PUEBLO SPRINGS APARTMENTS

A PARCEL OF LAND IN THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 65 WEST OF THE 6TH P.M. IN THE COUNTY OF PUEBLO, STATE OF COLORADO

– DEDICATION –

KNOW ALL MEN BY THESE PRESENTS: That Pueblo Springs Apartments, LLC, a Colorado Limited Liability Company c/o Emery Chukly, Manager of ESH Development, LLC, a Colorado Limited Liability Company being sole owner of the following property:

All of the South one–half of the Northwest one–quarter of the Northwest one–quarter of Section 22, Township 20 South, Range 65 West of the 6th P.M., being more particularly described as follows:

Considering the west line of the Northwest one–quarter of Section 22, Township 20 South, Range 65 West of the 6th P.M. to bear N. 00°32'37" W., and all bearings contained herein being relative thereto.

Commencing at Northwest corner of said Section 22, said point being on the west line of Park West Business Campus, Filing No. 7, according to the recorded plat thereof, as filed for record on March 16, 2012 at Reception No. 1901886 in the Pueblo County records and being on the east line of Colorado State Highway No. 45 as presently located; thence S. 00°32'37" E. along said the west line of said Section 22, the west line of said Park West Business Campus, Filing No. 7 and the east line of said Colorado State Highway No. 45, a distance of 696.75 feet to the South right–of–way line of 31st Street as platted in Park West Business Campus, Filing No. 5, according to the recorded plat thereof, as filed for record on May 8, 2008 at Reception No. 1768305 in the County of Pueblo, State of Colorado and the Point of Beginning; thence N. 88°41'55" E. along the said South right–of–way line, a distance of 1,306.93 feet to the east line of the South one–half of the Northwest one–quarter of the Northwest one–quarter of said Section 22; thence S. 01°18'05" E. along said east line of the said South one–half, a distance of 615.96 feet to the Southeast corner of the said South one–half; thence S. 88°39'35" W. along the south line of the said South one–half, a distance of 1,315.09 feet to the Southwest corner of said South one–half and the east line of Colorado State Highway No. 45 as presently located; thence N. 00°32'37" W. along the west line of said South one–half and said east line of Colorado State Highway No. 45, a distance of 616.90 feet to the said Centerline and the Point of Beginning.

Containing 18.55 acres, more or less.

Have caused the aforegoing described property to be surveyed, platted and subdivided into lots, and a block and has shown hereon certain easements for public utility, sanitary sewer, detention and ingress/egress the same to be numbered, platted, subdivided, dimensioned as shown on the annexed plat, for the purpose of creating a subdivision to be known as PUEBLO SPRINGS APARTMENTS SUBDIVISION.

All public utility, sanitary sewer, detention, and ingress/egress easements shown hereon are hereby dedicated to the public for perpetual use. With respect to all easements for City utilities, including but not limited to sanitary and storm water services and whether designated as a drainage easement, detention easement, public utility easement or otherwise hereon, the City of Pueblo shall have the right without the necessity at any time of procuring the consent or permission of anyone, to remove any building, fence, tree, street or other improvement or growth located upon such easement that may in any way endanger 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 owner(s).

Drainage facilities located within drainage and/or detention easements shown hereon shall be installed, repaired, and maintained in good working order and condition by the owner(s) of all the lots within the subdivision and said lots shall be subject to the terms and conditions of the Stormwater Facility Maintenance Agreement dated _____ and filed contemporaneously with the annexed plat. The City of Pueblo is hereby granted the right but not the obligation in its discretion to maintain, repair, or replace the drainage facilities within such easements and to recover the costs thereof, plus administrative expenses from said owner(s).

IN WITNESS WHEREOF, Emery Chukly, Manager of ESH Development, LLC, a Colorado Limited Liability Company c/o Pueblo Springs Apartments, LLC sets his hand and seal this_____, day of _____,_____A.D.:

ESH Development, LLC
a Colorado Limited Liability Company
as manager of
Pueblo Springs Apartments, LLC
a Colorado Limited Liability Company

_____
Emery Chukly, Manager of ESH Development, LLC

STATE OF _____)
)SS
COUNTY OF_____)

I,_____, a Notary Public in and for the County of _____, State of _____, do hereby certify that Emery Chukly, Manager of ESH Development, LLC, a Colorado Limited Liability Company as manager of Pueblo Springs Apartments, LLC, a Colorado Limited Liability Company who is personally known to me to be the identical person who signed the aforegoing dedication, appeared before me this day in person and acknowledged the execution thereof to be her free and voluntary act for the uses and purposes therein set forth as the deed of said Limited Liability Company.

WITNESS my hand and notarial seal this _____, day of_____ , _____A.D.:

My Commission Expires:
Address:

_____ _____
Notary Public Date

– SURVEYOR'S CERTIFICATION –

This is to certify that we have prepared the annexed plat and that it complies with the minimum standards for Land Survey Plats as set forth in Section 38–51–106 Et. Seq., C.R.S. 1994 (as amended). We have performed the accompanying survey and it was conducted by me or under my responsible charge. All lines and dimensions are correctly shown hereon to the best of my knowledge and belief.

Date:

NORTHSTAR ENGINEERING AND SURVEYING, INC.
111 E. 5th Street
Pueblo, CO 81003

By: _____
Michael Leland Cuppy,
Colorado Registered Professional
Land Surveyor No. 38485
For and on Behalf of
NorthStar Engineering and Surveying, Inc.

– IMPROVEMENT CERTIFICATION –

This is to certify that the Subdivider has complied with Alternate No. 4 of Section 12–4–7(J) (1) and with Section 12–4–5 (b), of the 1971 Code of Ordinances, City of Pueblo, County of Pueblo, State of Colorado.

_____ _____
Director of Public Works Date

– 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

– 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, park, and other public improvements for maintenance by the City. Until such dedicated public roads and other parks and public improvements meet the requirements, standards, and specifications, of the City, its subdivision ordinance, and where appropriate, its Park's Department specifications, and such are specifically approved and accepted in writing by the City Director of Public Works and where applicable, the City Director of Parks and Recreation, the maintenance, construction and all other matters pertaining to or affecting said dedicated public roads, parks and other public improvements and rights–of–way are the sole responsibility of the Subdivider or any subsequent owner(s) of the land within this subdivision. City does not accept the private roads, easements and facilities dedicated hereon, nor shall the City be obligated to maintain, construct or repair such private roads, easements, and facilities.

* * * * * * * * * * * * * *

– APPROVAL FOR RECORDING –

Approved by City Council of Pueblo, Colorado, by Ordinance No. _____.

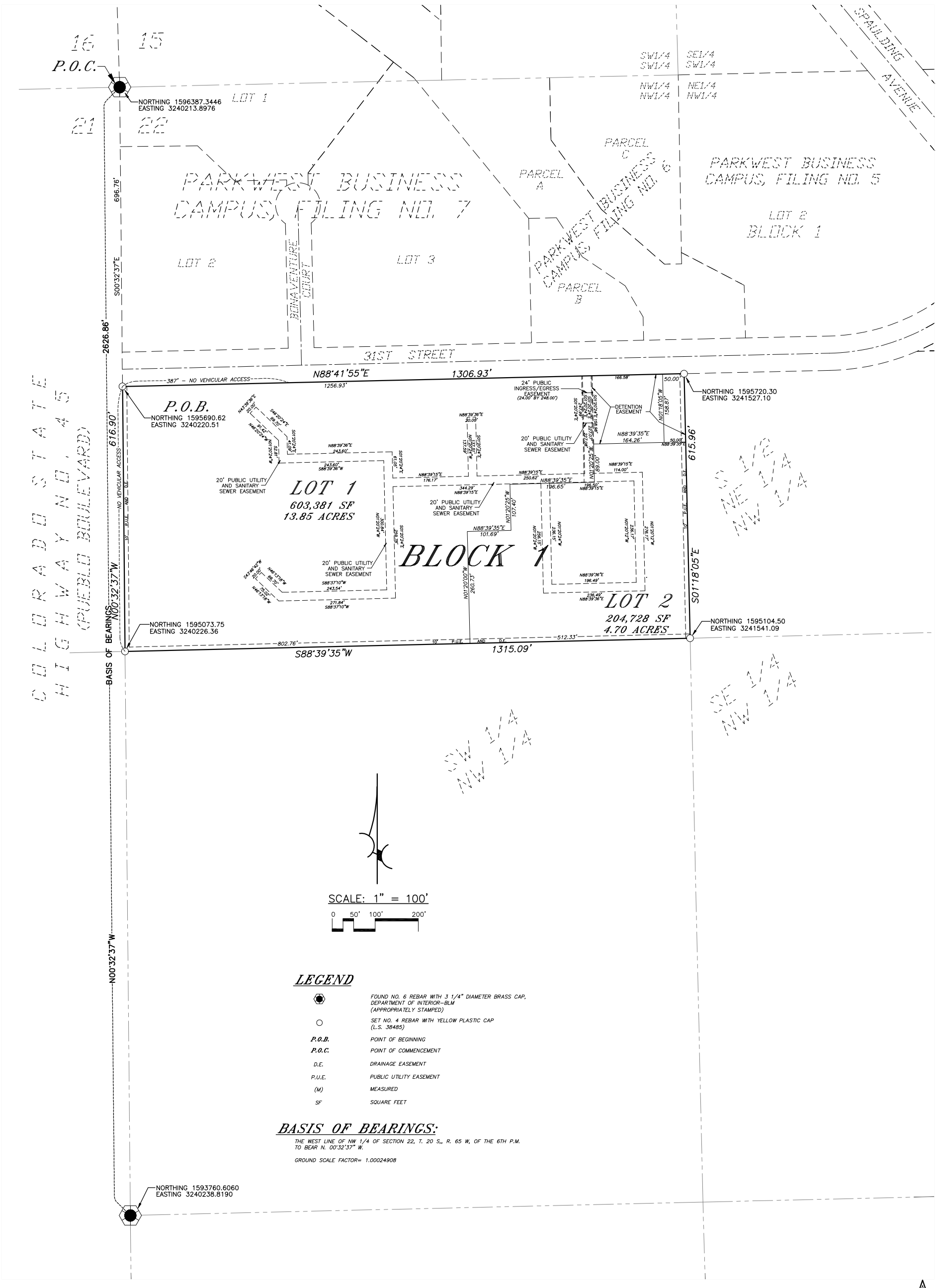
This is to certify that the plat of PUEBLO SPRINGS APARTMENTS has been approved for recording in the office of the Pueblo County Clerk and Recorder of Pueblo County, Colorado.

_____ _____
City Clerk Date

PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

PUEBLO SPRINGS APARTMENTS SUBDIVISION

A PARCEL OF LAND IN THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 65 WEST OF THE 6TH P.M. IN THE COUNTY OF PUEBLO, STATE OF COLORADO



LEGEND

⬢	FOUND NO. 6 REBAR WITH 3 1/4" DIAMETER BRASS CAP, DEPARTMENT OF INTERIOR-BLM (APPROPRIATELY STAMPED)
○	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP (L.S. 38485)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(M)	MEASURED
SF	SQUARE FEET

BASIS OF BEARINGS:

THE WEST LINE OF NW 1/4 OF SECTION 22, T. 20 S,, R. 65 W, OF THE 6TH P.M. TO BEAR N. 00°32'37" W.

GROUND SCALE FACTOR= 1.00024908

PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

SUPPLEMENTAL MAP OF:

PUEBLO SPRINGS APARTMENTS SUBDIVISION

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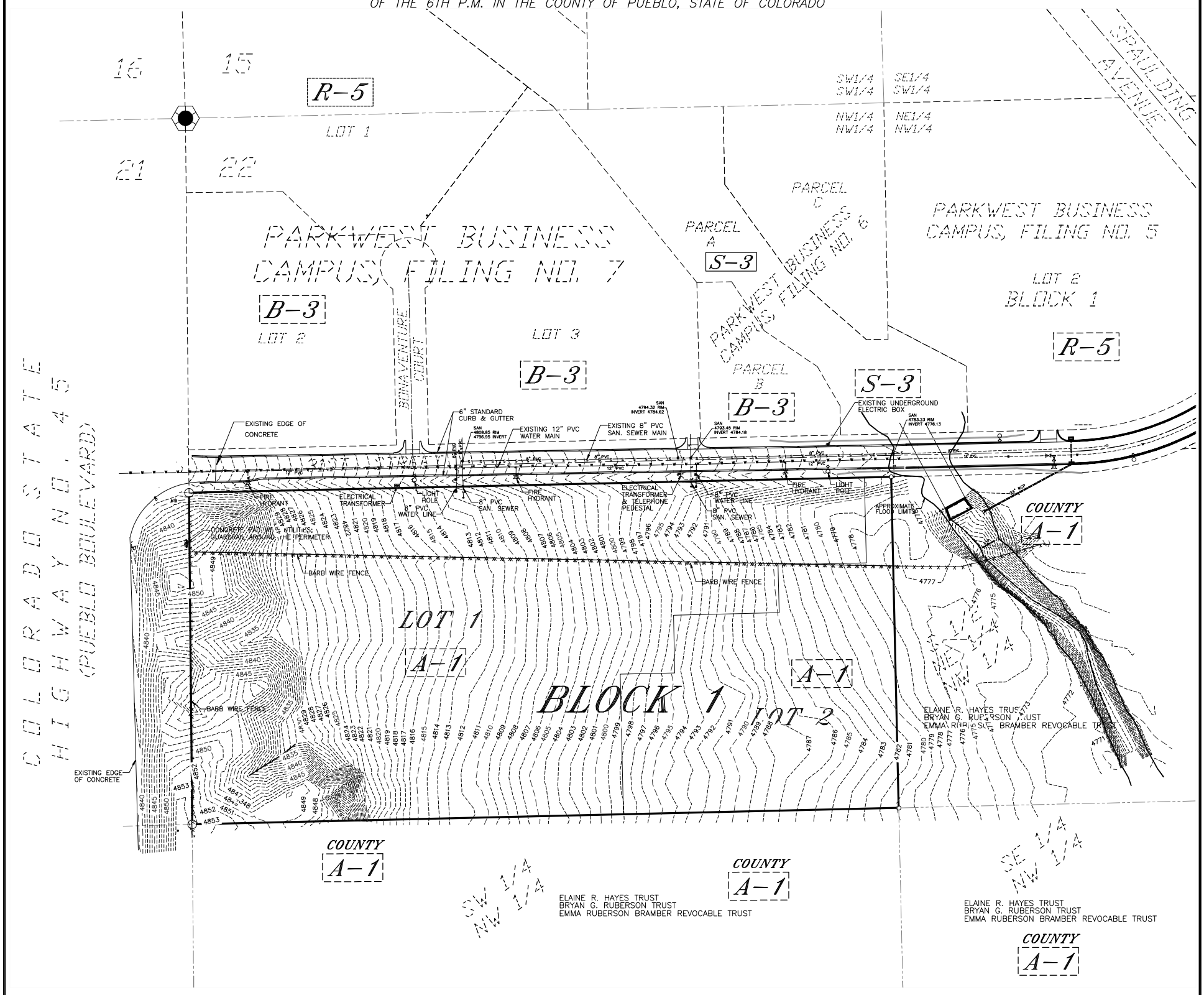


SCALE: 1" = 100'

0 50' 100' 200'

BENCHMARK:

FOUND NGS MARKER JK0978 (W 430 1984)
STAINLESS STEEL ROD W/O SLEEVE
NORTHING: 1596445.57
EASTING: 3240211.01
NAVD 88 ELEVATION= 4824.74

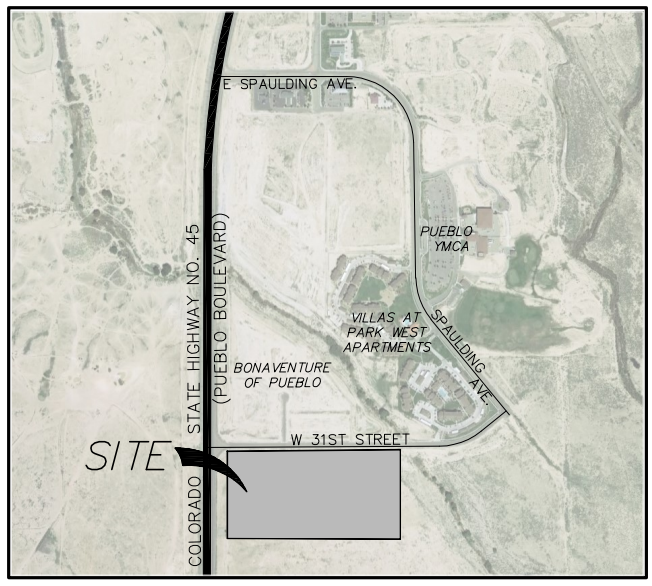
NOTES:

1.) FOR CORRECT LOT INFORMATION REFER TO SUBDIVISION PLAT.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON PER ON-SITE UTILITY LOCATES AND UTILITY COMPANY RECORDS. ABOVE GROUND EVIDENCE OF UTILITIES SHOWN HEREON BY ACTUAL ON-SITE FIELD LOCATION COMPLETED ON (07-19-2017).

LEGEND:

▲	FOUND MONUMENT BOX
⊗	FOUND #4 REBAR w/ PLASTIC CAP - ILLEGIBLE
●	FOUND #4 REBAR WITH CAP - L.S. 12368
◉	FOUND 2 1/2" DIA. ALUMINUM CAP - L.S. 10402
○	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP (L.S. 38485)
⊙	SET PK NAIL w/ SHINER (L.S. 38485)
A-1	CURRENT ZONING
ENC.	ENCROACHMENT
(M)	MEASURED
(D)	DEED
SF	SQUARE FEET
—G—	GAS
—S—	SANITARY SEWER
—STM—	STORM SEWER
—W—	WATER
—E—	ELECTRIC LINE (UNDERGROUND)
—OHW—	OVERHEAD WIRES
GV	GAS VALVE
WV	WATER VALVE
	FIRE HYDRANT
WM	WATER METER
EM	ELECTRIC METER
EV	ELECTRICAL VAULT
GM	GAS METER
	STREET LIGHT
	GUY POLE
	POWER POLE
SAN	SANITARY SEWER MANHOLE
STM	STORM SEWER MANHOLE
W	WATER MANHOLE
—X—X—	BARBWIRE FENCE
	SIGN
—4805—	EXISTING CONTOUR (5 FOOT)
—4813—	EXISTING CONTOUR (1 FOOT)



VICINITY MAP
NOT TO SCALE

OWNER/ SUBDIVIDER:
EMERY CHUKLY
MANAGER OF ESH DEVELOPMENT, LLC
PUEBLO SPRINGS APARTMENTS, LLC
5671 NORTH ORACLE ROAD, SUITE 1102
TUCSON, ARIZONA 85704
(520) 742-2114

ENGINEERS AND SURVEYORS:
NORTHSTAR ENGINEERING AND SURVEYING, INC.
111 E. 5TH STREET
PUEBLO, COLORADO
SEPTEMBER 27, 2021

PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

PREPARED UNDER THE DIRECT SUPERVISION OF
MICHAEL LELAND CUPPY, PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38485
FOR AND ON BEHALF OF NORTHSTAR ENGINEERING & SURVEYING, INC.

UTILITY MAP OF:

PUEBLO SPRINGS APARTMENTS SUBDIVISION

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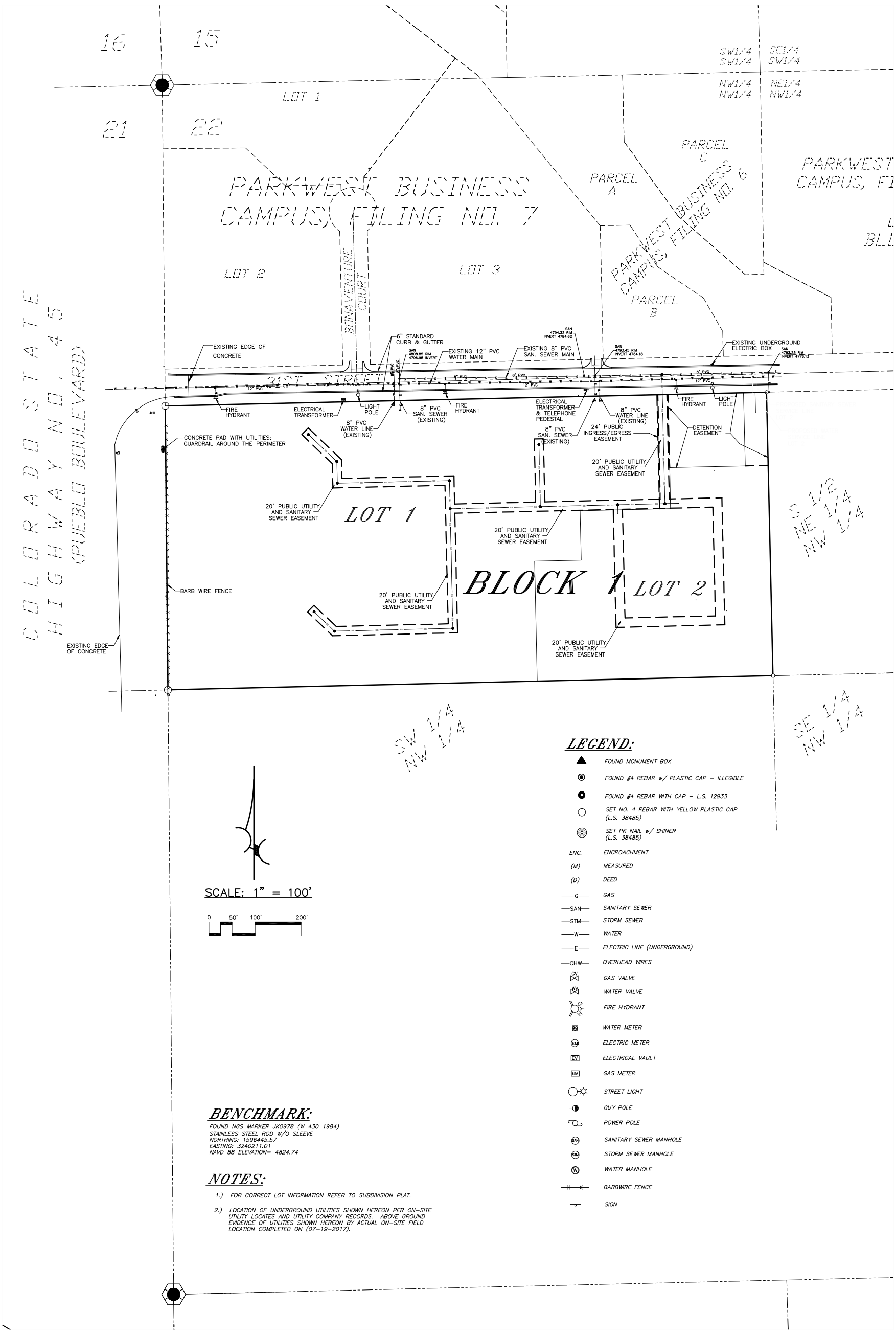

LEGEND:

- FOUND MONUMENT BOX
- FOUND #4 REBAR w/ PLASTIC CAP – ILLEGIBLE
- FOUND #4 REBAR WITH CAP – L.S. 12933
- SET NO. 4 REBAR WITH YELLOW PLASTIC CAP (L.S. 38485)
- SET PK NAIL w/ SHINER (L.S. 38485)
- ENC. ENCROACHMENT
- (M) MEASURED
- (D) DEED
- —G— GAS
- —SAN— SANITARY SEWER
- —STM— STORM SEWER
- —W— WATER
- —E— ELECTRIC LINE (UNDERGROUND)
- —OHW— OVERHEAD WIRES
- GV GAS VALVE
- WV WATER VALVE
- FIRE HYDRANT
- WM WATER METER
- EM ELECTRIC METER
- EV ELECTRICAL VAULT
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- GUY POLE
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- —X—X— BARBWIRE FENCE
- SIGN

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PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

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MICHAEL LELAND CUPPY, PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38485
FOR AND ON BEHALF OF NORTHSTAR ENGINEERING & SURVEYING, INC.

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Bob Schilling
City Council Representative

city of PUEBLO colorado
Planning & Zoning Commission

Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

MINUTES OF REGULAR MEETING
City of Pueblo, Colorado
Wednesday, December 8, 2021 – 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 3:30 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, Bob Schilling, 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, Planner; Bart Mikitowicz, Planner; Danielle Baxter, Planner; and Joe Martellaro, Associate Engineer II.

APPROVAL OF AGENDA

A Motion was made by Bailey to amend the agenda to move SNC-21-04 to the last item on the agenda, Seconded by Schilling.

Motion passed 7-0.

PUBLIC MEETING AND ACTION

1. **S-21-09 Pueblo Springs Apartments Subdivision:** The subdivision of approximately eighteen (18.55) acres into two lots generally located southeast of the intersection of W. Pueblo Blvd and 31st Avenue.

   Staff Report by Wade Broadhead, Planner.

   Applicant is requesting to create an 18.55 acre, two lot subdivision for the purposes of constructing an apartment complex

   STAFF REVIEW AND FINDINGS:
   Pueblo Springs Apartments development is located at the intersection of Pueblo Blvd and 31st street. Pueblo City Council recently approved the Pueblo Springs Apartments Annexation at their November 8th, 2021, meeting. The subject property was annexed and zoned to A-1 as a holding zone until development plans were finalized (via rezoning case Z-21-12). The applicant is proposing creating a two-lot subdivision for an apartment complex to be constructed in two phases (one per lot). The initial phase will be constructed on Lot 1. The property slopes from Pueblo Boulevard to the east. A substantial small hill/bluff buffers the property from Pueblo Boulevard and will be retained as open/natural area. The proposed development has no internal streets so a 20' public utility and sanitary sewer easement has been added to the plat to ensure utility access to all proposed apartment buildings. Lot Two will have a relatively narrow frontage along 31st street and the plat shows this area obstructed by a stormwater retention pond so the applicant has added a 20' access easement to Lot 2 through the easterly portion of Lot 1. The stormwater retention pond on the northeast corner of the site is awaiting approval from stormwater and the city legal department their approval is required before City Council approval. The Annexation Agreement requires the applicant to also provide the wastewater flows prior to City Council Approval as well. The owner is requesting deferred filings for construction plans and profiles, offsite easements, and the Subdivision Improvement Agreement. The applicant is requesting a waiver for fees in lieu of park dedication based on the onsite amenities (which include a clubhouse, pool, and grassed open space) and preservation of open space on the western side of the parcel. The fee waiver resolution will be presented to City Council on December 13, 2021.

   Comprehensive Plan Compliance:
   The project site has been designated by the Pueblo Comprehensive Plan as "Urban Residential." The Pueblo Comprehensive Plan designation of *Urban Residential* area states neighborhoods are found predominantly within the city limits of Pueblo and the urbanizing areas in the City's immediate periphery. These neighborhoods have a mixture of housing types and neighborhood commercial services. Urban Residential allows for zoning of garden apartments (low rise apartments) along collectors and arterial. Pueblo Boulevard is classified as an expressway and 31st street is a collector. The subdivision and use conform with the Comprehensive plan.

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

Request for waiver from requirements:	Waiver of fees in lieu of park dedication. City Council to vote on a resolution to waive fees, December 13, 2021.
Requests for Modifications to Requirements:	Request for Deferred Filings for One Year: Defer construction plans, profiles and details of streets, sanitary sewers, storm sewers, drainage facilities, offsite easements and the Subdivision Improvement Agreement.
Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)	1. Obtain approval of City/Stormwater Department retention pond easement location before the plat is approved by City Council. 2. Per the annexation agreement the applicant will provide wastewater expected flows for the project before City Council approval. 3. Modify the ingress/egress access easement from Lot 1 to Lot 2 to be 24' in width instead of 20'.

HEARING: Emery Chuckly, 5671 N Oracle Rd, Suite 1102, Tucson, AZ, represented the application.

No one spoke in support or opposition for the application.

MOTION: Motion to recommend approval of the Pueblo Springs Apartments Subdivision was made by Bailey, second by Pasternak.

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-21-02 Mahren Alley Vacation
S-21-09 Pueblo Springs Apartments

DATE: April 26, 2022

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

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Bob Schilling
City Council Representative

city of PUEBLO colorado
Planning & Zoning Commission

Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

S-21-09

TO:	City of Pueblo, Planning and Zoning Commission
FROM:	Wade Broadhead, Planner
THROUGH:	Scott Hobson, Acting Planning and Community Development Director
DATE:	December 8th, 2021
SUBJECT:	Pueblo Springs Apartments Subdivision
APPLICANT:	Michael Cuppy, NorthStar Engineering and Surveying
PROPERTY OWNER:	Emery Chukly
LOCATION:	A subdivision of 18.55 acres located directly southwest of the intersection of Pueblo Boulevard and 31th Steet
ZONE DISTRICT:	A-1, Agriculture One
CONCURRENT REQUESTS:	Z-21-18, rezoning Lot 1 from A-1 to R-5

REQUEST:
Applicant is requesting to create an 18.55 acre, two lot subdivision for the purposes of constructing an apartment complex

STAFF REVIEW AND FINDINGS:

Pueblo Springs Apartments development is located at the intersection of Pueblo Blvd and 31st street. Pueblo City Council recently approved the Pueblo Springs Apartments Annexation at their November 8th, 2021 meeting. The subject property was annexed and zoned to A-1 as a holding zone until development plans were finalized (via rezoning case Z-21-12). The applicant is proposing creating a two-lot subdivision for an apartment complex to be constructed in two phases (one per lot). The initial phase will be constructed on Lot 1. The property slopes from Pueblo Boulevard to the east. A substantial small hill/bluff buffers the property from Pueblo Boulevard and will be retained as open/natural area. The proposed development has no internal streets so a 20' public utility and sanitary sewer easement has been added to the plat to ensure utility access to all proposed apartment buildings. Lot Two will have a relatively narrow frontage along 31st street and the plat shows this area obstructed by a stormwater retention pond so the applicant has added a 20' access easement to Lot 2 through the easterly portion of Lot 1. The stormwater retention pond on the northeast corner of the site is awaiting approval from stormwater and the city legal department their approval is required before City Council approval. The Annexation Agreement requires the applicant to also provide the wastewater flows prior to City Council

Approval as well. The owner is requesting deferred filings for construction plans and profiles, offsite easements, and the Subdivision Improvement Agreement. The applicant is requesting a waiver for fees in lieu of park dedication based on the onsite amenities (which include a clubhouse, pool, and grassed open space) and preservation of open space on the western side of the parcel. The fee waiver resolution will be presented to City Council on December 13, 2021.

APPLICABLE REGULATIONS:
Sec. 17-4-1 through 6 of the Pueblo Municipal Code (PMC) concerning zone district 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.

ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:

- R-5 Minimum Lot Area: 8,000 square feet (concurrent rezoning)
  - Proposed Lot 1 Area: 13.85 acres
  - Proposed Lot 2 Area: 4.7 acres

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 the requested Subdivision be **APPROVED** with the following noted:	
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PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

- **Site Character:**
  The property is currently vacant prairie that slopes from west to east.

- **Neighborhood Compatibility:**

North	B-3 and R-5, Apartments and Office uses
East	County A-1, undeveloped prairie.
South	County A-1, undeveloped prairie
West	PUD and S-1, Honor Farm Open Space and undeveloped land

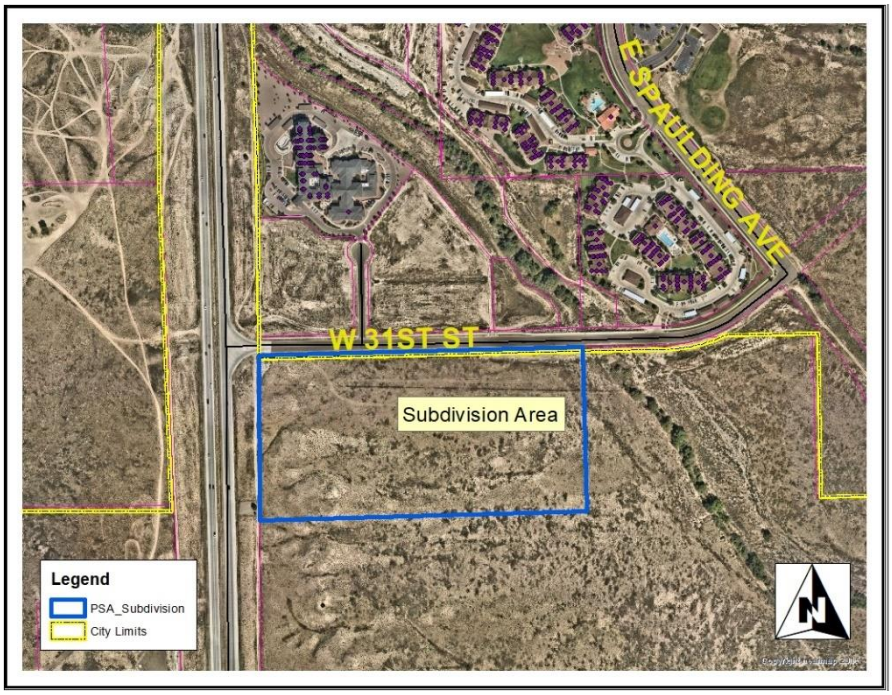
- **Comprehensive Plan Compliance:**

The project site has been designated by the Pueblo Comprehensive Plan as "Urban Residential." The Pueblo Comprehensive Plan designation of *Urban Residential* area states neighborhoods are found predominantly within the city limits of Pueblo and the urbanizing areas in the City's immediate periphery. These neighborhoods have a mixture of housing types and neighborhood commercial services. Urban Residential allows for zoning of garden apartments (low rise apartments) along collectors and arterial. Pueblo Boulevard is classified as an expressway and 31st street is a collector. The subdivision and use conform with the Comprehensive plan.

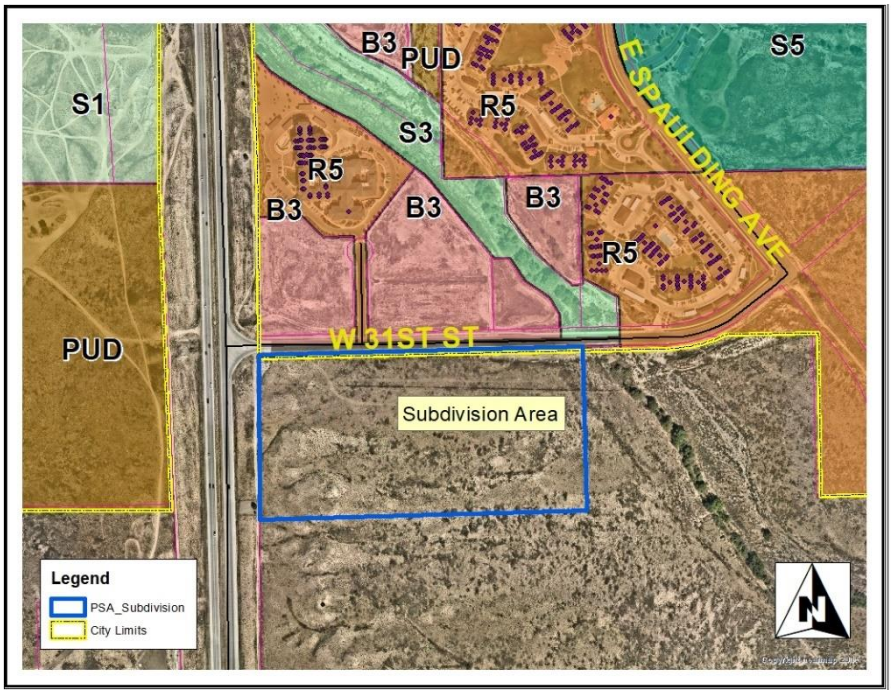
ATTACHMENTS:

A. Aerial Map
B. Zoning Map
C. Comprehensive Plan Map
D. Site Photographs
E. Subdivision Plat
F. Application
G. SRC Memo, December 8, 2021

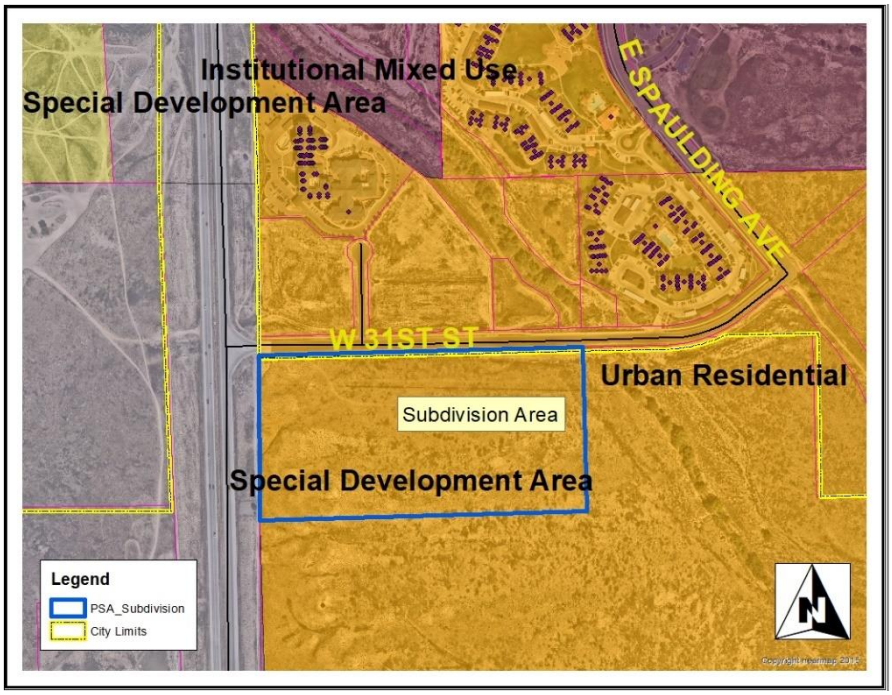
ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



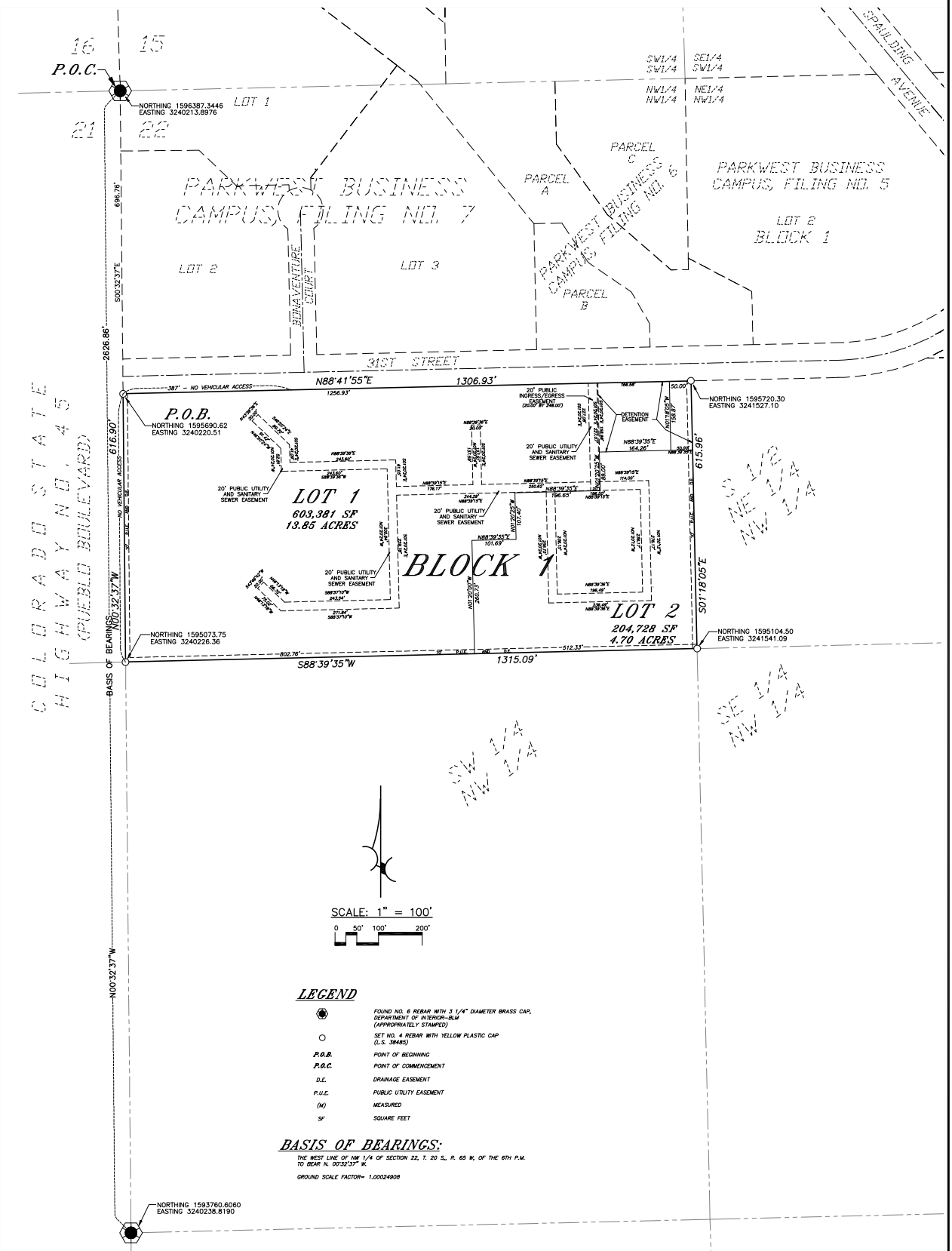
C. Future Land Use Map

Attachment D. Site Photos

Subdivision site looking west toward low hills.

PUEBLO SPRINGS APARTMENTS SUBDIVISION

A PARCEL OF LAND IN THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 65 WEST OF THE 6TH P.M. IN THE COUNTY OF PUEBLO, STATE OF COLORADO



SCALE: 1" = 100'

0 50' 100' 200'

LEGEND

⊕	FOUND NO. 6 REBAR WITH 3 1/4" DIAMETER BRASS CAP, DEPARTMENT OF INTERIOR-BLM (APPROPRIATELY STAMPED)
○	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP (L.S. 38485)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(M)	MEASURED
SF	SQUARE FEET

BASIS OF BEARINGS:

THE WEST LINE OF NW 1/4 OF SECTION 22, T. 20 S., R. 65 W, OF THE 6TH P.M. TO BEAR N. 00°32'37" W.

GROUND SCALE FACTOR= 1.00024908

PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

city of PUEBLO colorado

Planning & Community Development

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

Planning & Zoning Application

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

Contact Info

Property Owner		Applicant	
Name: Emery Chuckly		Name: Same as Owner	
Company Pueblo Springs Apartments, LLC		Company:	
Address: 5671 North Oracle Rd, Ste 1102, Tucson	Zip: 85704	Address:	Zip:
Phone: ( ) 520-742-2114		Phone: ( )	
Email: echukly@gmail.com		Email:	
Engineer		**Surveyor**	
Name: Michael Cuppy		Name: Same as Engineer	
Company: NorthStar Engineering and Surveying, Inc.		Company:	
Address: 111 E. 5th St. Pueblo	Zip: 81003	Address:	Zip:
Phone: ( ) 719 544-6823		Phone: ( )	
Email: mcuppy@northstar-co.com		Email:	

The applicant will be the primary contact unless otherwise noted.

Property Info

Project Location: (address or general description) 31st Street, S 1/2, NW 1/4, NS 1/4, Section 22, T20S, R65W

Parcel No(s): 52200056

Existing Zone: A-1 | Proposed Zone (if applicable): R-5

PUD Name (if applicable):

Project Scope

Project Name: Pueblo Springs Apartments

- ☐ Rearrangement of Property Boundaries:
  - # of existing lots: _____ Total acres: _____
- ☐ Overall Development Plan
- ☐ Site Plan Review: Building area: _____ sf
  - ○ HARP ○ Development Plan ○ PUD ○ Student Housing
- ☐ Special Area Plan
- ☐ Street Name Change: Existing Name: _____ Proposed Name: _____
- ☑ Subdivision: # of lots: 2 Total acres: 18.55
- ☐ Text Amendment
- ☐ Vacation: ○ Street ○ Alley ○ Easement ○ Other: _____
- ☐ Other: _____

(Continue Next Page)

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Project Information

Provide a brief description of the proposed request:
This is a subdivision of undeveloped rangeland to create 2 lots for an apartment developement Lot 1 would be for phase 1 of the project and lot 2 would be for future phase. This subdivision would allow the development of the property.

What is the total acreage included in the project? 18.55

What is the proposed use of the property?

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

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

If yes, please list: Rezone to R-5

Attachments

Attachment Checklist

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

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

Terms

By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:

1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections.
2. There are no known hazards or vicious animals present on the subject property.
3. All information contained in this application, is true and accurate to the best of my knowledge.
4. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application.
5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.

Signatures

Property Owner

Print Name:	Emery Chuckly, Manager of ESH Development, LLC.		
Signature:		Date:	October 6/21

Applicant, if different from Property Owner

Print Name:			
Signature:		Date:	

Office Use Only

Zoning Compliance (Completed by City Staff)

Application checked for completeness by:	Date:	Fee Paid:

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

city of PUEBLO colorado
Subdivision Review Committee

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

MEMORANDUM

To: Planning and Zoning Commission

From: Subdivision Review Committee

Date: December 8, 2021

Subject: S-21-09, Pueblo Springs Apartments

Request for Modifications to Subdivision Regulations:
Applicant requests a waiver of fees in lieu of park dedication. The fee waiver resolution will be brought to City Council at their December 13, 2021 meeting.

Request for Deferred Filings:
The applicant has requested one-year differed filing for:

1. Construction plans, profile, and details of streets sanitary sewers, storm sewers, drainage facilities.
2. Offsite easements, on City approved forms, signed by the property owner
3. Subdivision Improvement Agreement with Exhibit “A” and “B” Addendums

Plat Deficiencies:

1. Obtain approval of City/Stormwater Department retention pond easement location before the plat is approved by City Council.
2. Change the 20’ access easement to 24’ wide running from Lot 1 to Lot 2.

The Subdivision Review Committee recommends the Subdivision Plat be approved with two conditions.

1. Obtain approval of City/Stormwater Department retention pond easement location before the plat is approved by City Council.
2. Amend the plat to reflect a 24’ wide ingress/egress easement instead of a 20’ easement before City Council passage.
3. Per the annexation agreement the applicant needs to provide wastewater expected flows for the project before City Council approval.

November 22, 2021

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Emery Chuckly, Pueblo Springs Apartments, LLC** for the approval of the following application(s):

S-21-09 Pueblo Springs Apartments Subdivision: the subdivision of approximately eighteen (18.55) acres into two lots generally located southeast of the intersection of W. Pueblo Blvd and 31st Avenue.

Z-21-18: Pueblo Springs Apartments Rezoning approximately eighteen (18.55) acres generally located southeast of the intersection of W. Pueblo Blvd and 31st Avenue currently zoned A-1 being rezoned to R-5 (Multiple Residential and Office District).

The Planning and Zoning Commission meeting will be held on December 8, 2021, at 3:30 p.m., by Zoom: Meeting ID:927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston)) or in-person at 1 City Hall Pl (3rd Floor City Council Chambers). 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, Director
Planning & Community Development
Wade Broadhead, Planner
(719) 553-2280

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CASE NUMBER S-21-09

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the proposed final plat of the property commonly known as Pueblo Springs Apartments 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.

11-23-21
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

Owner	OwnerStree	OwnerCity	Own	OwnerZip
C H H LLC + QWANZO LLC + C/O THOM/	102 N CASCADE AVE ST	COLORADO SPRIN	CO	80903-1409
VILLAS AT PARK WEST I LP + VILLAS AT P	1603 LBJ FWY STE 800	DALLAS	TX	75234-6061
HAYES ELAINE R TR + RUBERSON BR +	4016 RIDGE DR	PUEBLO	CO	81008-1720
PUEBLO SPRINGS APARTMENTS, LLC + C	5671 N ORACLE RD STE	TUCSON	AZ	85704-3855