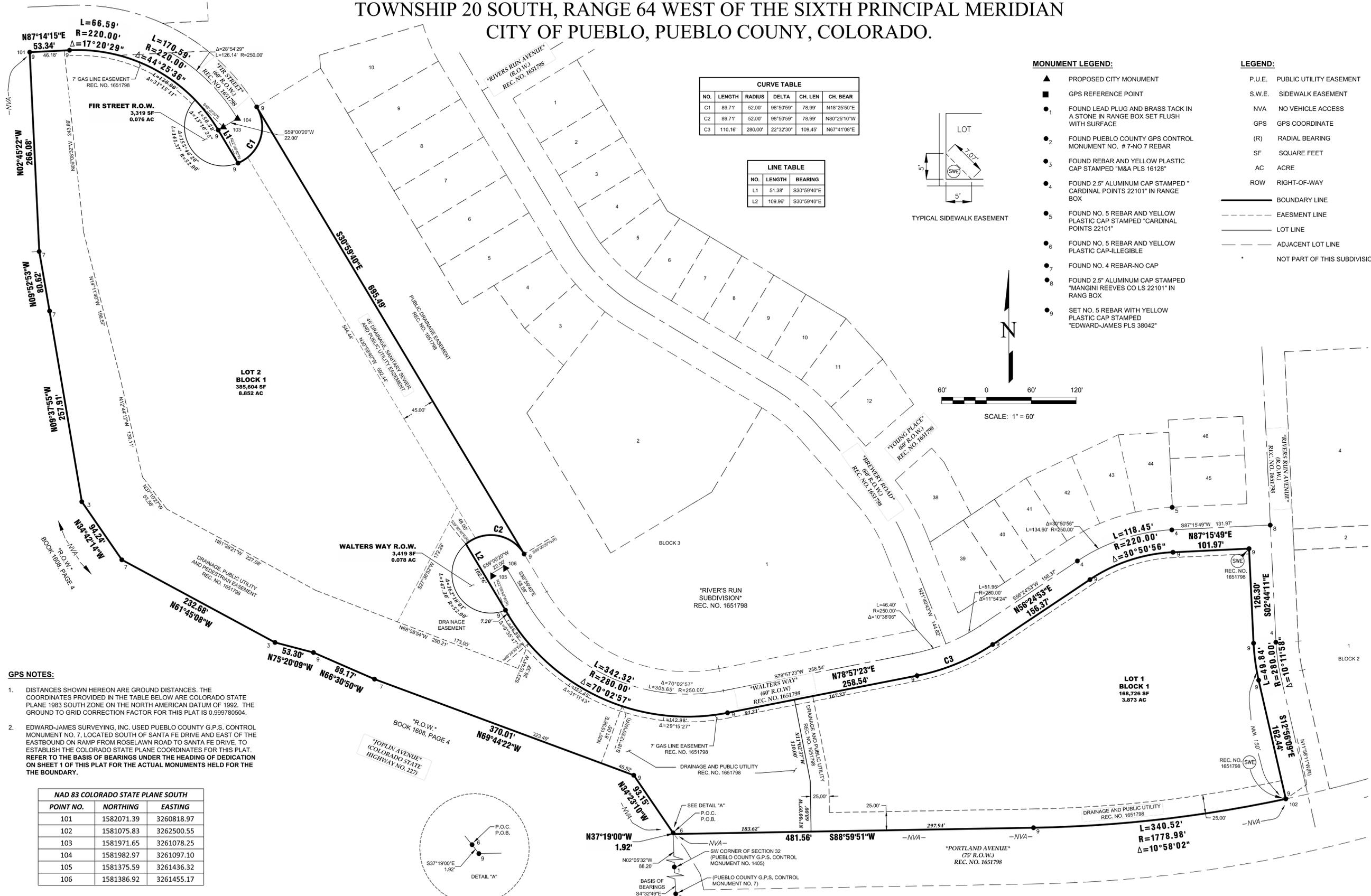


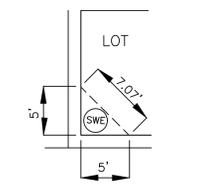
RIVER'S RUN SUBDIVISION 1ST AMENDMENT

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.



NO.	LENGTH	RADIUS	DELTA	CH. LEN.	CH. BEAR.
C1	89.71'	52.00'	98°50'59"	78.99'	N18°25'50"E
C2	89.71'	52.00'	98°50'59"	78.99'	N80°25'10"W
C3	110.16'	280.00'	22°32'30"	109.45'	N67°41'08"E

NO.	LENGTH	BEARING
L1	51.38'	S30°59'40"E
L2	109.96'	S30°59'40"E

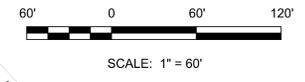


MONUMENT LEGEND:

- ▲ PROPOSED CITY MONUMENT
- GPS REFERENCE POINT
- 1 FOUND LEAD PLUG AND BRASS TACK IN A STONE IN RANGE BOX SET FLUSH WITH SURFACE
- 2 FOUND PUEBLO COUNTY GPS CONTROL MONUMENT NO. # 7-NO 7 REBAR
- 3 FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "M&A PLS 16128"
- 4 FOUND 2.5" ALUMINUM CAP STAMPED "CARDINAL POINTS 22101" IN RANGE BOX
- 5 FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "CARDINAL POINTS 22101"
- 6 FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
- 7 FOUND NO. 4 REBAR-NO CAP
- 8 FOUND 2.5" ALUMINUM CAP STAMPED "MANGINI REEVES CO LS 22101" IN RANG BOX
- 9 SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 38042"

LEGEND:

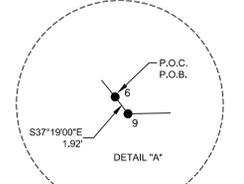
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- NVA NO VEHICLE ACCESS
- (R) RADIAL BEARING
- SF SQUARE FEET
- AC ACRE
- ROW RIGHT-OF-WAY
- BOUNDARY LINE
- - - EASEMENT LINE
- LOT LINE
- - - ADJACENT LOT LINE
- NOT PART OF THIS SUBDIVISION



GPS NOTES:

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COORDINATES PROVIDED IN THE TABLE BELOW ARE COLORADO STATE PLANE 1983 SOUTH ZONE ON THE NORTH AMERICAN DATUM OF 1992. THE GRADE 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 ON SHEET 1 OF THIS PLAT FOR THE ACTUAL MONUMENTS HELD FOR THE THE BOUNDARY.

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



REVISIONS	DESCRIPTION	DATE
NO.		
1		
2		
3		
4		
5		
6		
7		
8		
9		

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 1ST AMENDMENT

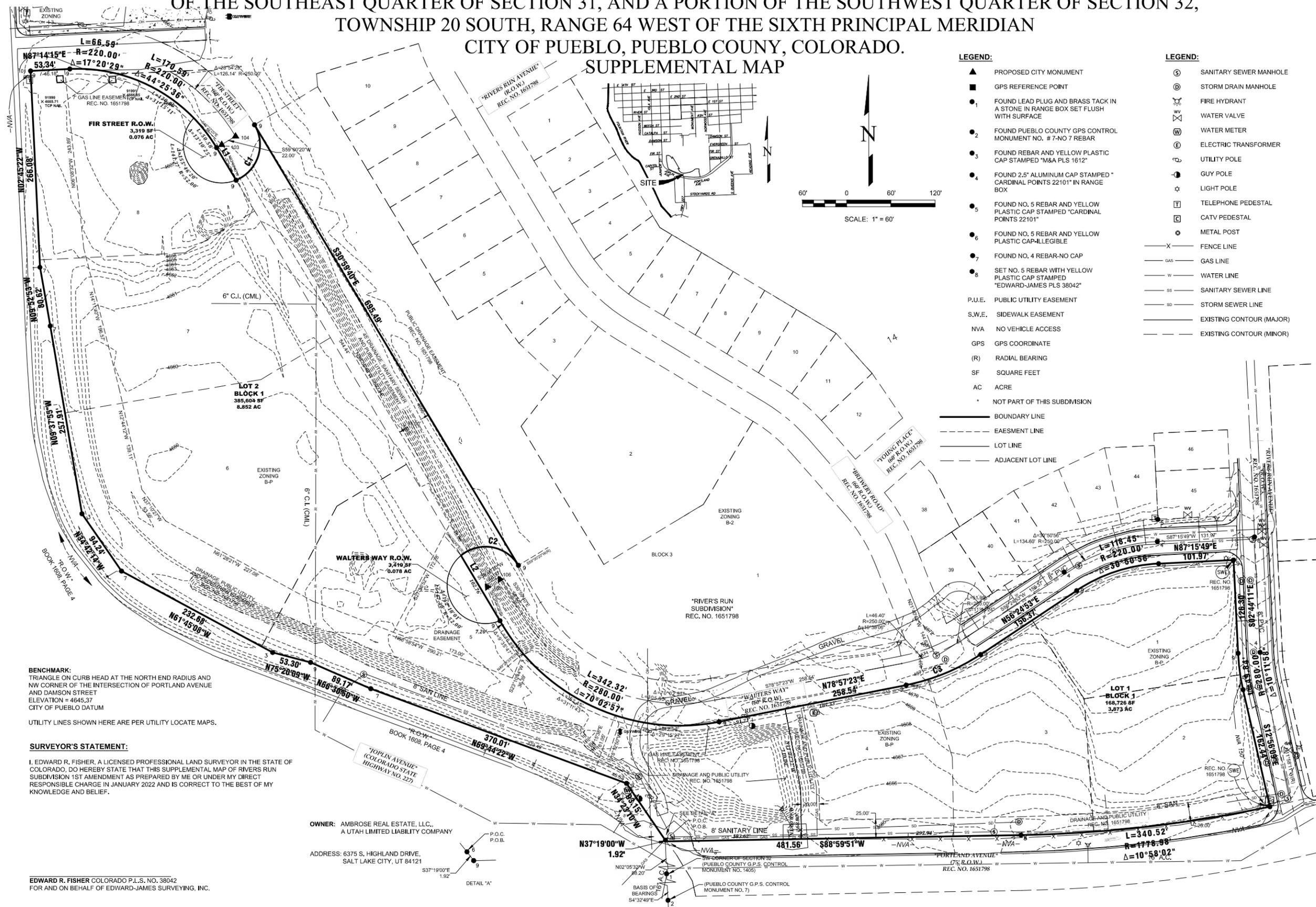
A PORTION OF THE SE QUARTER OF SECTION 31, AND A PORTION OF THE SW QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 60'
JOB NO.	2300-00
DATE CREATED	12-1-2021
DATE ISSUED	5-4-2022
SHEET NO	2 OF 2

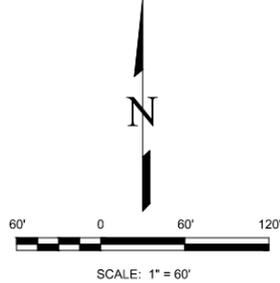
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SUPPLEMENTAL MAP



- LEGEND:**
- ▲ PROPOSED CITY MONUMENT
 - GPS REFERENCE POINT
 - FOUND LEAD PLUG AND BRASS TACK IN A STONE IN RANGE BOX SET FLUSH WITH SURFACE
 - FOUND PUEBLO COUNTY GPS CONTROL MONUMENT NO. # 7-NO 7 REBAR
 - FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "M&A PLS 1612"
 - FOUND 2.5" ALUMINUM CAP STAMPED "CARDINAL 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-NO CAP
 - SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 38042"
 - 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
 - * NOT PART OF THIS SUBDIVISION
 - BOUNDARY LINE
 - - - EASEMENT LINE
 - - - LOT LINE
 - - - ADJACENT LOT LINE
- LEGEND:**
- ⊙ SANITARY SEWER MANHOLE
 - ⊕ STORM DRAIN MANHOLE
 - ⊗ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ UTILITY POLE
 - ⊕ GUY POLE
 - ⊕ LIGHT POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ CATV PEDESTAL
 - ⊕ METAL POST
 - - - FENCE LINE
 - - - GAS LINE
 - - - WATER LINE
 - - - SANITARY SEWER LINE
 - - - STORM SEWER LINE
 - - - EXISTING CONTOUR (MAJOR)
 - - - EXISTING CONTOUR (MINOR)



BENCHMARK:
 TRIANGLE ON CURB HEAD AT THE NORTH END RADIUS AND NW CORNER OF THE INTERSECTION OF PORTLAND AVENUE AND DAMSON STREET
 ELEVATION = 4645.37
 CITY OF PUEBLO DATUM

UTILITY LINES SHOWN HERE ARE PER UTILITY LOCATE MAPS.

SURVEYOR'S STATEMENT:
 I, EDWARD R. FISHER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SUPPLEMENTAL MAP OF RIVERS RUN SUBDIVISION 1ST AMENDMENT AS PREPARED BY ME OR UNDER MY DIRECT RESPONSIBLE CHARGE IN JANUARY 2022 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER: AMBROSE REAL ESTATE, LLC.,
 A UTAH LIMITED LIABILITY COMPANY
 ADDRESS: 6375 S. HIGHLAND DRIVE,
 SALT LAKE CITY, UT 84121

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

NO.	REVISIONS	DESCRIPTION	DATE

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

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



RIVER'S RUN SUBDIVISION 1ST AMENDMENT
 SUPPLEMENTAL MAP

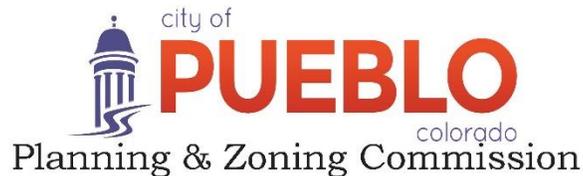
A PORTION OF THE SE QUARTER OF SECTION 31, AND A PORTION OF THE SW QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 60'
JOB NO.	2300-00
DATE CREATED	12-1-2021
DATE ISSUED	5-4-2022
SHEET NO	1 OF 1

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

5c. S-22-01: Subdivision: Rivers Run Subdivision, 1st Amendment. A re-subdivision of 12.88 acres (13 lots) into three multi-family residential/office lots. Generally located north and east of S. Joplin Ave. and north of S. Portland Ave

Staff report by Beritt Odom.

BACKGROUND AND ANALYSIS:

The Planning and Zoning Commission approved the River’s Run Master Development Plan, Case No. MP-04-01 in 2004. The master plan identified the resubdivision area for light industrial uses and it was subsequently subdivided into eight non-residential lots with drainage/utility easements servicing each lot. Mr. Haaga, property owner, is now requesting to deviate from the approved master plan to resubdivide the eight lots into two large lots to facilitate the development of multifamily residential housing within the City’s lower Eastside Neighborhood.

The resubdivision site sits directly south of the existing R-2 zoned, single-family residential lots. Mr. Haaga indicates in his subdivision request, that he intends to develop an apartment complex adjacent to Joplin Ave., which would better compliment the adjacent single-family uses to the north. In order to accomplish the proposed development, the applicant is also requesting to vacate a portion of Fir Street, drainage/utility easements; rezone Lots 1-8, Block 1, and Lots 1-4, Block 2; rearrange Lots 1-4, Block 2; and rearrange Lots 1-2, Block 3. Planning staff concurs with Mr. Haaga and supports the rezoning, vacation, rearrangement and resubdivision as a means to introduce more compatible development within the southern portion of the River’s Run community.

APPLICABLE REGULATIONS:

Sec. 12-4-6(b)(1) through (3) concerning the necessary information and supporting documents to be submitted for review and required drawing to be recorded; and Sec. 12-4-7 concerning the minimum standards for all subdivisions.

ANALYSIS:

The proposed Subdivision conforms with the applicable Municipal Codes.

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

Requests for Modifications to Requirements:	Not Applicable
Request for Deferred Filings	Not Applicable
Plat Deficiencies:	
Conditions of Approval: (Unless otherwise noted, all conditions of approval must be	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

<p>completed prior to the case being scheduled for City Council hearing.)</p>	<p>Drainage Policies for the City of Pueblo, Colorado prior to submittal for City Council review and approval.</p> <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> 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. <p>Wastewater Conditions (email from Sonia Mondragon, February 22, 2022):</p> <ol style="list-style-type: none"> 1. Provide field verified elevation at the connection manholes on the Utility Plan (Subdivision Submittal Checklist Part 1, #23). <p>General Condition:</p> <ol style="list-style-type: none"> 1. The vacation and subdivision plat must be recorded concurrently.
---	--

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

- ❑ **Site Character:**
The subject property is unimproved.

- ❑ **Neighborhood Compatibility:**

North	R-2, Single-Family Residential: construction of single-family homes along Rivers Run Avenue.
East	I-3, Heavy Industrial: historic business records indicate the site has been home to Auto Body, Auto Detail, and Contractor uses.

South	South of S. Joplin Ave., S-3, Flood Plain District: unimproved land. South of S. Portland Ave., Pueblo County I-3, Heavy Industrial: Tony J. Beltramo and Sons Construction Yard.
West	I-3, Heavy Industrial: primarily unimproved with the exception of two single-family residences. S-3, Flood Plain District: unimproved land.

❑ **Comprehensive Plan Compliance:**

The subject property lies within a Special Development Area identified in the Pueblo Regional Comprehensive Plan, 2002. These areas call for the careful planning of undeveloped lands due to significant development and/or open space potential in strategic locations. The Comprehensive Plan further contends that a Master Plan must be prepared prior to development in Special Development Areas. The River's Run Master Development Plan was approved by the Planning and Zoning Commission in 2004. The master plan includes provisions for a mixture of residential, commercial and light industrial uses.

The current property owner is requesting to deviate from the approved master plan by rezoning the B-P and B-2 zone districts to R-5, rearranging, and resubdividing the commercial/industrial areas facilitating multifamily residential and office development. Staff supports the subdivision request as multifamily and office uses are more compatible with the established single-family residential uses located directly north of the rezoning site.

ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:

• **Minimum Lot Size and Area:**

R-5 lot size depends upon the use, the minimum required lot size is 3,000 square feet for a single-family use; 5,000 square feet for other permitted uses; and 1,000 square feet per dwelling unit for multifamily uses of six dwelling units or more.

- The two proposed lots exceed the minimum area requirement for the R-5

REFERRAL AGENCIES AND COMMENTS:

- Pueblo Board of Water Works-Please see the attached email from Steven Anselmo, February 23, 2022
- City Wastewater-Please see the attached email from Sonia Mondragon, February 22, 2022
- City Stormwater-Please see the attached memorandum 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 stated he understood the conditions of the report. No one spoke in support or opposition of application.

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

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

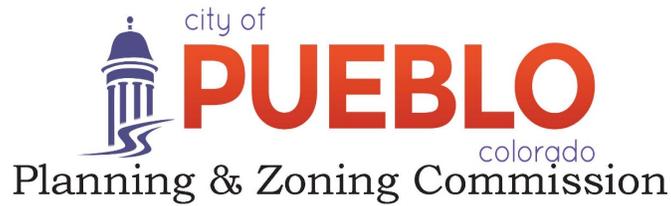
DATE: May 12, 2022

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

S-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 1st Amendment

APPLICANT: Edward Fisher, Edward-James Surveying, Inc.

PROPERTY OWNER: Aaron Haaga, Ambrose Real Estate, LLC

LOCATION: Generally located north and east of S. Joplin Ave.

EXISTING ZONE: B-P, Business Park, current request to rezone to R-5, Multiple-residential and Office District.

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

V-21-03, River's Run Subdivision, Right-of-way and Easement Vacation

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:

The applicant is requesting to resubdivide 12.880-acres from eight lots into two large lots, to facilitate multifamily residential development.

BACKGROUND AND ANALYSIS:

The Planning and Zoning Commission approved the River's Run Master Development Plan, Case No. MP-04-01 in 2004. The master plan identified the resubdivision area for light industrial uses and it was subsequently subdivided into eight non-residential lots with drainage/utility easements servicing each lot. Mr. Haaga, property owner, is now requesting to deviate from the approved master plan to resubdivide the eight lots into two large lots to facilitate the development of multifamily residential housing within the City's lower Eastside Neighborhood.

The resubdivision site sits directly south of the existing R-2 zoned, single-family residential lots. Mr. Haaga indicates in his subdivision request, that he intends to develop an apartment complex adjacent to Joplin Ave., which would better compliment the adjacent single-family uses to the north. In order to accomplish the proposed development, the applicant is also requesting to vacate a portion of Fir Street, drainage/utility easements; rezone

Lots 1-8, Block 1, and Lots 1-4, Block 2; rearrange Lots 1-4, Block 2; and rearrange Lots 1-2, Block 3. Planning staff concurs with Mr. Haaga and supports the rezoning, vacation, rearrangement and resubdivision as a means to introduce more compatible development within the southern portion of the River’s Run community.

APPLICABLE REGULATIONS:

Sec. 12-4-6(b)(1) through (3) concerning the necessary information and supporting documents to be submitted for review and required drawing to be recorded; and Sec. 12-4-7 concerning the minimum standards for all subdivisions.

ANALYSIS:

The proposed Subdivision conforms with the applicable Municipal Codes.

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

Requests for Modifications to Requirements:	Not Applicable
Request for Deferred Filings	Not Applicable
Plat Deficiencies:	
<p>Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)</p>	<p>Conditions required by stormwater (Stormwater Utility Memo, March 1, 2022):</p> <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> 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. <p>Wastewater Conditions (email from Sonia Mondragon, February 22, 2022):</p>

	<p>1. Provide field verified elevation at the connection manholes on the Utility Plan (Subdivision Submittal Checklist Part 1, #23).</p> <p>General Condition:</p> <p>1. The vacation and subdivision plat must be recorded concurrently.</p>
--	--

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The subject property is unimproved.

❑ **Neighborhood Compatibility:**

- North R-2, Single-Family Residential: construction of single-family homes along Rivers Run Avenue.
- East I-3, Heavy Industrial: historic business records indicate the site has been home to Auto Body, Auto Detail, and Contractor uses.
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South of S. Portland Ave., Pueblo County I-3, Heavy Industrial: Tony J. Beltramo and Sons Construction Yard.
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S-3, Flood Plain District: unimproved land.

❑ **Comprehensive Plan Compliance:**

The subject property lies within a Special Development Area identified in the Pueblo Regional Comprehensive Plan, 2002. These areas call for the careful planning of undeveloped lands due to significant development and/or open space potential in strategic locations. The Comprehensive Plan further contends that a Master Plan must be prepared prior to development in Special Development Areas. The River’s Run Master Development Plan was approved by the Planning and Zoning Commission in 2004. The master plan includes provisions for a mixture of residential, commercial and light industrial uses.

The current property owner is requesting to deviate from the approved master plan by rezoning the B-P and B-2 zone districts to R-5, rearranging, and resubdividing the commercial/industrial areas facilitating multifamily residential and office development. Staff supports the subdivision request as multifamily and office uses are more compatible with the established single-family residential uses located directly north of the rezoning site.

ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:

- **Minimum Lot Size and Area:**

R-5 lot size depends upon the use, the minimum required lot size is 3,000 square feet for a single-family use; 5,000 square feet for other permitted uses; and 1,000 square feet per dwelling unit for multifamily uses of six dwelling units or more.

- The two proposed lots exceed the minimum area requirement for the R-5

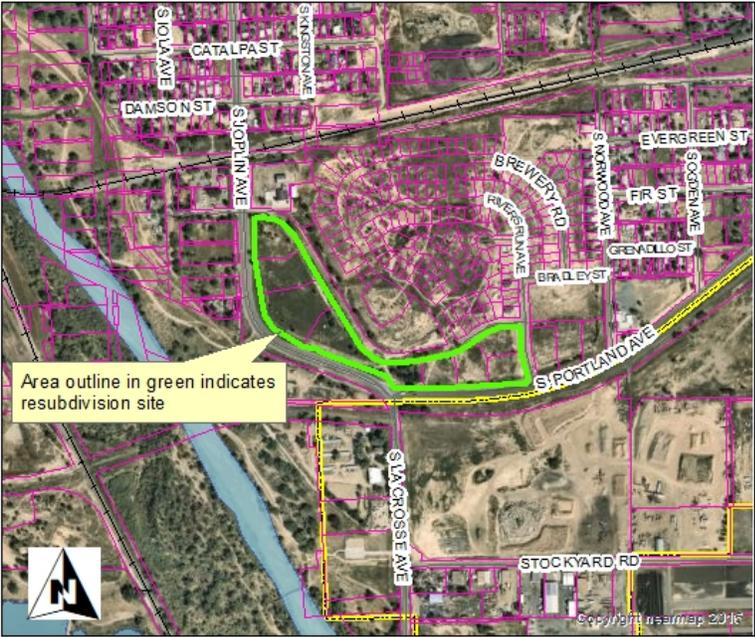
REFERRAL AGENCIES AND COMMENTS:

- 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
- Pueblo Board of Water Works-Please see the attached email from Steven Anselmo, February 23, 2022
- City Wastewater-Please see the attached email from Sonia Mondragon, February 22, 2022
- City Stormwater-Please see the attached memorandum from John Sakariason, Stormwater Coordinator, March 1, 2022
- City Parks and Recreation Department
- City GIS-No Comment
- Xcel Energy-No Comment
- Black Hills Energy-No comment
- CDOT-No comment

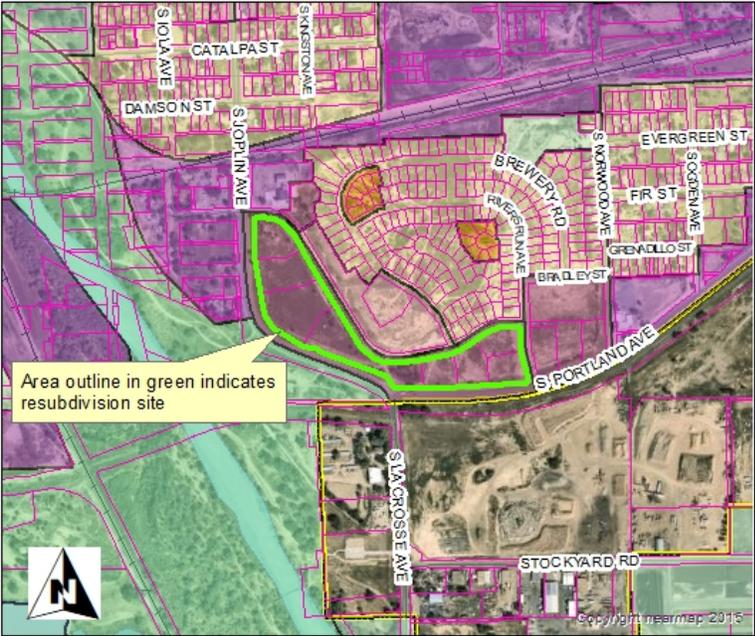
ATTACHMENTS:

- A. Aerial Photograph
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Site Photographs
- E. SRC Memo, March 2, 2022
- F. Plat
- G. Subdivision Application
- H. Stormwater Utility Memo
- I. Wastewater, email from Sonia Mondragon, February 22, 2022
- J. Pueblo Board of Water Works, email from Steven Anselmo, February 23, 2022
- K. River's Run Master Development Plan

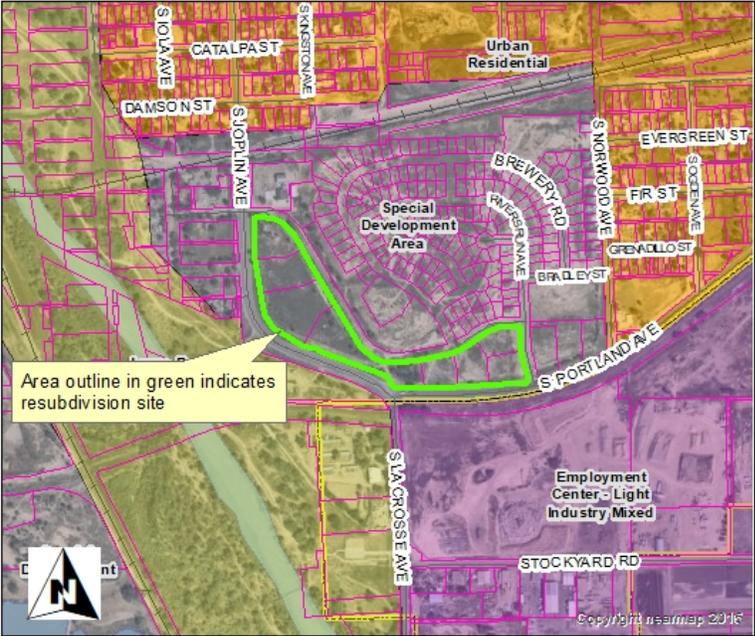
I.
ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan

Attachment D. Site Photos



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).

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: _____				

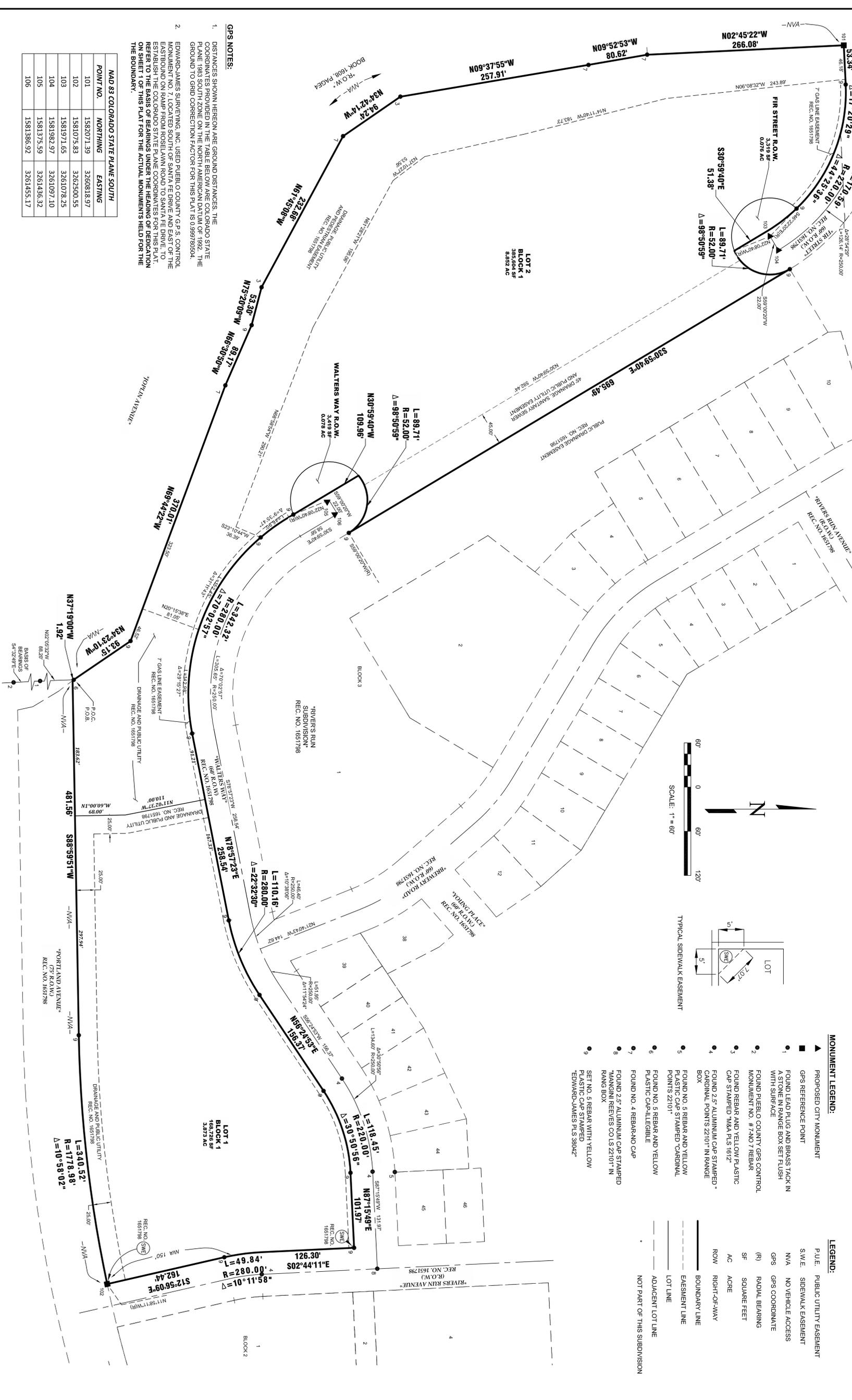
(Continue Next Page)

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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:

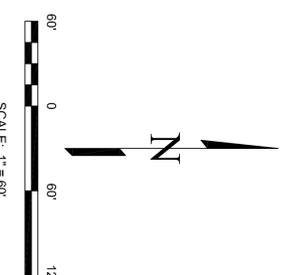
RIVER'S RUN SUBDIVISION 1ST AMENDMENT

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.



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

- GPS NOTES:**
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES. THE STATE PLANE 1983 SOLUTION ZONE ON THE NORTH AMERICAN DATUM OF 1982, 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.



- 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

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

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



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.

From: [Sonia Mondragon](#)
To: [Beritt Odom](#)
Subject: RE: 2nd Submittal Rivers Run S-22-01, V-22-02, Z-22-01
Date: Tuesday, February 22, 2022 6:57:12 AM
Attachments: [image002.png](#)

Beritt

Here are my comments for the second submittal:

S-22-01 -The only outstanding comment is on the utility plan. According to the Subdivision Submittal Checklist Par I, #23 they are supposed show the field verified elevation at the connection manholes. Their response letter stated that they would show them at a later time. Is that allowed? I am not sure what the intent of the that requirement was, but if it is in the checklist I imagine it is necessary. May I have your thoughts?

V-22-01 – no additional comments

Z-22-01 – the flow analysis between the existing zoning and the proposed zoning was not provided

Sonia Mondragon
719-553-2890 Office | 719-250-6598 Mobile



From: Beritt Odom <bodom@pueblo.us>
Sent: Wednesday, February 16, 2022 2:28 PM
To: Scot Burbidge <sburbidge@pueblowater.org>; Andrew Hayes <AHayes@pueblo.us>; Art Gonzales <Arthur.Gonzales@state.co.us>; Bob Jagger <rjagger@pueblo.us>; Bob Lawson <robert.lawson@pueblocitieschools.us>; Chad Wolgram-City County Health Dept. <chad.wolgram@co.pueblo.co.us>; Charles Roy <CRoy@pueblo.us>; CityMaps <CityMaps@pueblo.us>; Dave Vaughn <dvaughn@prbd.com>; Dennis Darrow (ddarrow@chieftain.com) <ddarrow@chieftain.com>; Chavez, Derek <derek.chavez@blackhillscorp.com>; Ed Smith (esmith@district70.org) <esmith@district70.org>; Eric Sisco <eric.sisco@blackhillscorp.com>; Erik Duran <eduran@pueblo.us>; Fire Code <firecode@pueblo.us>; Jelena Karapetrovic <JKarapetrovic@pueblo.us>; Joe Martellaro <jmartellaro@pueblo.us>; Joy Morauski <jmorauski@pueblo.us>; Justin Gage <gagej@co.pueblo.co.us>; Karen Elgin <kelgin@pueblo.us>; Karissa Alire <KAlire@pueblo.us>; Kent Cooper <kcooper@pueblowater.org>; Kevin Johnson <Kevin.Johnson@XCELENERGY.COM>; larry.gurule@centurylink.com; Melanie Turner <mturner@pueblo.us>; Michelle Regalado <michelle.regalado@state.co.us>; Mike Colucci <mcolucci@prbd.com>; Mike Sexton <msexton@pueblo.us>; todd.g.newitt@xcelenergy.com; Pam Smith (pasmith@district70.org) <pasmith@district70.org>; Roger Anderson PRBD <randerson@prbd.com>; Scott Hobson <shobson@pueblo.us>; Sonia Mondragon <SMondragon@pueblo.us>; Steven Anselmo <sanselmo@pueblowater.org>; Steven Meier <smeier@pueblo.us>; Stormwater Alias

<stormwater@pueblo.us>; United States Postal Service Susan Grasmick
<susan.m.grasmick@usps.gov>; Valerie vigil (valerie.vigil@state.co.us) <valerie.vigil@state.co.us>;
Vicki Carlton-City County Health Dept. <vicki.carlton@co.pueblo.co.us>
Subject: FW: 2nd Submittal Rivers Run S-22-01, V-22-02, Z-22-01

Good afternoon P&Z Reviewers,

Below is a link to the second submittal subdivision plats, vacation plat, and rezoning exhibit for the Rivers Run project. They resubmitted last week but I was not able to access the documents until today, my apologies. This case is scheduled for the March 9th hearing. Because of this, please provide comments by **Wednesday, February 23rd**. If you need additional time, have difficulties accessing the documents, please let me know.

https://cityofpueblo-my.sharepoint.com/:f/g/personal/odomb_pueblo_us/EqvFWV1mC0pCi9XUfqI0Y8QB2d-Lw4RqCb11nr1MIA_HGg?e=Faldff

Electronic Folders:

S-22-01: S:\Shared\Land Use Administration\P&Z\Planning & Zoning Cases by Year\2022\Subdivision-2022\S-22-01 RIVERS RUN\Part I\2nd Submittal

V-22-02: S:\Shared\Land Use Administration\P&Z\Planning & Zoning Cases by Year\2022\Vacation-2022\V-22-01 RIVERS RUN\2nd Submittal

Z-22-01: S:\Shared\Land Use Administration\P&Z\Planning & Zoning Cases by Year\2022\Rezoning-2022\Z-22-01 RIVERS RUN\2nd Submittal

Please let me know if you have questions,

Beritt Odom

Principal Planner

City of Pueblo

Planning and Community Development Department

211 E. D Street

Pueblo, CO 81003

Main (719) 553-2259

Direct (719) 553-2339



From: [Steven Anselmo](#)
To: [Beritt Odom](#)
Subject: [External] RE: 2nd Submittal Rivers Run S-22-01, V-22-02, Z-22-01
Date: Wednesday, February 23, 2022 9:51:10 AM

External email. Please use caution.

Beritt,

Pueblo Water has no comment at this time, however, since a Utility Map was not provided, we reserve the right to comment, modify proposed part 2 submittal documents.

Thanks,



Steven R. Anselmo P.E.
Engineering Manager
Pueblo Water
319 W. 4th, Pueblo, CO, 81003
O: 719.584.0439 | C: 719.553.7602
sanselmo@pueblowater.org

From: Beritt Odom <bodom@pueblo.us>
Sent: Wednesday, February 16, 2022 1:51 PM
To: Scot Burbidge <sburbidge@pueblowater.org>; Andrew Hayes <AHayes@pueblo.us>; Art Gonzales <Arthur.Gonzales@state.co.us>; Bob Jagger <rjagger@pueblo.us>; Bob Lawson <robert.lawson@pueblocitieschools.us>; Chad Wolgram-City County Health Dept. <chad.wolgram@co.pueblo.co.us>; Charles Roy <CRoy@pueblo.us>; CityMaps <CityMaps@pueblo.us>; Dave Vaughn <dvaughn@prbd.com>; Dennis Darrow (<ddarrow@chieftain.com>); Chavez, Derek <derek.chavez@blackhillscorp.com>; Ed Smith (<esmith@district70.org>); Eric Sisco <eric.sisco@blackhillscorp.com>; Erik Duran <eduran@pueblo.us>; Fire Code <firecode@pueblo.us>; Jelena Karapetrovic <JKarapetrovic@pueblo.us>; Joe Martellaro <jmartellaro@pueblo.us>; Joy Morauski <jmorauski@pueblo.us>; Justin Gage <gagej@co.pueblo.co.us>; Karen Elgin <kelgin@pueblo.us>; Karissa Alire <KAlire@pueblo.us>; Kelly Grisham <kgrisham@pueblo.us>; Kent Cooper <kcooper@pueblowater.org>; Kevin Johnson <Kevin.Johnson@XCELENERGY.COM>; Larry.gurule@centurylink.com; Melanie Turner <mturner@pueblo.us>; Michelle Regalado <michelle.regalado@state.co.us>; Mike Colucci <mcolucci@prbd.com>; Mike Sexton <msexton@pueblo.us>; todd.g.newitt@xcelenergy.com; Pam Smith (<pasmith@district70.org>); Roger Anderson PRBD <randerson@prbd.com>; Scott Hobson <shobson@pueblo.us>; Sonia Mondragon <SMondragon@pueblo.us>; Steven Anselmo <sanselmo@pueblowater.org>; Steven Meier <smeier@pueblo.us>; Stormwater Alias <stormwater@pueblo.us>; United States Postal Service Susan Grasmick <susan.m.grasmick@usps.gov>; Valerie vigil (<valerie.vigil@state.co.us>); Vicki Carlton-City County Health Dept. <vicki.carlton@co.pueblo.co.us>
Subject: 2nd Submittal Rivers Run S-22-01, V-22-02, Z-22-01

CAUTION: This email originated from outside of Pueblo Water. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon P&Z Reviewers,

Attached are the second submittal subdivision plats, vacation plat, and rezoning exhibit for the Rivers Run project. They resubmitted last week but I was not able to access the documents until today, my apologies. This case is scheduled for the March 9th hearing. Because of this, please provide comments by **Wednesday, February 23rd**. If you need additional time, please let me know.

Electronic Folders:

S-22-01: S:\Shared\Land Use Administration\P&Z\Planning & Zoning Cases by Year\2022\Subdivision-2022\S-22-01 RIVERS RUN\Part I\2nd Submittal

V-22-02: S:\Shared\Land Use Administration\P&Z\Planning & Zoning Cases by Year\2022\Vacation-2022\V-22-01 RIVERS RUN\2nd Submittal

Z-22-01: S:\Shared\Land Use Administration\P&Z\Planning & Zoning Cases by Year\2022\Rezoning-2022\Z-22-01 RIVERS RUN\2nd Submittal

Please let me know if you have questions,

Beritt Odom

Principal Planner

City of Pueblo

Planning and Community Development Department

211 E. D Street

Pueblo, CO 81003

Main (719) 553-2259

Direct (719) 553-2339



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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

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.

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

February 22, 2022

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

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.

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

CASE NUMBER

CERTIFICATION

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

2-18-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

Owner	OwnerStreet	OwnerCity	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 COLORADO	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