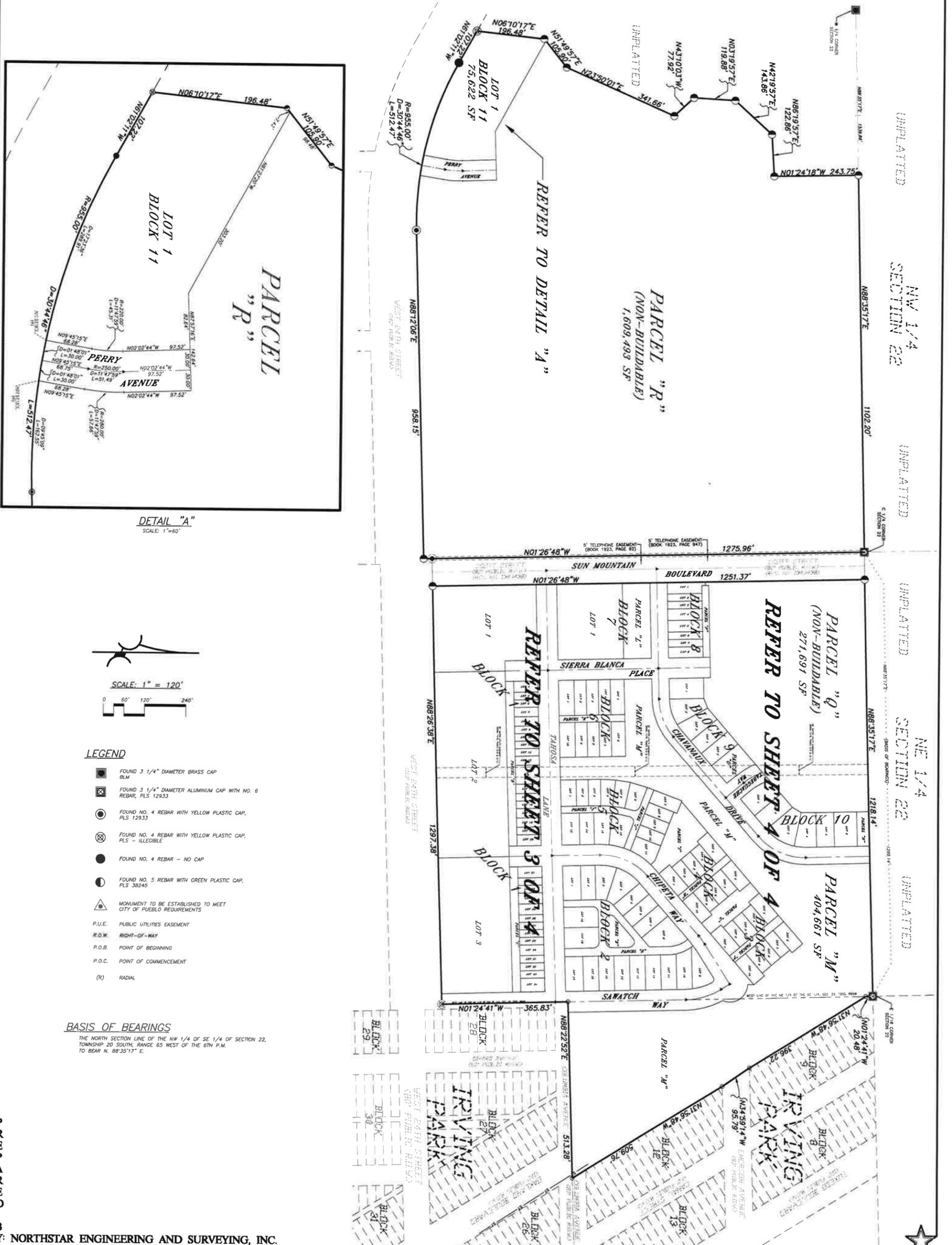
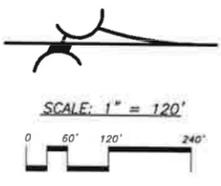


PIKES PEAK PARK, FILING NO. 1

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



DETAIL "A"
SCALE: 1"=60'



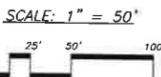
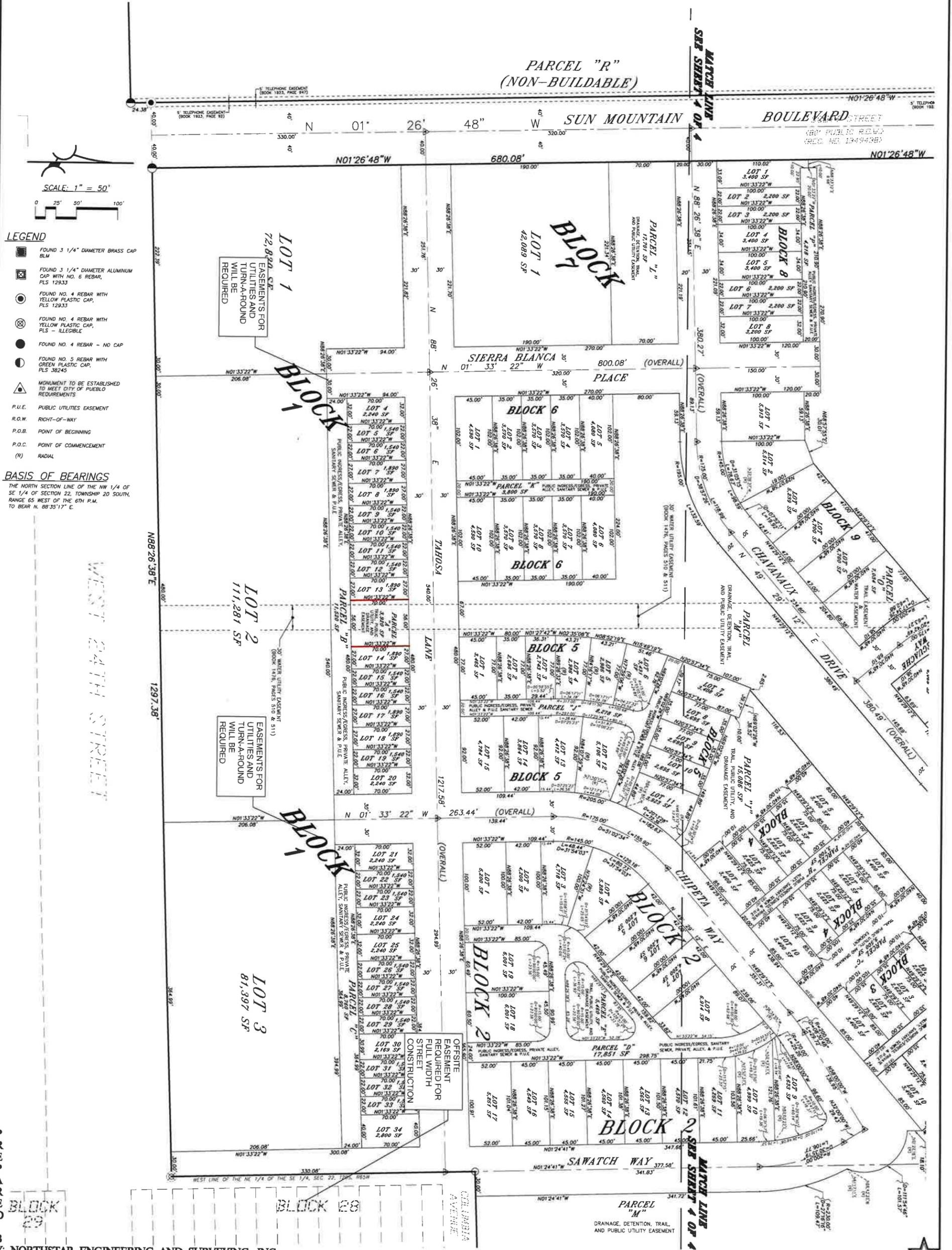
- LEGEND**
- FOUND 3 1/4" DIAMETER BRASS CAP BLM
 - ⊠ FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH NO. 6 REBAR, PLS 12933
 - FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, PLS 12933
 - ⊗ FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, PLS - ILLEGIBLE
 - FOUND NO. 4 REBAR - NO CAP
 - FOUND NO. 5 REBAR WITH GREEN PLASTIC CAP, PLS 38245
 - ▲ MONUMENT TO BE ESTABLISHED TO MEET CITY OF PUEBLO REQUIREMENTS
 - P.U.E. PUBLIC UTILITIES EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - (R) RADIAL

BASIS OF BEARINGS
THE NORTH SECTION LINE OF THE NW 1/4 OF SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 65 WEST OF THE 6TH P.M. TO BEAR N. 88°35'17" E.

PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

PIKES PEAK PARK, FILING NO. 1

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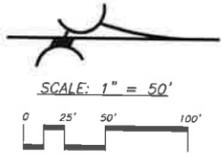
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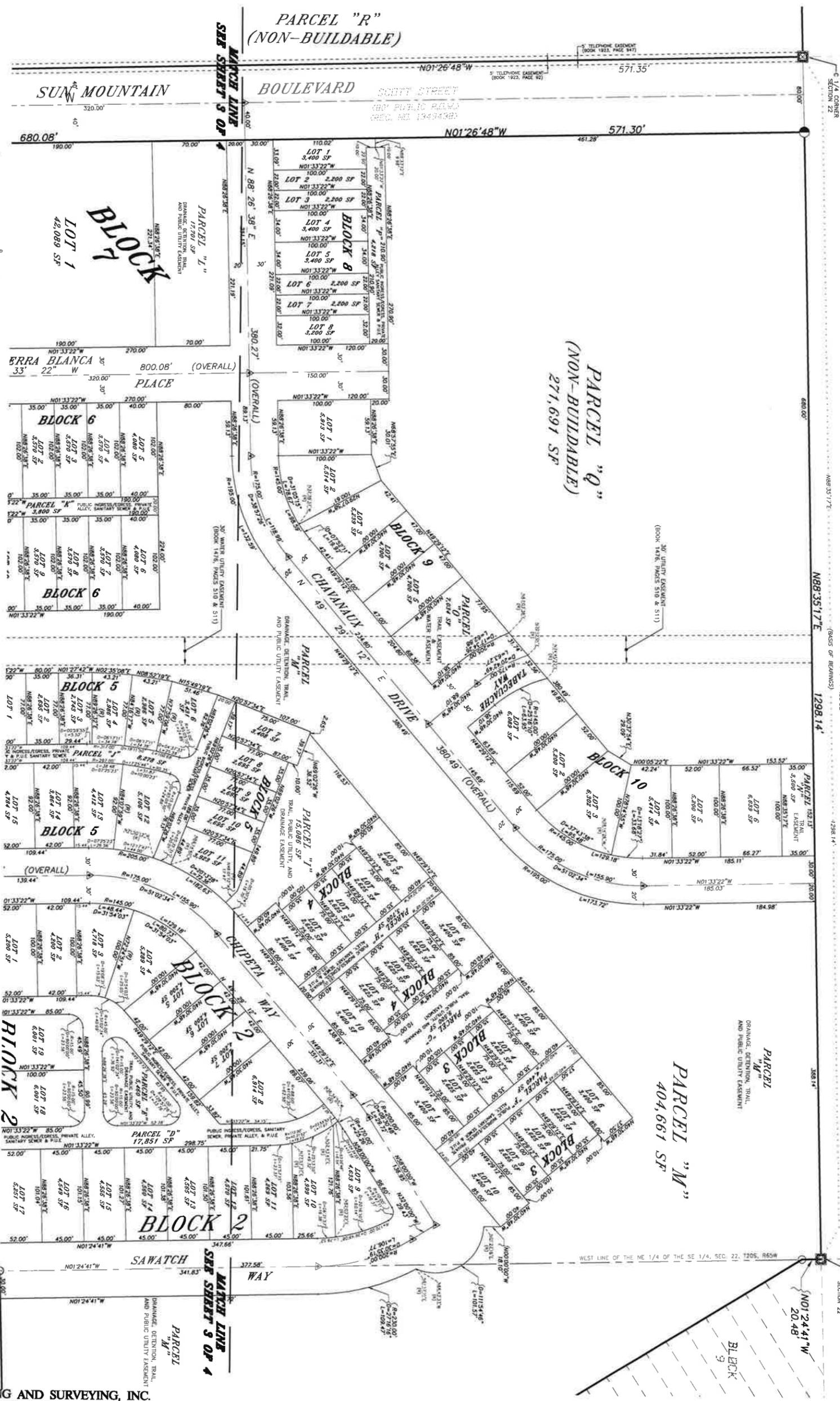
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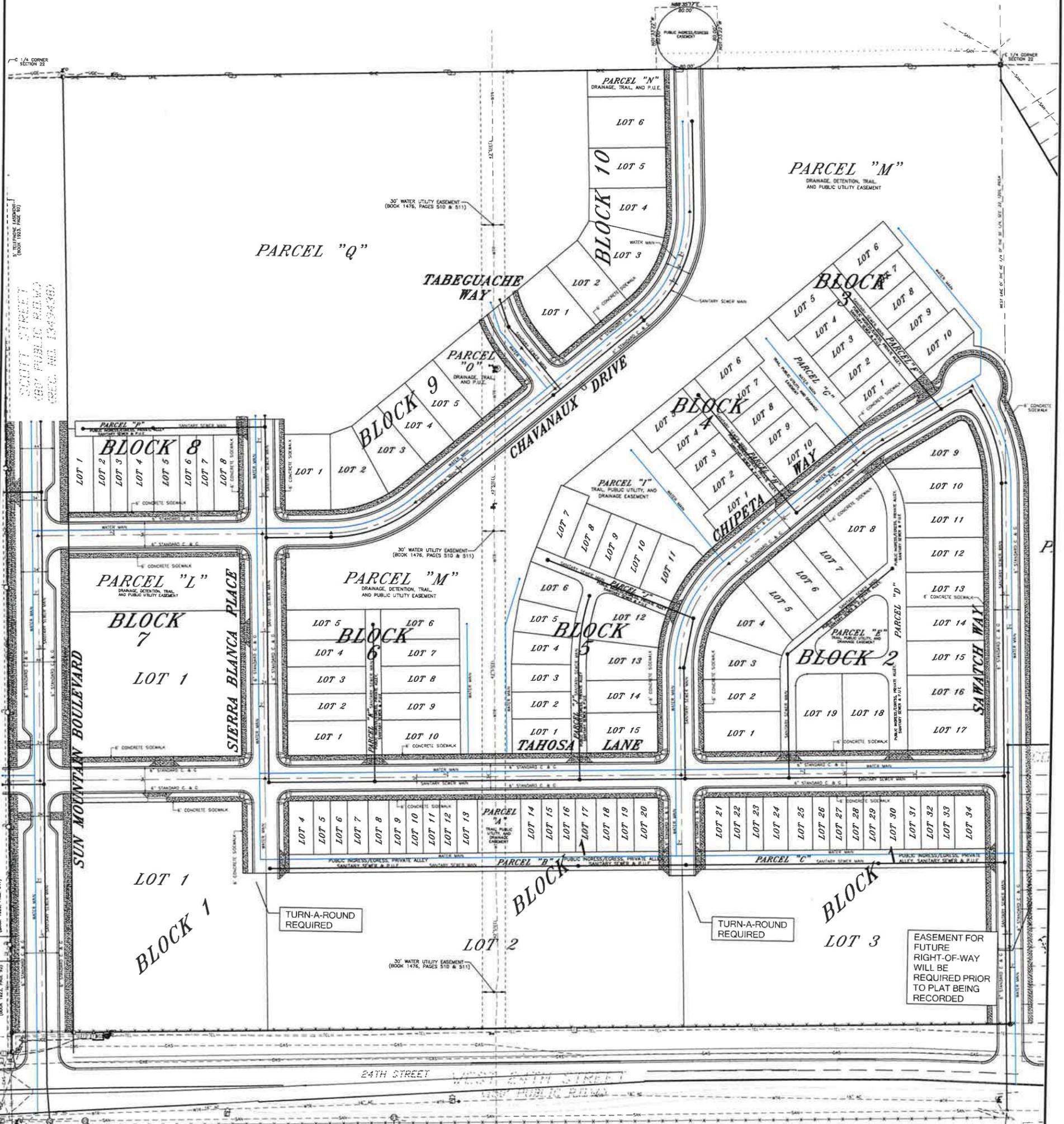


PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

NE 1/4 SECTION 22 UNPLATTED

UTILITY MAP OF: PIKES PEAK PARK, FILING NO. 1

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



EXISTING SANITARY MH
RIM ELEV.: 4765.83'
INV. 10" VCP (W) ELEV.: 4753.03'
INV. 10" VCP (E) ELEV.: 4752.98'

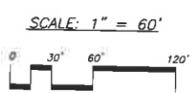
EXISTING SANITARY MH
RIM ELEV.: 4765.48'
INV. 10" VCP (W) ELEV.: 4752.43'
INV. 10" VCP (E) ELEV.: 4752.31'

EXISTING SANITARY MH
RIM ELEV.: 4761.91'
INV. 10" VCP (W) ELEV.: 4747.61'
INV. 10" VCP (E) ELEV.: 4747.51'

EXISTING SANITARY MANHOLE
RIM ELEV.: 4747.17'
INV. 10" VCP (W) ELEV.: 4733.64'
INV. 10" VCP (E) ELEV.: 4733.56'

NOTES:

- FOR CORRECT LOT INFORMATION REFER TO SUBDIVISION PLAT.
- 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 (12-02-2021).



LEGEND

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> ■ FOUND 3 1/4" DIAMETER BRASS CAP BLM ⊠ FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH NO. 6 REBAR, PLS 12933 ● FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, PLS 12933 ⊗ FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, PLS - ILLIGIBLE ● FOUND NO. 4 REBAR - NO CAP ● FOUND NO. 5 REBAR WITH GREEN PLASTIC CAP, PLS 38245 ▲ MONUMENT TO BE ESTABLISHED TO MEET CITY OF PUEBLO REQUIREMENTS | <ul style="list-style-type: none"> P.U.E. PUBLIC UTILITIES EASEMENT R.O.W. RIGHT-OF-WAY P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT (R) RADIAL <p>CITY</p> <ul style="list-style-type: none"> R-8 CURRENT ZONING GUY WIRE POWER POLE TELEPHONE PEDESTAL WV WATER VALVE CV GAS VALVE SM SANITARY SEWER MANHOLE SS STORM SEWER MANHOLE W WATER MANHOLE | <ul style="list-style-type: none"> —4755— EXISTING CONTOUR (5 FOOT) —4761— EXISTING CONTOUR (1 FOOT) —UG— ELECTRIC LINE (UNDERGROUND) —FOL— FIBER OPTIC LINE —OHE— ELECTRIC LINE (OVERHEAD) —GAS— GAS MAIN —SAN— SANITARY SEWER MAIN —STM— STORM SEWER MAIN —TEL— TELEPHONE LINE (UNDERGROUND) —OHT— TELEPHONE LINE (OVERHEAD) —WTR— WATER MAIN —SS— SANITARY SEWER STUB |
|--|--|--|

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.

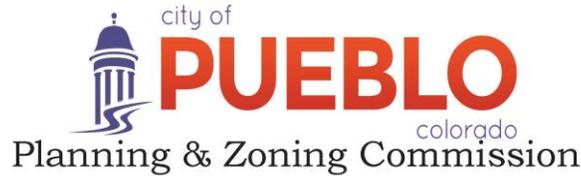
JN 2001400

SHEET 1 OF 1

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

V

***MINUTES OF PLANNING AND ZONING COMMISSION PUBLIC HEARING AND
WORKSESSION***

City of Pueblo, Colorado

Wednesday, March 23, 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 3:39 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, Christopher Pasternak, Sarah Martinez, and Lisa Bailey.

Commissioners Absent: Alexandra Aznar

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Danielle Baxter, Planner; Andrew Hayes, Public Works Director, Melanie Turner, Transportation Engineer.

APPROVAL OF AGENDA

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

Motion passed 6-0, Aznar Absent

PUBLIC MEETING AND ACTION

Regular Agenda

1c. S-21-12 Pikes Peak Park, Filing No. 1 Subdivision

Staff report Beritt Odom, Principal Planner

BACKGROUND:

The applicant is requesting to resubdivide 79.01 acres into 114 single-family residential lots; four commercial/mixed use and multifamily residential lots; one lot for possible future Fire Station development; and multiple parcels dedicated to easements, access, park amenities, and future development sites.

The proposed Pikes Peak Park, Filing No. 1 Subdivision is intended to create a walkable, mixed residential community with neighborhood serving retail and includes lots and parcels designed for single-family residential, multifamily residential, commercial/mixed use, public facilities, park amenities, and private access to residential units. This is a resubdivision of the Foothills Subdivision, A Special Area Plan, 2000, which was approved for manufactured home development and a commercial node along W. 24th Street.

The subdivision will create 114 single-family lots with varying sizes to accommodate the three types of single-family residential structures proposed within the Pikes Peak Park PUD, single-family attached, single-family detached rear-loaded, single-family detached front-loaded. Single-family attached residential will be constructed on the 17 lots located south of Tahosa Lane and the eight lots within Block 8, located north of Chavanaux Lane. The single-family attached lots vary in width between 32-feet and 22-feet with a 70-foot depth. The lots front Tahosa Lane and Chavanaux Lane, vehicular access is provided by the private alley, which will be subdivided as Parcels B, C and P. The Pikes Peak Park PUD does not have provisions for a “Private Alley,” therefore the dedication of Parcels B and C must be amended to either a “Public Alley” or “Private Lane.” Parcel P is a dead-end access parcel; therefore, it must be amended to be a “Private Lane.”

Single-family detached, rear-loaded, structures will be constructed on the lots located north of Tahosa Lane, west of Chipeta Way, and north of Chavanaux Drive. Lots within Blocks 3, 4, 5, and 6 front “green courts” and are configured in a cluster pattern. The minimum lot width is 35-feet, minimum lot area is 3,100 square feet, and maximum lot coverage is 60-percent. The proposed PUD allows vehicular access to these homes from dead-end parcels dedicated to public ingress/egress and utilities. The Subdivision plat dedicates these parcels, which provides access to the homes fronting green courts, as “Private Alleys.” Pikes Peak Park PUD Development Guide establishes right-of-way standards for a “Public Alley” and a “Private Lane.” The Public Alley requires a 12-foot paved drive-lane, and the Private Lane requires a 20-foot paved drive-lane, “where lane serves as fire access.” Because Parcels F, H, J, K, and P are the only vehicular access to the adjacent homes and have a dead-end, the plat must be amended to dedicate the parcels as “Private Lanes” not “Private Alley,” to insure adequate drive width for residents and emergency services. The Pueblo Fire Department issued a variance to allow “dead-end fire apparatus access roads in excess of 150-feet for Parcel E, blocks 7&8. Additionally, the lots adjacent to the dead-end of the access parcels have a greater setback, 20-feet as opposed to 5-feet, to allow additional space for vehicles to turn around.

Single-family detached residential, front-loaded lots are larger and closer to standard residentially zoned lots. The minimum lot width is 45-feet, minimum lot area is 4,000 square feet, and maximum lot coverage is 50-percent. Residences constructed on these lots will front Sawatch Way, Chipeta Way, and Tahosa Lane. The lots will also have alley access adjacent to the rear lot line, provided by Parcel D. Parcel D is dedicated for public ingress/egress, utilities and “Private Alley.” The Pikes Peak Park PUD does not have provisions for a “Private Alley,” therefore the dedication of Parcel D must be amended to either a “Public Alley” or “Private Lane.”

Commercial, multifamily residential, and commercial mixed-use lots are located along W. 24th Street and Sun Mountain Blvd. Park, trail, and open space amenities are provided within Parcel M. Drainage, detention, and utilities will be provided in Parcel L, Parcels Q and R are “non-Buildable” and are reserved for future resubdivision prior to development. Finally, Lot 1, Block 11, located north of W. 24th Street and adjacent to the western property line, may be developed as a City of Pueblo Fire station in the future.

Recommended Action:

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

- **Request for Deferred Filings, Request for Deferred Filings:** The Subdivision Review Committee has no objection to the Request for Deferred Filings, SRC Memo, March 17, 2022.
- **Overhead Electric Lines:** Three phase overhead electric mainlines exist along the northern property line and adjacent to the western right-of-way boundary of Sun Mountain Blvd. All overhead lines, as identified in the exhibit from Black Hills, must be undergrounded and identified in the Exhibit B of the Subdivision Improvement Agreement (Derek Chavez, email and exhibit, March 16, 2022).

Conditions of Approval:

- (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.):
- Parcels F, H, J, K, and P are the only vehicular access to the adjacent homes, the plat must be amended to dedicate the parcels as “Private Lane” not “Private Alley,” to insure adequate drive width for residents and emergency services.
- Dedication of Parcel D must be amended to either a “Public Alley” or “Private Lane.”
- Dedication of Parcels B and C must be amended to either a “Public Alley” or “Private Lane.”
- Amend the Stormwater Facility Maintenance Agreement, as noted in the “redlined” draft agreement and memorandum from John Sakariason, Stormwater Coordinator, March 16, 2022.
 - Make subdivision plat and utility plan corrections according to the attached redlined plans provided by Joe Martellaro, Associate Engineer II, March 16, 2022.

HEARING

Ashleigh Winans, NeighborWorks of Southern Colorado, 1241 E. Routt; Tamara Pleshek, NeighborWorks of Southern Colorado; applicants and Mike Cuppy, NorthStar Engineering, representing the applicants stated that they did not have additional testimony regarding the Subdivision request.

COMMISSION ACTION:

Motion to approve S-21-12 with staff conditions made by Bailey, second by Avalos.

MOTION PASSED: 6-0 (Aznar Absent)



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-21-04 Foothills Subdivision, Street and Easement Vacation
S-21-12 Pikes Peak Park, Filing No. 1

DATE: March 29, 2022

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

Per our meeting with Mike Cuppy this morning, we are allowing this be placed on the agenda prior to mylars being submitted. In the event mylars are not submitted as soon as practical, the agenda items will be pulled from council agenda.

Also, please note that this vacation & plat will not be recorded until the signed offsite easement, for construction of Sawatch Way, is submitted as part of the Part II requirements.

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Planning & Zoning Commission

Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

S-21-12

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 23, 2022
SUBJECT: Pikes Peak Park, Filing No. 1
APPLICANT: Ashleigh Winans, NeighborWorks Southern Colorado
ENGINEER: Drew Brice, NorthStar Engineering and Surveying
PROPERTY OWNER: NeighborWorks Southern Colorado

LOCATION: Generally located north of W. 24th Street and east of N. Pueblo Blvd.

EXISTING ZONE: R-8, Manufactured Home Residential District
B-3, Highway and Arterial Business District

CONCURRENT REQUESTS: Z-21-16, Rezoning, Pikes Peak Park PUD
V-21-04, Vacation, Foothills Street and Easement Vacation

REQUEST:

The applicant is requesting to resubdivide 79.01 acres into 114 single-family residential lots; four commercial/mixed use and multifamily residential lots; one lot for possible future Fire Station development; and multiple parcels dedicated to easements, access, park amenities, and future development sites.

STAFF REVIEW AND FINDINGS:

The proposed Pikes Peak Park, Filing No. 1 Subdivision is intended to create a walkable, mixed residential community with neighborhood serving retail and includes lots and parcels designed for single-family residential, multifamily residential, commercial/mixed use, public facilities, park amenities, and private access to residential units. This is a resubdivision of the Foothills Subdivision, A Special Area Plan, 2000, which was approved for manufactured home development and a commercial node along W. 24th Street.

The subdivision will create 114 single-family lots with varying sizes to accommodate the three types of single-family residential structures proposed within the Pikes Peak Park PUD, single-family attached, single-family detached rear-loaded, single-family detached front-loaded. Single-family attached residential will be constructed on the 17 lots located south of Tahosa Lane and the eight lots within Block 8, located north of Chavanaux Lane. The single-family attached lots vary in width between 32-feet and 22-feet with a 70-foot depth. The lots front Tahosa Lane and Chavanaux Lane, vehicular access is provided by the private alley, which will be subdivided as Parcels B, C and P. The Pikes Peak Park PUD does not have provisions for a "Private Alley," therefore the

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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, Pikes Peak Park PUD Development Guide (once approved and recorded).

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:

Requests for Modifications to Requirements:	Not Applicable
Request for Deferred Filings	Request for Deferred Filings: The Subdivision Review Committee has no objection to the Request for Deferred Filings, SRC Memo, March 17, 2022.

Plat Deficiencies:	Not Applicable
Overhead Electric Lines:	Three phase overhead electric mainlines exist along the northern property line and adjacent to the western right-of-way boundary of Sun Mountain Blvd. All overhead lines, as identified in the exhibit from Black Hills, must be undergrounded and identified in the Exhibit B of the Subdivision Improvement Agreement (Derek Chavez, email and exhibit, March 16, 2022).
Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)	<ol style="list-style-type: none"> 1. Parcels F, H, J, K, and P are the only vehicular access to the adjacent homes, the plat must be amended to dedicate the parcels as “Private Lane” not “Private Alley,” to insure adequate drive width for residents and emergency services. 2. Dedication of Parcel D must be amended to either a “Public Alley” or “Private Lane.” 3. Dedication of Parcels B and C must be amended to either a “Public Alley” or “Private Lane.” 4. Amend the Stormwater Facility Maintenance Agreement, as noted in the “redlined” draft agreement and memorandum from John Sakariason, Stormwater Coordinator, March 16, 2022. 5. Make subdivision plat and utility plan corrections according to the attached redlined plans provided by Joe Martellaro, Associate Engineer II, March 16, 2022.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The subject property is unimproved.

❑ **Neighborhood Compatibility:**

- North • A-1, County Agricultural One, undeveloped

- East • R-2, Single-Family Residential, undeveloped

- South • R-8, Manufactured Home Residential, manufactured homes
 • A-2, Agricultural Two District, undeveloped

- West • R-4, Mixed Residential District, undeveloped
 • B-3, Highway and Arterial Business District

❑ **Comprehensive Plan Compliance:**

The project site has been designated by the Pueblo Comprehensive Plan as “Urban Residential.” The Pueblo Comprehensive Plan states that *Urban Residential* 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. The Comprehensive Plan states further that "zoning for duplexes, garden apartments and small office buildings may be allowed along collector and arterial roads." According to the Comprehensive Plan, densities within the Urban Neighborhoods are generally 4-7 units per acre.

The proposed Pikes Peak Park, Filing No. 1 includes a mixture of residential and commercial lots. Residential uses include single-family detached, single-family attached, multifamily residential and mixed use residential. The Pikes Peak Park PUD allows a maximum of 1,065 dwelling units, with a total density of 13.48 units per acre, which is much higher than the maximum density of 7 units per acre as recommended by the Comprehensive Plan. The proposed Pueblo Regional Comprehensive Plan, 2022, also designates the subject site as Urban Neighborhood but allows for densities between 6-16 units per acre. The proposed subdivision has an approximate density of 1.44 single-family residential units per acre; however, this does not account for future multifamily and mixed-use development or future phases of residential development within future subdivisions. The overall density of the development is limited by the Pikes Peak Park PUD Development Guide provisions. Proposed commercial uses are located adjacent to W. 24th Street and Sun Mountain Blvd. West 24th Street is a Principal Arterial, and the future Sun Mountain Blvd is classified as a Minor Arterial, which conforms to the Comprehensive Plan.

ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:

□ **Minimum lot size and width:**

- All lots meet the minimum lot width and area as proposed in the Pikes Peak Park PUD Development Guide.

REFERRAL AGENCIES AND COMMENTS:

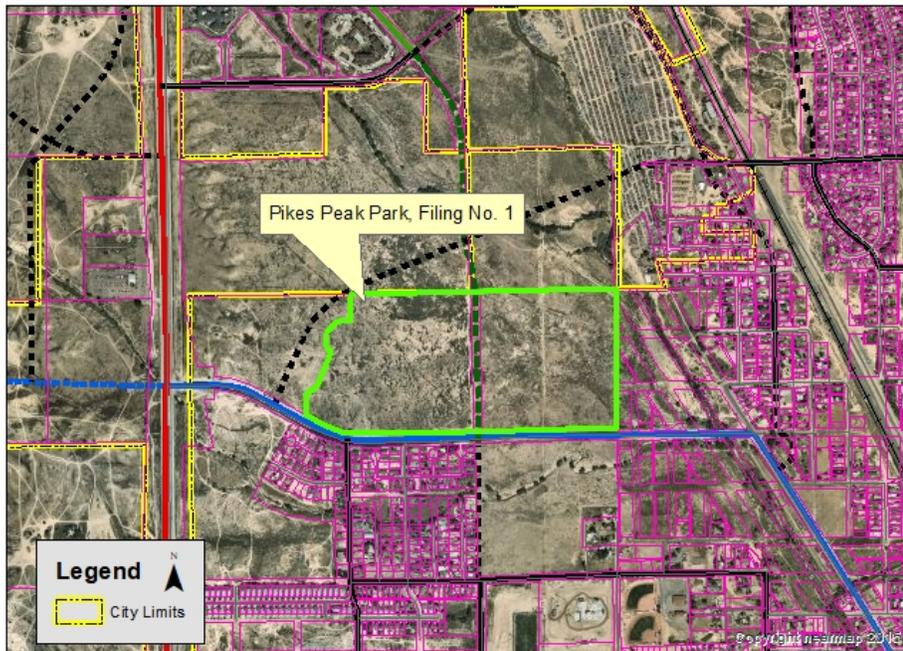
- City Public Works-No comment
- City Transportation-No comment
- City Law Department-No comment
- Pueblo Regional Building Department-No comment
- City Fire Department-No comment
- Pueblo Board of Water Works- Make subdivision plat and utility plan corrections according to the attached redlined plans provided by Joe Martellaro, Associate Engineer II, March 16, 2022.
- City Wastewater-No comment
- City Stormwater-Please see the attached memorandum from John Sakariason, Stormwater Coordinator,
- City Parks and Recreation Department-No comment
- City GIS-No Comment
- Xcel Energy-No Comment
- Black Hills Energy- Please see the attached email and overhead electric line exhibit from Derek Chavez, March 15, 2022
- CDOT-No comment

ATTACHMENTS:

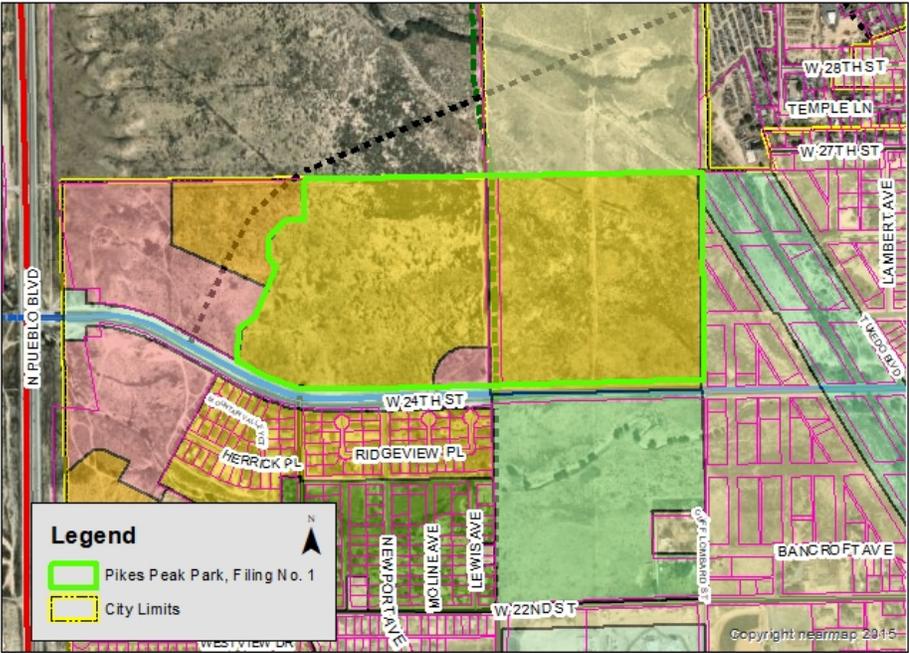
- A. Aerial Photograph
- B. Zoning Map

- C. Comprehensive Plan Map
- D. Site Photographs
- E. SRC Memo, March 17, 2022
- F. Plat
- G. Subdivision Application
- H. Black Hills Energy Overhead Electric Line Exhibit
- I. Stormwater Utility Memo

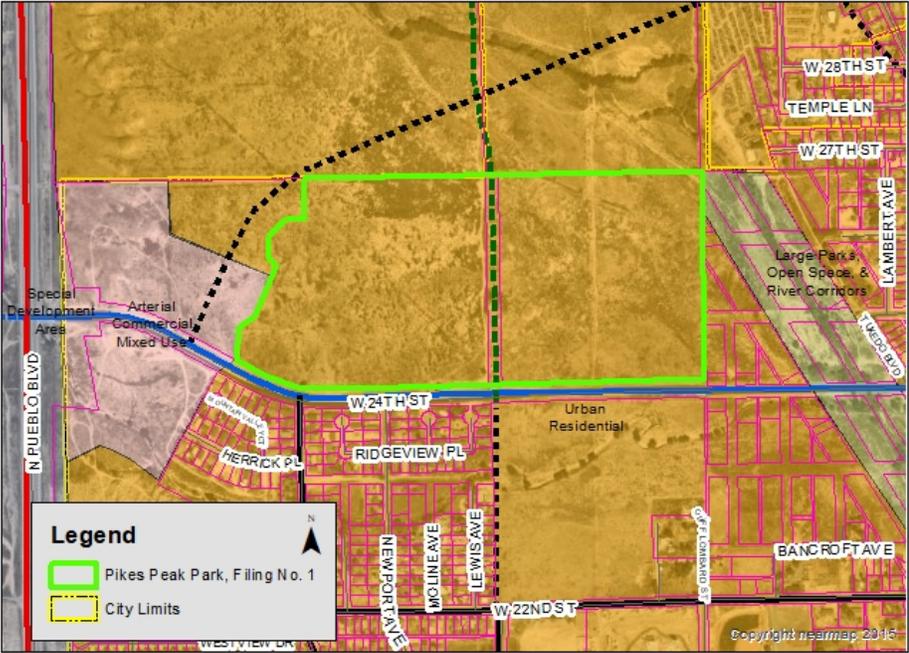
ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan

Attachment D. Site Photos



Pikes Peak Park, Filing No. 1, looking north from W. 24th Street



Pikes Peak Park, Filing No. 1, looking west from W. 24th Street

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 17, 2022

Subject: V-21-04 Foothills Street and Easement Vacation and S-21-12 Pikes Peak Park, Filing No. 1

V-21-04 Foothills Street and Easement Vacation:

The subdivision review committee recommends that the street and easement vacation be recommended to City Council for approval.

S-21-12 Pikes Peak Park, Filing No. 1:

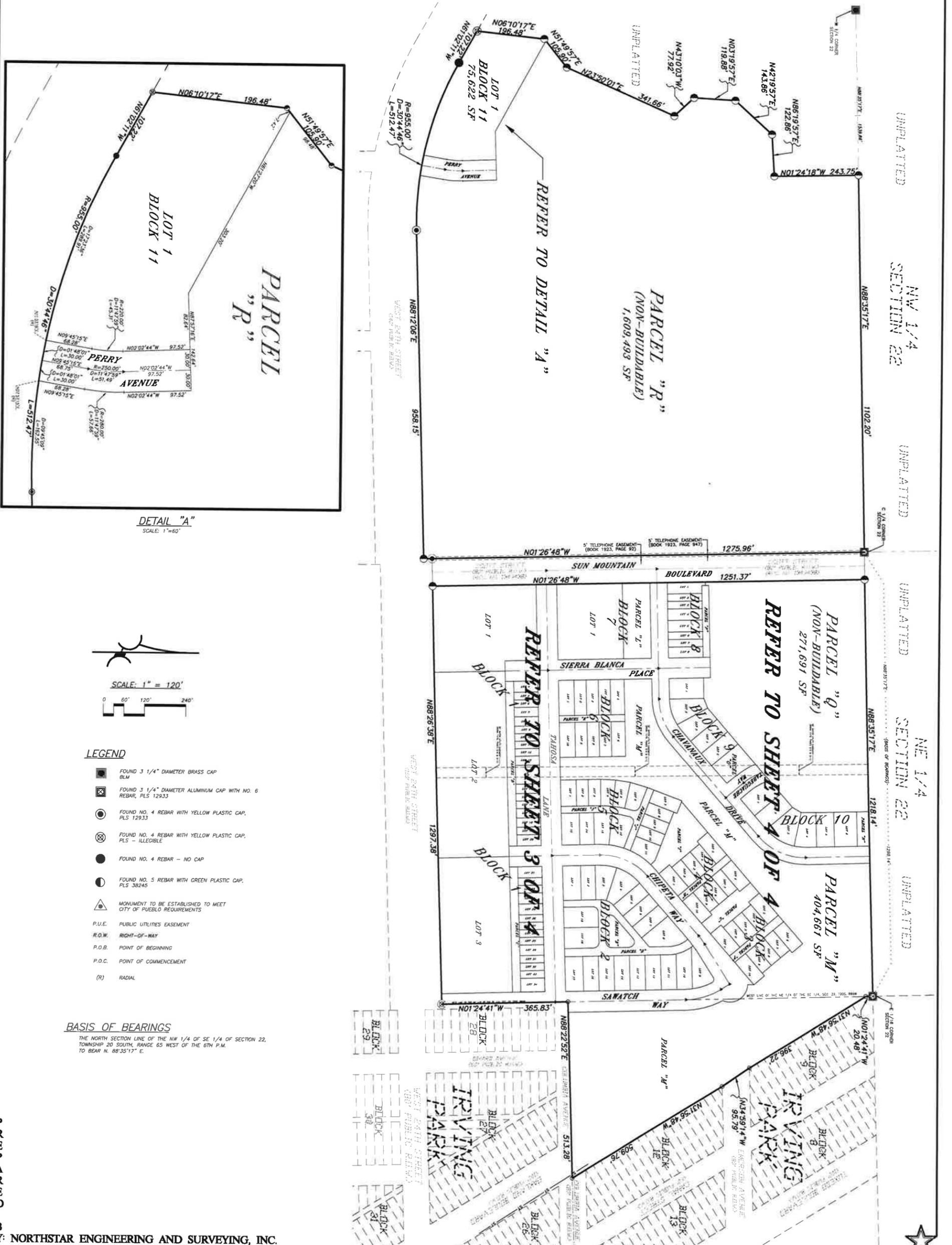
The subdivision review committee recommends that the Planning and Zoning Commission recommend approval to City Council with the following conditions:

1. Parcels F, H, J, K, and P are the only vehicular access to the adjacent homes, the plat must be amended to dedicate the parcels as "Private Lane" not "Private Alley," to insure adequate drive width for residents and emergency services.
2. Dedication of Parcel D must be amended to either a "Public Alley" or "Private Lane."
3. Dedication of Parcels B and C must be amended to either a "Public Alley" or "Private Lane."
4. Amend the Stormwater Facility Maintenance Agreement, as noted in the "redlined" draft agreement and memorandum from John Sakariason, Stormwater Coordinator, March 16, 2022.
5. Make subdivision plat and utility plan corrections according to the attached redlined plans provided by Joe Martellaro, Associate Engineer II, March 16, 2022.

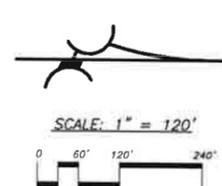
All conditions must be satisfied prior to City Council review.

PIKES PEAK PARK, FILING NO. 1

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



DETAIL "A"
SCALE: 1"=60'



LEGEND

- FOUND 3 1/4" DIAMETER BRASS CAP BLM
- ⊠ FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH NO. 6 REBAR, PLS 12933
- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, PLS 12933
- ⊠ FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, PLS - ILLEGIBLE
- FOUND NO. 4 REBAR - NO CAP
- FOUND NO. 5 REBAR WITH GREEN PLASTIC CAP, PLS 38245
- ▲ MONUMENT TO BE ESTABLISHED TO MEET CITY OF PUEBLO REQUIREMENTS
- P.U.E. PUBLIC UTILITIES EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL

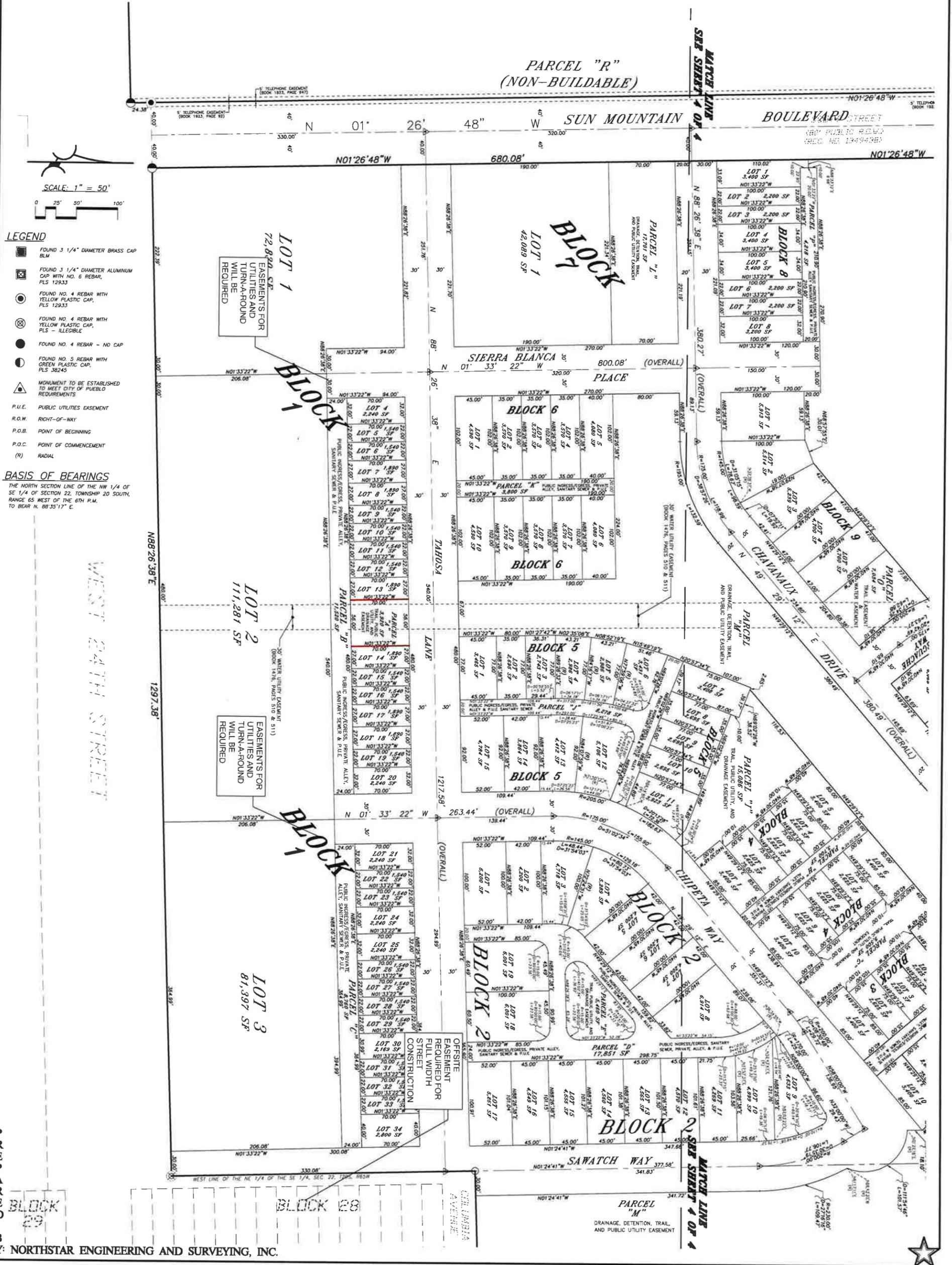
BASIS OF BEARINGS

THE NORTH SECTION LINE OF THE NW 1/4 OF SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 65 WEST OF THE 6TH P.M. TO BEAR N. 88°35'17" E.

PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

PIKES PEAK PARK, FILING NO. 1

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



SCALE: 1" = 50'

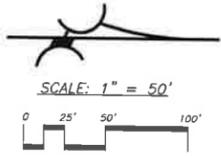
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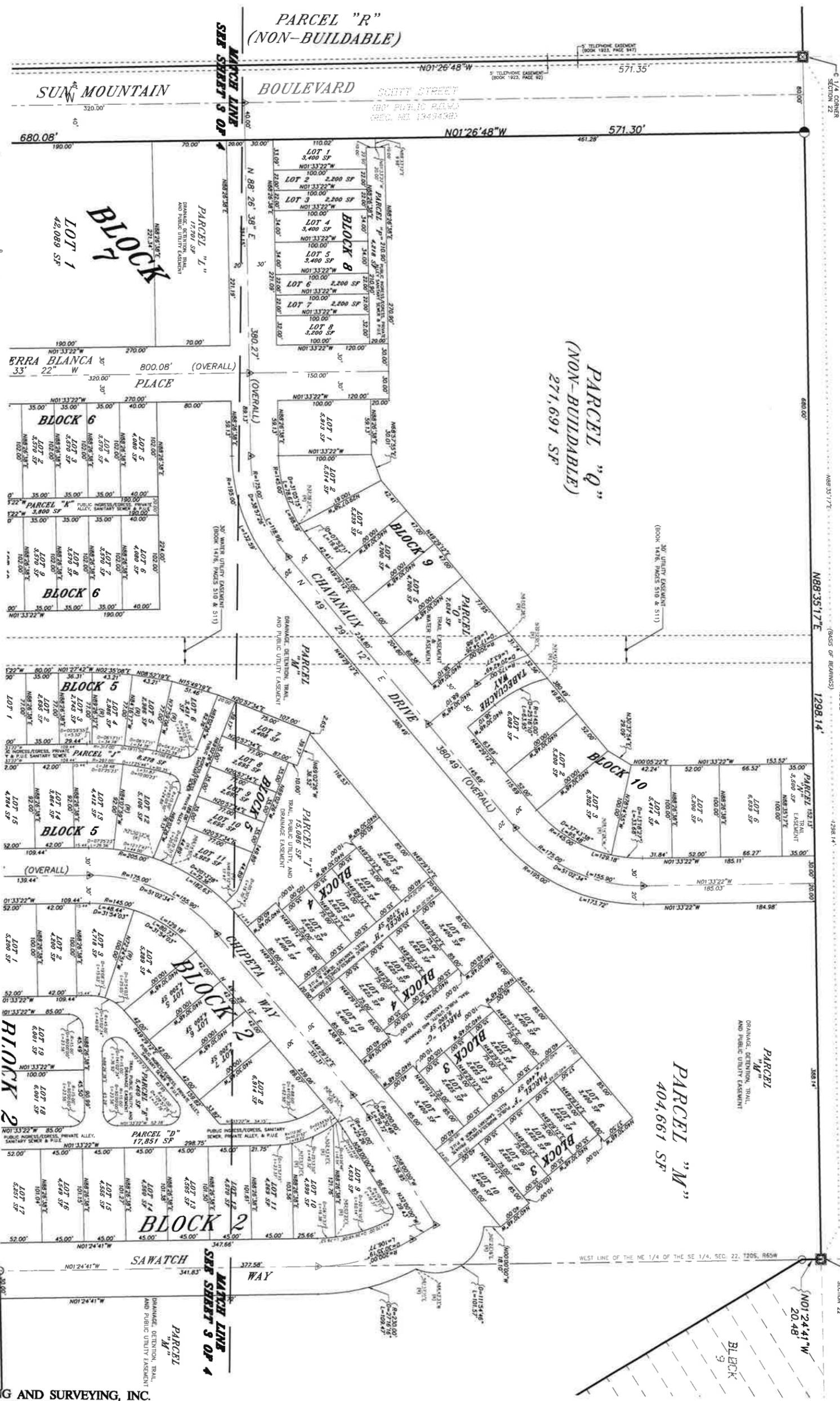
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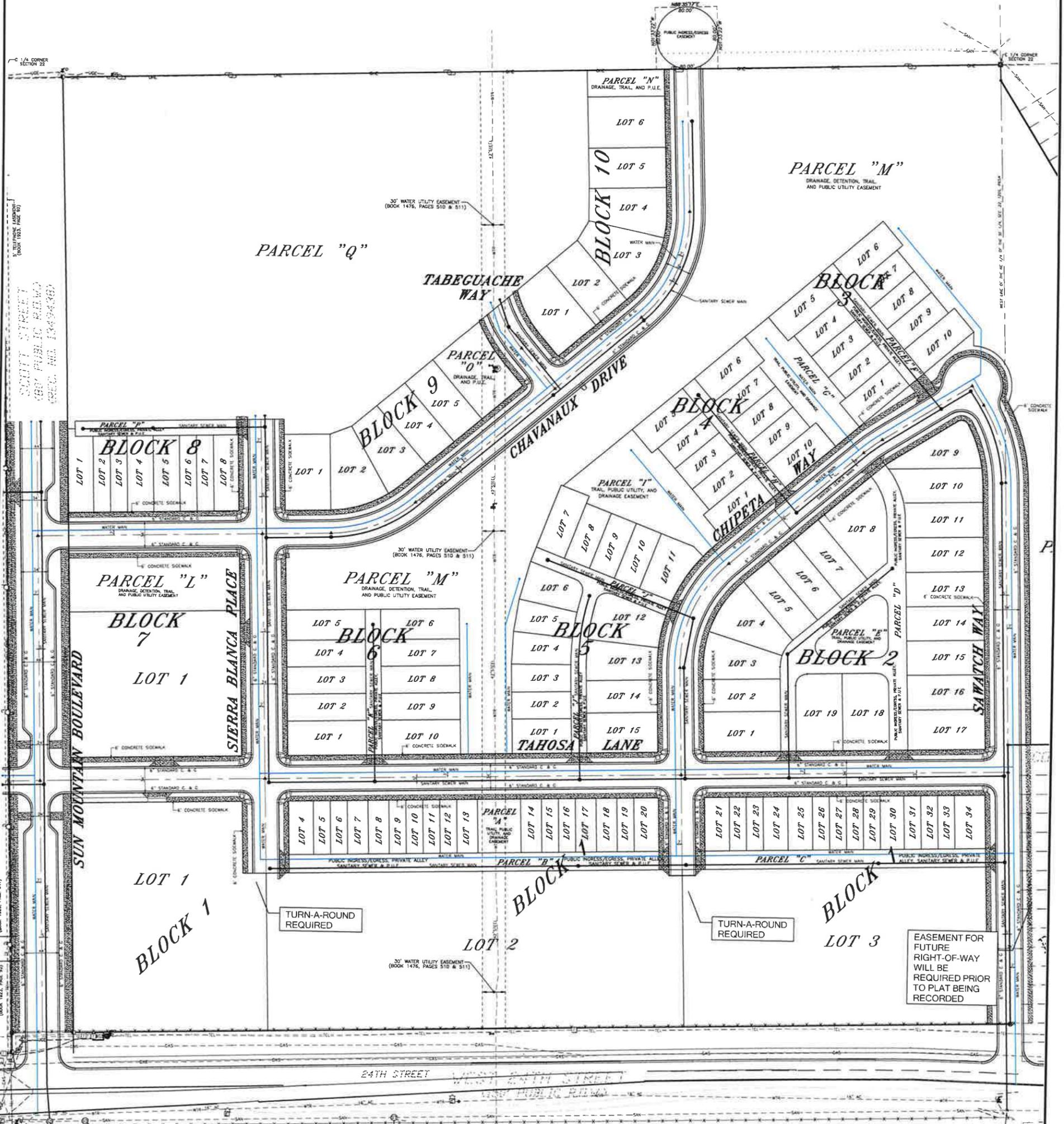
PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.

NE 1/4 SECTION 22 UNPLATTED



UTILITY MAP OF: PIKES PEAK PARK, FILING NO. 1

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



EXISTING SANITARY MH
RIM ELEV.: 4765.83'
INV. 10" VCP (W) ELEV.: 4753.03'
INV. 10" VCP (E) ELEV.: 4752.98'

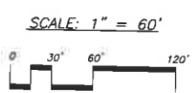
EXISTING SANITARY MH
RIM ELEV.: 4765.48'
INV. 10" VCP (W) ELEV.: 4752.43'
INV. 10" VCP (E) ELEV.: 4752.31'

EXISTING SANITARY MH
RIM ELEV.: 4761.91'
INV. 10" VCP (W) ELEV.: 4747.61'
INV. 10" VCP (E) ELEV.: 4747.51'

EXISTING SANITARY MANHOLE
RIM ELEV.: 4747.17'
INV. 10" VCP (W) ELEV.: 4733.64'
INV. 10" VCP (E) ELEV.: 4733.56'

NOTES:

- FOR CORRECT LOT INFORMATION REFER TO SUBDIVISION PLAT.
- 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 (12-02-2021).



LEGEND

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> ■ FOUND 3 1/4" DIAMETER BRASS CAP □ FOUND 3 1/4" DIAMETER ALUMINUM CAP WITH NO. 6 REBAR, PLS 12933 ● FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, PLS 12933 ⊗ FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, PLS - ILLEGIBLE ● FOUND NO. 4 REBAR - NO CAP ● FOUND NO. 5 REBAR WITH GREEN PLASTIC CAP, PLS 38245 ▲ MONUMENT TO BE ESTABLISHED TO MEET CITY OF PUEBLO REQUIREMENTS | <ul style="list-style-type: none"> P.U.E. PUBLIC UTILITIES EASEMENT R.O.W. RIGHT-OF-WAY P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT (R) RADIAL | <ul style="list-style-type: none"> —4755— EXISTING CONTOUR (5 FOOT) —4761— EXISTING CONTOUR (1 FOOT) —UG— ELECTRIC LINE (UNDERGROUND) —FOL— FIBER OPTIC LINE —OHE— ELECTRIC LINE (OVERHEAD) —GAS— GAS MAIN —SAN— SANITARY SEWER MAIN —STM— STORM SEWER MAIN —TEL— TELEPHONE LINE (UNDERGROUND) —OHT— TELEPHONE LINE (OVERHEAD) —WTR— WATER MAIN —SS— SANITARY SEWER STUB |
|--|--|--|

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.

JN 2001400

SHEET 1 OF 1

Planning & Zoning Application

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

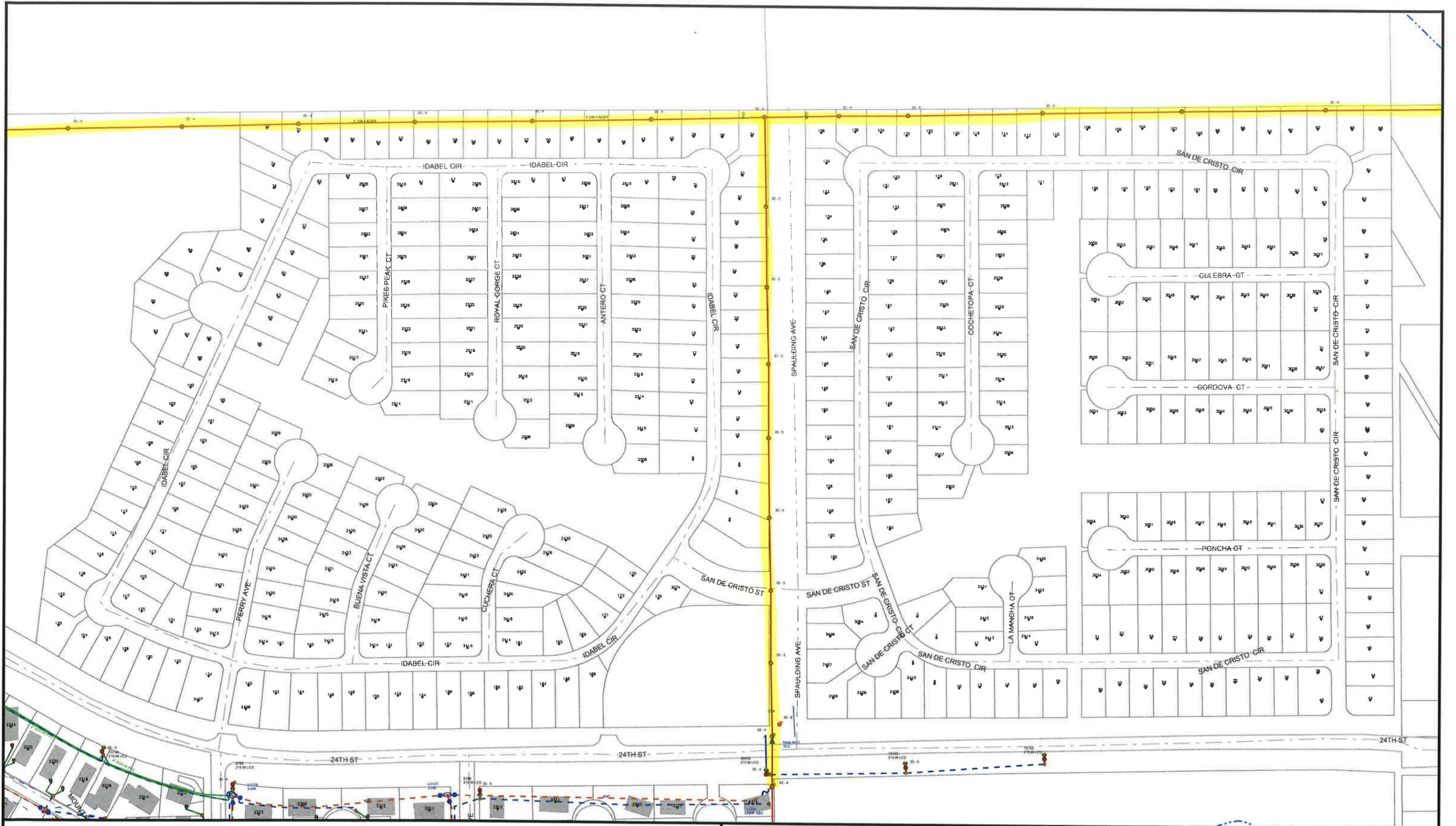
Contact Info	Property Owner		Applicant	
	Name: Ashleigh Winans		Name: SAME AS OWNER	
	Company: NeighborWorks Southern Colorado		Company:	
	Address: 1241 E Routt Ave, Pueblo, CO		Address:	Zip:
	Zip: 81004			
	Phone: (719) 544-8078		Phone: ()	
	Email: awinans@nwsoco.org		Email:	
	Engineer		Surveyor	
	Name: Drew Brice		Name: SAME AS ENGINEER	
	Company: NORTHSTAR ENGINEERING		Company:	
Address: 111 E. 5TH ST		Address:	Zip:	
Zip: 81003				
Phone: (719) 544-6823		Phone: ()		
Email: DBRICE@NORTHSTAR-CO.COM		Email:		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Project Location: North of 24th st, West of Wildhorse Creek and East of Pueblo Blvd. (address or general description)			
	Parcel No(s): 0522430217, 522310230			
	Existing Zone: PUD		Proposed Zone (if applicable):	
	PUD Name (if applicable): PIKE PEAKS PARK			
Project Scope	Project Name: Pikes Peak Park, Filing No. 1			
	<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 <input type="radio"/> HARP <input type="radio"/> Development Plan <input type="radio"/> PUD <input type="radio"/> Student Housing			
	<input type="checkbox"/> Special Area Plan			
	<input type="checkbox"/> Street Name Change: Existing Name: _____ Proposed Name: _____			
	<input checked="" type="checkbox"/> Subdivision: # of lots: 115 Total acres: 73.925			
	<input type="checkbox"/> Text Amendment			
	<input type="checkbox"/> Vacation: <input type="radio"/> Street <input type="radio"/> Alley <input type="radio"/> Easement <input type="radio"/> Other: _____			
	<input type="checkbox"/> Other: _____			

(Continue Next Page)

(Continued from previous page)

Project Information	Provide a brief description of the proposed request: Platting lots, roads, and parcels for the first phase of a development that will include residential, multi-family, and commercial development.		
	What is the total acreage included in the project?	34.94	73.925
	What is the proposed use of the property? <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Multi-family <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	If yes, please list: Rezone to PUD (Pikes Peak Park)		
Attachments	Attachment Checklist		
	The following list of attachments are required to accompany all applications: <input type="checkbox"/> A. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. <input type="checkbox"/> B. Pueblo County Assessor's Property Information print out (www.co.pueblo.co.us) <input 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:	Ashleigh Winans	
	Signature:		Date: 11/17/2021
	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:



Prepared By: Dchavez

Date: 03/15/2022

0feet 100feet 200feet 300feet 400feet 500feet 600feet



3 PHASE OH MAINLINE

Disclaimer: Black Hills Energy power line location information is provided as a courtesy by Black Hills Energy. The location information is provided "as is" without any guarantee or warranty of any kind, express or implied. Black Hills Energy does not warrant or assume any legal liability or responsibility for the reliance, use, accuracy, completeness, or usefulness of any such information.

Jeff Hawkins, PE, CFM
Director of Stormwater



211 E. "D" Street
Pueblo, CO 81003

Phone (719) 553-2899
Fax (719) 553-2294

Stormwater Utility

MEMO

TO: Beritt Odom, Principal Planner
FROM: John Sakariason, Stormwater Coordinator
DATE: March 16, 2022
SUBJECT: S-21-12 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.

1. The maintenance agreement has been submitted, but the stormwater department provided comments to the applicant and is awaiting a resubmittal.

**STORMWATER FACILITY MAINTENANCE
AGREEMENT**

This Stormwater Maintenance Agreement is entered into this 14 day of March, 2022, by and between Pueblo, a municipal corporation (“the City”) and Neighborworks Southern Colorado (the “Owner”), and collectively referred to as the “Parties”.

RECITALS

WHEREAS, Owner owns certain real property located in the City of Pueblo legally described as follows:

See Attached Exhibit A

;

and more commonly known as Pikes Peak Park (the “Property”); and

WHEREAS, a Drainage Report and Plan (“Plan”) for the Property has been approved by the City subject to and conditioned upon faithful performance by Owner of all duties created by this Agreement; and

WHEREAS, said Plan provides for stormwater management facilities including such facilities intended to reduce, detain, convey, and manage stormwater runoff and also water quality facilities (collectively referred to as “Facilities”); and

WHEREAS, the Facilities shown on the Plan shall be constructed and adequately maintained by the Owner; and

WHEREAS, the City requires that the Owners submit an Operation and Maintenance Manual (“O & M Manual”) as specified by the City.

NOW, THEREFORE, in consideration of the foregoing and mutual covenants contained herein, the sufficiency of which is mutually acknowledged, the Parties agree as follows:

AGREEMENT

1. The Owner shall maintain the Facilities as described in the Plan to ensure that such Facilities are and will remain in proper working condition in accordance with the approved O & M Manual and other applicable legal requirements. Maintenance shall include, but not be limited to, routine landscaping, sediment removal, repair, reconstruction, or replacement of the Facilities as necessary to meet the requirements of this Agreement.
2. The maintenance of the Facilities shall be performed in accordance with the O & M Manual for the Facilities.

3. The Owner shall cause the inspections of the Facilities to be conducted as follows:
 - a. The Owner agrees to cause inspections of the Facilities, at the Owner's expense at least once every calendar year.
 - b. An inspection report for the facilities shall be submitted in writing to the City for each calendar year by no later than April 1st of the following year. The inspection report shall be in accordance with the requirement set forth in the O & M Manual.
 - c. The Owner agrees to perform promptly all needed maintenance and repairs and report such activity to the City pursuant to the O & M Manual.
4. The Owner, hereby, grants, bargains and conveys to the City, officers, agents, and employees an easement over the Property for access from public rights-of-way, abutting private roadways, and/or private driveways, to the Facilities for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining, repairing or replacing the Facilities to the extent that the Owner fails to do so and as necessary to ensure their proper working condition as provided in paragraphs one and two above.
5. In the event the Owner fails to inspect, report, or properly maintain the Facilities within thirty (30) days after written notice by the City of such deficiencies to the Owner, the City may enter upon the Property and take whatever steps it deems necessary to maintain or repair the Facilities and bill the owner for such expense plus an administrative charge of 15%. However, if the Owner's failure to properly maintain the facilities could cause damage to property, loss of life or violation of a NPDES MS-4 Permit, the City may take immediate action, without notice to the Owner, to maintain or repair the Facilities. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Facilities, and in no event shall this Agreement be considered to impose any such obligation on the City.
6. The Owner agrees that it will not at any time dedicate the Facilities to the public, to public use or to the City without the City's written consent, nor will it subdivide or convey the Property without a covenant providing that a proportional share of the cost of maintenance and other costs associated with any other of the obligations and duties contained herein runs with each subdivided part of the original tract or parcel of land.
7. In an event of emergency involving the Facilities, the City, its officers, agents, and employees may enter immediately upon the Property and take whatever reasonable steps it deems necessary to meet the emergency. The City shall notify the Owner of such emergency and entry as soon as possible but in no event later than twenty-four (24) hours after such entry. Alternatively, the City may notify the Owner by phone to take whatever reasonable action is necessary within a specified time period. Should the Owner fail to respond, or should the Owner inform the City that it intends to not respond within the specified period of time, the City, its officers, agents, and employees may enter immediately upon the emergency.
8. The City shall not pay any compensation at any time for its use of the Property in any way necessary for the inspections and maintenance of the Facilities, including access to the Facilities.

9. In the event the City, pursuant to this Agreement, performs work or expends any funds reasonably necessary for the maintenance or repair of the Facilities, including labor, equipment, supplies and materials, the Owner agrees to reimburse the City within thirty (30) days after the City gives the Owner written notice of such expense. If the Owner or its successors or assigns fail to make timely payment as required herein, interest on such payment shall accrue at the rate of 1.5% per month until paid in full.
10. Any amount owed to the City and not paid within thirty (30) days of notification shall be the joint and several obligation of any owner of record of the Property or any portions thereof served by the Facilities and any successors in interest to such owner on the date such maintenance or repair was performed.
11. The Owner, its successors, and assigns shall indemnify and hold harmless the City, its officers, agents, and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City arising out of or resulting from the construction, presence, existence of maintenance or use of the Facilities. The Owner shall notify the City when the Owner transfers its interest in the Property or any portion thereof. The Owner shall provide the City with a copy of any such deed.
12. The responsibilities and obligations of the Owner shall constitute a covenant running with the land, and shall be binding upon all present and subsequent owners, their administrators, executors, assigns, heirs, and any other successors in interest so long as they own an interest in the Property or any portion thereof served by the Facilities.
13. The Owner acknowledges that any future site plan, master plan, drainage plan or other process determined by the City to be a final plan, shall include the following language: "The property owner, its successors, and assigns shall be responsible for maintenance of the Stormwater Facilities pursuant to the Operations and Maintenance (O & M) Manual and all permanent Best Management Practices (BMPs). Requirements include, but are not limited to, installing the specified BMPs contained in the Drainage Report and Plan and maintaining the Facilities as shown in the O & M Manual as approved by the City. If the Facilities are not properly maintained, the City may provide necessary maintenance and assess the cost to the Owner of the property in accordance with the Stormwater Facility Maintenance Agreement approved by the City and recorded at the Pueblo County Clerk and Recorder's Office."
14. This Agreement shall be recorded at the Pueblo County Clerk and Recorder's Office.
15. In the event either of the Parties hereto files a lawsuit to enforce the terms of the Agreement, the prevailing party shall be entitled to its reasonable costs and attorney fees.

[Remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the City and the Owner have executed this Agreement on the date set forth above.

CITY:

By: _____
Mayor

Attest:

City Clerk

OWNER:

Neighborworks South, a 501(c)3 nonprofit (corp/llc, indicate)

By: Ashleigh Winans, CEO

, as

Or (if non corporate entity)

(The Acknowledgement (notarization) will vary for Owner depending on if Owner is an individual, corporation, partnership, etc. Also, where there is a mortgage on the property, the mortgage holder must sign the Subordination section of this Agreement) An Affidavit of Authority/Incumbency to execute shall be supplied for any entity.

ACKNOWLEDGEMENT
(For a Corporation)

State of Colorado)
)ss
County of Pueblo)

The foregoing instrument was acknowledged before me this March day of 20 22 by Ashleigh
Winans as CEO of the Neighborworks Southern
Colorado, a non-profit 501c3 corporation, on behalf of the corporation.

[seal]

Notary Public
My Commission Expires:

January 24, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Ashleigh Winans, NeighborWorks Southern Colorado** for the approval of the following application(s):

V-21-04; Foothills Street and Easement Vacation. Vacation of the streets and easements dedicated within the Foothills Subdivision. Generally located north of W. 24th Street and east of N. Pueblo Blvd.

S-20-01; Pikes Peak Park, Filing 1 Subdivision. Subdivision of approximately 73.92 acres into multiple lots facilitating residential and commercial mixed-use development. Generally located north of W. 24th Street and east of N. Pueblo Blvd.

The Planning and Zoning Commission meeting will be held on February 9, 2022, 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
Beritt Odom, Principal Planner
(719) 553-2339

January 24, 2022

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January 24, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Ashleigh Winans, NeighborWorks Southern Colorado** for the approval of the following application(s):

V-21-04; Foothills Street and Easement Vacation. Vacation of the streets and easements dedicated within the Foothills Subdivision. Generally located north of W. 24th Street and east of N. Pueblo Blvd.

S-20-01; Pikes Peak Park, Filing 1 Subdivision. Subdivision of approximately 73.92 acres into multiple lots facilitating residential and commercial mixed-use development. Generally located north of W. 24th Street and east of N. Pueblo Blvd.

The Planning and Zoning Commission meeting will be held on February 9, 2022, 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
Beritt Odom, Principal Planner
(719) 553-2339

CASE NUMBER S-21-12

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 Pikes Peak Park Fil #1 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	OwnerState	OwnerZip
NEIGHBORHOOD HOUSING SERVICES OF PUEBLO	1241 E ROUTT AVE	PUEBLO	CO	81004-2908
PINELLE JAMES P/PINELLE SHIRLEY A	2205 CLIFF LOMBARD S	PUEBLO	CO	81003-3877
TREFETHEN ROBERT A + TREFETHEN CYNTHIA	2311 SUNBURST CT	PUEBLO	CO	81003-3848
EVANS JAMES W/EVANS JACQUELINE M	2312 SUNBURST CT	PUEBLO	CO	81003-3848
PORTER LARRY W/PORTER NORAH E	2831 TEMPLE LN	PUEBLO	CO	81003-1061
BAMBER EMMA RUBERSON TRUST	4016 RIDGE DR	PUEBLO	CO	81008-1720
BAMBER EMMA RUBERSON TRUST + HAYES E	4016 RIDGE DR	PUEBLO	CO	81008-1720
REGALADO PATRICK	903 E B ST	PUEBLO	CO	81003-3507
MCKINNEY ROSE MARY	909 W PITKIN AVE	PUEBLO	CO	81004-1142
CITY OF PUEBLO A MUNICIPAL CORPORAT	PO BOX 1427	PUEBLO	CO	81002-1427