OF 93.15 FEET;
 2. N69°44'22"W, A DISTANCE OF 370.01 FEET;
 3. N69°30'50"W, A DISTANCE OF 89.17 FEET;
 4. N75°20'09"W, A DISTANCE OF 53.30 FEET;
 5. N61°45'08"W, A DISTANCE OF 232.68 FEET;
 6. N34°42'14"W, A DISTANCE OF 94.24 FEET;
 7. N09°37'55"W, A DISTANCE OF 257.91 FEET;
 8. N09°52'53"W, A DISTANCE OF 60.62 FEET;
 9. N02°45'22"W, A DISTANCE OF 266.08 FEET;
 10. N87°14'15"E, A DISTANCE OF 53.34 FEET TO A POINT OF CURVE;
 11. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 17°20'29", A RADIUS OF 220.00 FEET, A DISTANCE OF 66.59 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF FIR STREET AS PLATTED IN SAID RIVERS RUN SUBDIVISION, THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. CONTINUING ON SAID CURVE TO THE RIGHT, HAVING A DELTA OF 44°25'36", A RADIUS OF 220.00 FEET, A DISTANCE OF 170.59 FEET TO A POINT OF TANGENT;
 2. S30°59'40"E, A DISTANCE OF 91.38 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N22°08'40"W, HAVING A DELTA OF 98°51'00", A RADIUS OF 52.00 FEET, A DISTANCE OF 89.17 FEET TO A POINT ON CURVE SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF FIR STREET AS PLATTED IN SAID RIVERS RUN SUBDIVISION; THENCE S30°59'40"E, ON SAID CURVE BEARS S30°59'40"E, A DISTANCE OF 66.59 FEET TO A POINT ON CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 17°20'29", A RADIUS OF 220.00 FEET, A DISTANCE OF 66.59 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF FIR STREET; THENCE ON SAID RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

1. S30°59'40"E, A DISTANCE OF 109.96 FEET TO A POINT OF CURVE;
2. ON THE ARC OF CURVE TO THE LEFT, HAVING A DELTA OF 70°02'57", A RADIUS OF 280.00 FEET, A DISTANCE OF 342.32 FEET TO A POINT OF TANGENT;
3. THENCE N78°57'23"E, A DISTANCE OF 258.54 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 22°32'30", A RADIUS OF 280.00 FEET, A DISTANCE OF 110.16 FEET, TO A POINT OF TANGENT;
5. N69°24'53"E, A DISTANCE OF 156.37 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 30°50'56", A RADIUS OF 220.00 FEET, A DISTANCE OF 118.45 FEET TO A POINT OF TANGENT;
7. N87°15'49"E, A DISTANCE OF 101.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVERS RUN AVENUE, AS PLATTED IN SAID RIVERS RUN SUBDIVISION;

THENCE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID RIVERS RUN AVENUE THE FOLLOWING THREE (3) COURSES:

1. S02°44'11"E, A DISTANCE OF 126.30 FEET TO A POINT OF CURVE;
 2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 10°11'58", A RADIUS OF 280.00 FEET, A DISTANCE OF 49.84 FEET TO A POINT OF TANGENT;
 3. S12°56'09"E, A DISTANCE OF 162.24 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY LINE OF THE ADDITIONAL DEDICATED RIGHT-OF-WAY LINE OF PORTLAND AVENUE AS PLATTED IN SAID RIVERS RUN SUBDIVISION;
- THENCE ON THE NORTHERLY LINE OF SAID ADDITIONAL DEDICATED RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N11°58'11"W, HAVING A DELTA OF 10°56'02", A RADIUS OF 1,778.98 FEET, A DISTANCE OF 340.22 FEET TO A POINT OF TANGENT;
 2. S88°59'51"W, A DISTANCE OF 481.56 FEET TO POINT ON THE WESTERLY BOUNDARY LINE OF SAID RIVERS RUN SUBDIVISION;

THENCE N37°19'00"W, ON SAID WESTERLY LINE, A DISTANCE OF 1.92 FEET TO THE POINT OF BEGINNING,
CONTAINING A CALCULATED AREA OF 561,097 SQUARE FEET OR 12.880 ACRES.

HAS CAUSED THE AFORESAID DESCRIBED PROPERTY TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO, STREETS AND LOTS AND BLOCKS, AND HAS SHOWN HEREON CERTAIN EASEMENTS FOR DRAINAGE AND PUBLIC UTILITIES 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 RIVERS RUN SUBDIVISION 1ST AMENDMENT.

ALL OF THE STREETS, EASEMENTS FOR DRAINAGE, SIDEWALK AND PUBLIC UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL USE.

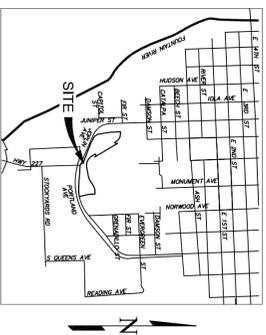
ALL OF THE PROPERTY SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED AND DESCRIBED IN THE PLAT OF SAID SUBDIVISION, RECORDS DATED _____, AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

ALL EASEMENTS FOR CITY UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM WATER SERVICES AND WHETHER DESIGNATED AS A DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT OR OTHERWISE HEREON, THE CITY OF PUEBLO SHALL HAVE THE RIGHT, WITHOUT THE NECESSITY OF A SEPARATE AGREEMENT, TO ENTER THE PROPERTY AND TO CONDUCT ANY AND ALL WORK NECESSARY TO MAINTAIN, REPAIR, REPLACE, IMPROVE, OPERATE OR OTHERWISE USE SUCH EASEMENTS THAT MAY, IN ANY WAY, HINDER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, INSPECTION OR REMOVAL OF ALL OR ANY PARTS OF SAID CITY UTILITIES AND TO RECOVER THE COSTS THEREOF, PLUS AN ADMINISTRATIVE CHARGE OF 15% FROM SAID OWNERS(S).

DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE EASEMENTS SHOWN HEREON SHALL BE INSTALLED, REPAIRED, AND MAINTAINED IN GOOD WORKING ORDER AND MAINTAINED BY THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON, AND THE STORM WATER FACILITIES MAINTENANCE AGREEMENT DATED _____ AND FILED CONTEMPORANEOUSLY WITH THE ANNEXED PLAT.

THE UNDERSIGNED OWNER HEREBY CONSENTS TO THE ACCESS RESTRICTIONS HEREON.

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



DECLARATION OF COVENANTS:

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.

BASIS OF BEARINGS:

THE COURSE BETWEEN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF PLUG AND TACK IN A STONE, IN A CAST IRON MONUMENT BOX, AND PUEBLO COUNTY GPS MONUMENT NO. 7, BEING A NO. 7 REBAR, WHICH BEARS S04°32'49"E.

NOTICE:

NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE CITY OF PUEBLO DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATED PUBLIC ROADS, PARKS, AND OTHER PUBLIC IMPROVEMENTS FOR MAINTENANCE BY THE CITY, UNTIL SUCH DEDICATED PUBLIC ROADS, PARK, AND OTHER PUBLIC IMPROVEMENTS MEET THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE CITY. THIS SUBDIVISION ORDNANCE, AND WHERE APPROPRIATE, THE PARKS DEPARTMENT SPECIFICATIONS, AND SUCH ARE SPECIFICALLY APPROVED AND ACCEPTED BY THE CITY DIRECTOR OF PUBLIC UTILITIES, AND SHALL BE APPLIED TO ALL UTILITIES LOCATED WITHIN THE CITY'S SUBDIVISIONS. THE CITY SHALL BE RESPONSIBLE FOR THE 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 SUCCESSOR OWNER(S) OF THE LAND WITHIN THIS SUBDIVISION. CITY DOES NOT ACCEPT ANY PRIVATE ROADS, EASEMENTS, OR FACILITIES THAT MAY BE DEDICATED HEREON, NOR SHALL THE CITY BE OBLIGATED TO MAINTAIN, CONSTRUCT OR REPAIR SUCH PRIVATE ROADS, EASEMENTS, AND FACILITIES.

PLANNING COMMISSION CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

CHAIRPERSON PLANNING COMMISSION _____ DATE _____

APPROVAL FOR RECORDING:

APPROVED BY CITY COUNCIL OF PUEBLO, COLORADO BY ORDINANCE NO. _____ THIS IS TO CERTIFY THAT THE PLAT OF "RIVERS RUN SUBDIVISION 1ST AMENDMENT," HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PUEBLO COUNTY CLERK AND RECORDER OF PUEBLO COUNTY, COLORADO.

CITY CLERK _____ DATE _____

IMPROVEMENTS CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBDIVIDER HAS COMPLIED WITH ALTERNATE NO. 4 OF SECTION 12-4-7(U)(1) AND WITH SECTION 12-4-9(b), OF THE 1971 CODE OF ORDINANCES, CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

SURVEYORS STATEMENT:

I, EDWARD R. FISHER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE SURVEYED AND PLATTED THE FOREGOING PROPERTY AND THE SUBDIVISION THEREON IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACTS OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

EDWARD R. FISHER, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38042
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

WITNESS MY HAND AND OFFICIAL SEAL

DAY OF _____, 202__ A.D.

IN WITNESS WHEREOF, THE AFOREMENTIONED _____ HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202__ A.D.

DEDICATION CONTINUED

NOTICE:

ACCORDING TO COLORADO LAW 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 CERTIFICATION SHOWN HEREON.

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

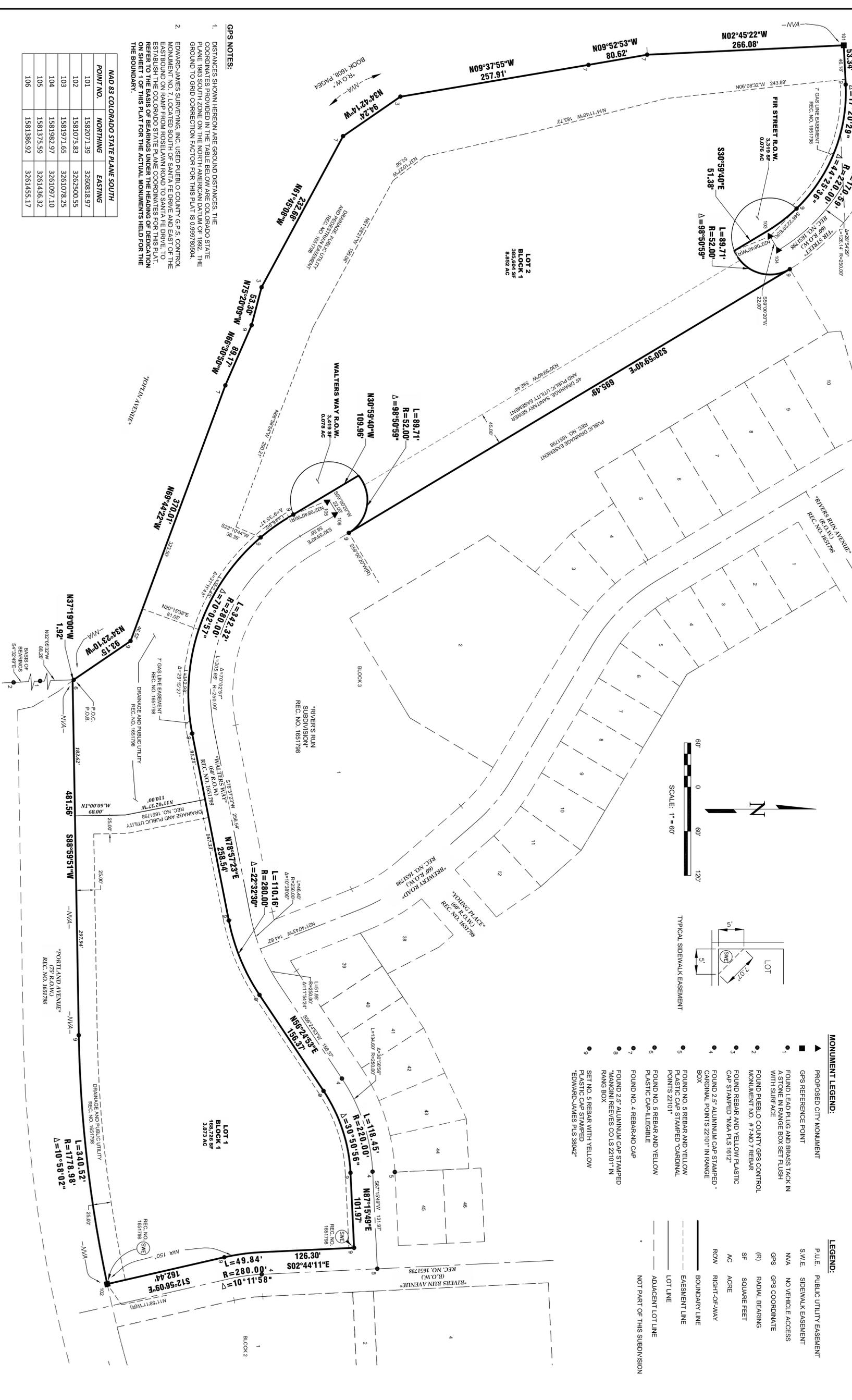


RIVER'S RUN SUBDIVISION 1ST AMENDMENT
A PORTION OF THE SE QUARTER OF SECTION 31, AND A PORTION OF THE SW QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
SCALE	N/A
JOB NO.	2300-00
DATE CREATED	12-1-2021
DATE ISSUED	2-9-2022
SHEET NO.	1 OF 2

RIVER'S RUN SUBDIVISION 1ST AMENDMENT

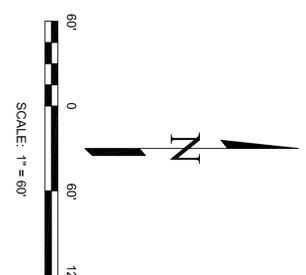
BLOCK 1 AND A PORTION OF FIR STREET, RIVER'S RUN SUBDIVISION, BEING A PORTION OF OF THE SOUTHEAST QUARTER OF SECTION 31, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.



GPS NOTES:

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COORDINATE DATA IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE GROUND TO GRID CORRECTION FACTOR FOR THIS PLAT IS 0.999780504.
- EDWARD-JAMES SURVEYING, INC. USED PUEBLO COUNTY G.P.S. CONTROL MONUMENT NO. 7, LOCATED SOUTH OF SANTA FE DRIVE AND EAST OF THE EASTBOUND ON RAMP FROM ROSELAWN ROAD TO SANTA FE DRIVE. TO ESTABLISH THE COLORADO STATE PLANE COORDINATES FOR THIS PLAT, REFER TO THE BASIS OF BEARINGS UNDER THE HEADING OF DEDICATION AND BEARINGS UNDER THIS PLAT FOR THE ACTUAL MONUMENT'S FIELD FOR THE BOUNDARY.

MAD 83 COLORADO STATE PLANE SOUTH			
POINT NO.	NORTHING	EASTING	
101	1582071.39	3260818.97	
102	1581075.83	3262500.55	
103	1581971.65	3261078.25	
104	1581982.97	3261097.10	
105	1581375.59	3261436.32	
106	1581386.92	3261455.17	



- MONUMENT LEGEND:**
- ▲ PROPOSED CITY MONUMENT
 - GPS REFERENCE POINT
 - FOUND LEAD PLUG AND BRASS TACK IN ASTONITE IN RANGE BOX SET FLUSH WITH SURFACE
 - FOUND PUEBLO COUNTY GPS CONTROL MONUMENT NO. #7 AND 7 REBAR
 - FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "M&A PLS 1612"
 - FOUND 2" ALUMINUM CAP STAMPED "FOUND POINTS 22101" IN RANGE BOX
 - FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "CARDINAL POINTS 22101"
 - FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
 - FOUND NO. 4 REBAR AND CAP
 - FOUND 2" ALUMINUM CAP STAMPED "MANGINI REEVES CO LS 22101" IN RANGE BOX
 - SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 38042"
- LEGEND:**
- P.U.E. PUBLIC UTILITY EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - NVA NO VEHICLE ACCESS
 - GPS GPS COORDINATE
 - (R) RADIAL BEARING
 - SF SQUARE FEET
 - AC ACRE
 - ROW RIGHT-OF-WAY
 - BOUNDARY LINE
 - EASEMENT LINE
 - LOT LINE
 - ADJACENT LOT LINE
 - NOT PART OF THIS SUBDIVISION

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 60'
JOB NO.	2300-00
DATE CREATED	12-1-2021
DATE ISSUED	2-9-2022
SHEET NO.	2 OF 2

RIVER'S RUN SUBDIVISION 1ST AMENDMENT

A PORTION OF THE SE QUARTER OF SECTION 31, AND A PORTION OF THE SW QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.



EDWARD-JAMES SURVEYING, INC.

926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

NO.	REVISIONS DESCRIPTION	DATE

Planning & Zoning Application

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

Contact Info	Property Owner		Applicant		
	Name: Aaron Haaga		Name: (Same)		
	Company: Ambrose Real Estate, LLC		Company:		
	Address: 6375 S. Highland Drive Salt Lake City, UT		Zip: 84121	Address:	
	Phone: (801) 278-1111 (801) 598-6492		Phone: ()		
	Email: kelly@stonebrook.com		Email:		
	Engineer		Surveyor		
	Name: Darlene Horn		Name: Edward Fisher		
	Company: DK Horn Engineering & Design, Inc.		Company: Edward-James Surveying, Inc.		
	Address: 2441 S. Prairie Pueblo, CO		Zip: 81005	Address: 4732 Eagleridge Circle Pueblo, CO	
Phone: (719) 696-8274		Phone: (719) 545-6240			
Email: darlene@dkheng.com		Email: edwardf@ejsurveying.com			
<i>The applicant will be the primary contact unless otherwise noted.</i>					
Property Info	Project Location: Lots 1 through 8, Block 1, River's Run Subdivision (address or general description) Located at the intersection of Portland Avenue and Joplin Avenue				
	Parcel No(s): 432319001, 432319002, 432319003, 432319004, 431452001, 431452002, 431452003, & 431452004				
	Existing Zone: BP		Proposed Zone (if applicable):		
	PUD Name (if applicable): n/a				
Project Scope	Project Name: River's Run Subdivision 1st Amendment				
	<input type="checkbox"/> Rearrangement of Property Boundaries: # of existing lots: _____ Total acres: _____				
	<input type="checkbox"/> Overall Development Plan				
	<input type="checkbox"/> Site Plan Review: Building area: _____ sf ○ HARP ○ Development Plan ○ PUD ○ Student Housing				
	<input type="checkbox"/> Special Area Plan				
	<input checked="" type="checkbox"/> Street Name Change: Existing Name: A portion of Fir Street Proposed Name: Walters Way				
	<input checked="" type="checkbox"/> Subdivision: # of lots: Replat 8 lots into 3 lots Total acres: 12.880				
	<input type="checkbox"/> Text Amendment				
	<input checked="" type="checkbox"/> Vacation: <input checked="" type="checkbox"/> Street ○ Alley <input checked="" type="checkbox"/> Easement ○ Other: _____				
	<input type="checkbox"/> Other: _____				

(Continue Next Page)

(Continued from previous page)

Project Information	Provide a brief description of the proposed request: SEE ATTACHED DESCRIPTION	
	What is the total acreage included in the project? 12.880	
	What is the proposed use of the property?	
	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Multi-family <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
	Are there any other pending or recently approved Land Use applications regarding this property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please list:		
Attachments	Attachment Checklist	
	The following list of attachments are required to accompany all applications: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. <input checked="" type="checkbox"/> B. Pueblo County Assessor's Property Information print out (www.co.pueblo.co.us) <input checked="" type="checkbox"/> 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:	Ambrose Real Estate, LLC
	Signature:	 Date: 1/7/22
	Applicant, if different from Property Owner	
Signatures	Print Name:	
	Signature:	
Office Use Only	Zoning Compliance (Completed by City Staff)	
	Application checked for completeness by:	Date: Fee Paid:

February 22, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **Ambrose Real Estate, LLC** for the approval of the following application(s) generally located north and east of S. Joplin Ave. and north of S. Portland Ave.

Z-22-01 River's Run Rezoning: Rezoning of 23.61 acres from B-P, Business Park to R-5, Mixed Residential and Office District

V-22-01 Rivers' Run Subdivision Right-of-Way and Easement Vacation: Vacation of a portion of Fir Street and multiple easements within Blocks 1 and 2.

S-22-01 River's Run Subdivision 1st Amendment: Re-subdivision of 12.88 (13 lots) into three multi-family residential lots.

The Planning and Zoning Commission meeting will be held on March 9, 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=WUdnaHVGGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston), 1 669 900 6833 US (San Jose). 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 V-22-01

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the Easement Vacation: Street Vacation- Rivers Run to be sent to the attached list of owners of the property lying within hundred (300) feet of the said property on which the vacation 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.

2-18-22

(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 Street Vacation- Rivers Run, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

2-18-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

Owner	OwnerStree	OwnerCity	Ow	OwnerZip
PHILLIPS MITCHELL DEAN + ADDINGTON R	1000 HICKORY ST	PUEBLO	CO	81001-5514
ARAGON PAUL L	1000 S NORWOOD AVE	PUEBLO	CO	81001-5516
JIMENEZ RICARDO ALFONSO + JIMENEZ VI	1009 FIR ST	PUEBLO	CO	81001-4506
BARELA CARLA M + CORDOVA DANIEL A +	1015 FIR ST	PUEBLO	CO	81001-4506
ERA HOLDINGS II LLC	1152 41ST LN	PUEBLO	CO	81006-9315
HAMMOND DALE H	1201 S LA CROSSE AVE	PUEBLO	CO	81001-4543
HARP LLC	14183 E LAYTON DR	AURORA	CO	80015-1244
LOPEZ CRYSTAL	1502 GRENADILLO ST	PUEBLO	CO	81001-4516
FINN WILLIAM G + TAPIA BERDINE	1504 GRENADILLO ST	PUEBLO	CO	81001-4516
GONZALES GREGORIO + GONZALES PHYLL	1509 GRENADILLO ST	PUEBLO	CO	81001-4515
CHAVEZ MARQUEZ JAIME	1511 GRENADILLO ST	PUEBLO	CO	81001-4515
TONY J BELTRAMO + SONS INC + BELTRAMI	1541 STOCKYARD RD	PUEBLO	CO	81001-0468
DEPT OF HIGHWAYS STATE OF COLORADC	4201 E ARKANSAS AVE	DENVER	CO	80222-3406
PRICE ADAM STEVEN	4760 S HIGHLAND DR PMB	SALT LAKE CITY	UT	84117-5149
LEGENDS SUBDIVISION LLC + AMBROSE RE/	6375 S HIGHLAND DR	SALT LAKE CITY	UT	84121-6561
OUR FUTURE LEASING CO LLC + C/O ECO SI	750 PARK OF COMMERCE D	BOCA BATON	FL	33487-3650
ESQUIVEL JAVIER A	810 S NORWOOD AVE	PUEBLO	CO	81001-4400
GIBSON DANIEL LEWIS	813 S NORWOOD AVE	PUEBLO WEST	CO	81001-4462
BUNN ALPHONSO	817 S NORWOOD AVE	PUEBLO	CO	81001-4462
MARIN ARTEMIO ANDRADE	821 S NORWOOD AVE	PUEBLO	CO	81001-4462
COMINS CHRISTINE J + LINDREN LORA LEE	833 30 1/2 LN	PUEBLO	CO	81006-9540
GARCIA LAURA + GARCIA LORI A	935 ELM ST	PUEBLO	CO	81004-2531
CITY OF PUEBLO A MUNICIPAL CORPORAT	PO BOX 1427	PUEBLO	CO	81002-1427
FEARN GARY R	PO BOX 20368	COLORADO CITY	CO	81019-2368
GONZALES GREGORIO/GONZALES ERNEST	PO BOX 8806	PUEBLO	CO	81008-8806
A T + S F RR CO	PO BOX 961089	FORT WORTH	TX	76161-0089