

VILLA BELLA SUBDIVISION, FILING NO. 1 STREET AND EASEMENT VACATION

LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 20 SOUTH,
RANGE 64 WEST, OF THE 6TH P.M., CITY OF PUEBLO, PUEBLO COUNTY, COLORADO

STREET AND EASEMENT VACATION DESCRIPTION:

A STREET AND EASEMENT VACATION FOR CBI DRIVE AND A PORTION OF NAPOLI WAY, AND DRAINAGE AND UTILITY EASEMENTS LOCATED WITHIN BLOCKS 3, 4, AND 5 ACCORDING TO THE PLAT OF "VILLA BELLA SUBDIVISION, FILING NO. 1" RECORDED UNDER RECEPTION NO. 1805424 OF THE PUEBLO COUNTY, COLORADO RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID "VILLA BELLA SUBDIVISION, FILING NO. 1";
THENCE N01°51'33"W ALONG THE EAST LINE THEREOF, 411.33 FEET;
THENCE S88°08'27"W ALONG THE NORTH LINE THEREOF, 31.15 FEET;
THENCE N01°51'33"W A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF LOT 3, BLOCK 4 OF SAID "VILLA BELLA SUBDIVISION, FILING NO. 1";
THENCE N88°08'27"E ALONG SAID SOUTH LINE, 31.15 FEET;
THENCE N01°51'33"W ALONG THE EAST LINE OF LOTS 3 AND 4, BLOCK 4, "VILLA BELLA SUBDIVISION, FILING NO. 1", 527.84 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TORINO WAY;
THENCE N88°08'27"E ALONG SAID SOUTH LINE, 60.00 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 3 OF SAID "VILLA BELLA SUBDIVISION, FILING NO. 1";
THENCE S01°51'33"E ALONG THE WEST LINE OF LOTS 1 AND 6, BLOCK 3, "VILLA BELLA SUBDIVISION, FILING NO. 1", 527.84 FEET;
THENCE N88°08'27"E ALONG THE SOUTH LINE OF LOTS 1, 2, AND 3, BLOCK 3, "VILLA BELLA SUBDIVISION, FILING NO. 1", 509.85 FEET TO THE WEST RIGHT-OF-WAY LINE OF BERGAMO DRIVE;
THENCE S01°51'33"E ALONG SAID WEST LINE, 60.00 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 2 OF SAID "VILLA BELLA SUBDIVISION, FILING NO. 1";
THENCE S88°08'27"W ALONG THE NORTH LINE OF LOTS 1, 2, AND 3, "VILLA BELLA SUBDIVISION, FILING NO. 1", 509.85 FEET;
THENCE S01°51'33"E ALONG THE WEST LINE OF LOT 1, BLOCK 2, "VILLA BELLA SUBDIVISION, FILING NO. 1", 412.50 FEET TO THE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16;
THENCE S89°15'26"W ALONG SAID SOUTH LINE, 60.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: THE 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WITHIN BLOCK 3 OF SAID "VILLA BELLA SUBDIVISION, FILING NO. 1", LYING 10 FEET EITHER SIDE OF THE EAST-WEST LOT LINE COMMON TO LOTS 1, 2, 3, 4, 5, AND 6 OF SAID BLOCK 3;

TOGETHER WITH: THE 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WITHIN BLOCK 4 OF SAID "VILLA BELLA SUBDIVISION, FILING NO. 1", LYING 10 FEET EITHER SIDE OF THE EAST-WEST LOT LINE COMMON TO LOTS 1, 2, 3, 4, AND 5 OF SAID BLOCK 4;

TOGETHER WITH: THE 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WITHIN BLOCK 5 OF SAID "VILLA BELLA SUBDIVISION, FILING NO. 1", LYING 10 FEET EITHER SIDE OF THE EAST-WEST LOT LINE COMMON TO LOTS 1 AND 2 OF SAID BLOCK 5.

RESERVATIONS:

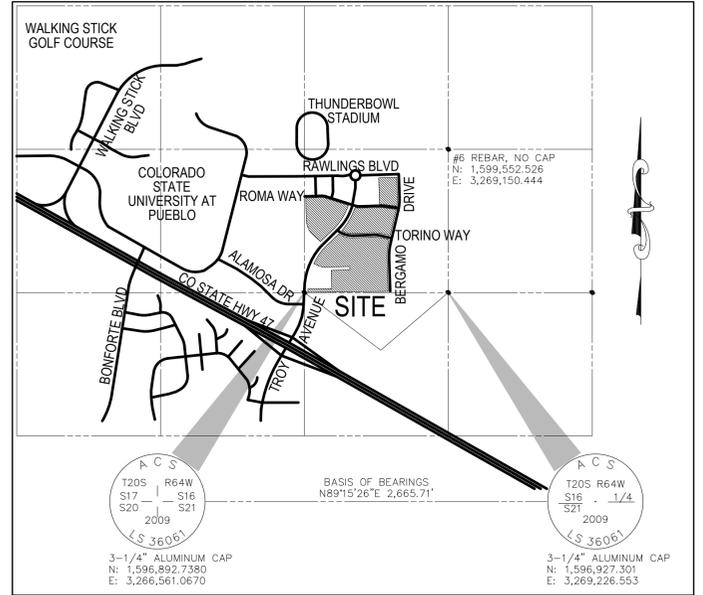
NONE

PURPOSE:

RESUBDIVISION

PREPARED UNDER MY SUPERVISION

VERNON P. TAYLOR, COLORADO PLS NO. 25966
FOR AND ON BEHALF OF:
M&S CIVIL CONSULTANTS, INC



VICINITY MAP
N.T.S.



N89°15'26"E 2,665.71'
BASIS OF BEARINGS

VILLA BELLA SUBDIVISION,
FILING NO. 1
STREET AND EASEMENT VACATION
JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 11/19/2021

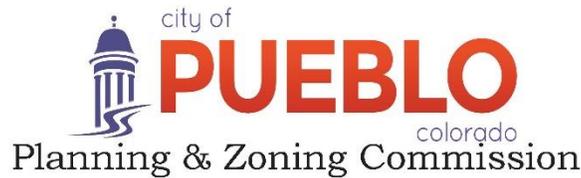


212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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, July 13, 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 3:31 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, Cheryl Spinuzzi, Alexandra Aznar, Christopher Pasternak, Sarah Martinez, and Lisa Bailey.

Commissioners Absent: Patrick Avalos

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Bart Mikitowicz, Sr. Planner

APPROVAL OF THE JULY 13, 2022, AGENDA:

Bailey moved to approve the agenda with the following changes:

1. Move S-22-06, North Vista Filing No. 5 Subdivision to the August 10, 2022, Public Hearing.
2. Move CP-22-01, Pueblo Regional Comprehensive Plan to the last item on the July 13th agenda.
3. Move Z-22-05, Cottages at Park West Rezoning to the August 10, 2022, Public Hearing
4. Move S-22-03, Cottages at Park West, Subdivision to the August 10, 2022, Public Hearing.
5. Move SAP-22-01, Cottages at Park West, Special Area Plan to the August 10, 2022, Public Hearing.

Seconded by Aznar,

Motion carried 6-0, Avalos absent

PUBLIC HEARING AND ACTION

1. **V-21-03 Street and Easement Vacation:** Villa Bella Filing No. 1, Street and Easement Vacation of a portion of Napoli Way, all of CBI Drive, and drainage/utility easements

Staff Report by Beritt Odom

BACKGROUND AND ANALYSIS:

CBI Drive, Napoli Way and the Public Utility and Drainage Easements proposed to be vacated were subdivided in 2009 with the Villa Bella, Filing No. 1 Subdivision. At the time, CBI Drive, Napoli Way, and the drainage/utility easements were intended to provide drainage and utility service to multiple lots designated for commercial and office uses. Jeff Mark, property owner, is requesting to resubdivide a portion of Villa Bella, Filing No. 1 to facilitate single-family residential development. Villa Bella, Filing No. 2, includes drainage and utility easements to serve the proposed single-family residential lots. CBI Drive and the eastern portion of Napoli Way will no longer be necessary to provide access to the previously platted commercial lots. Both streets will be replaced by local roadways, running north and south, to service the proposed single-family residential lots within the Villa Bella, Filing No. 2 Subdivision. The western portion of Napoli Way will remain to provide access to Lots 43 to 193; however, the proposed subdivision shows Napoli Way being renamed to Medici Way, which will require an approved Street Name Change prior to City Council review of the proposed Street and Easement Vacation and Subdivision.

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

- The Villa Bella, Filing No. 1 Street and Easement Vacation must be recorded concurrently with the Villa Bella, Filing No. 2 Subdivision.

Beritt Odom stated that the applicants have submitted an application for a street name change.

HEARING:

Virgil Sanchez, M&S Civil Consultants, Inc., 212 N. Wahsatch, Colorado Springs, testified in favor of the application.

No one testified in opposition

MOTION: Bailey moved to recommend approval of the vacation with the condition that the Villa Bella, Filing No. 1 Street and Easement Vacation must be recorded concurrently with the Villa Bella, Filing No. 2 Subdivision, seconded by Spinuzzi

Motion carried 6-0, Avalos 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-21-03 Villa Bella Vacation
S-21-10 Villa Bella Filing No. 2

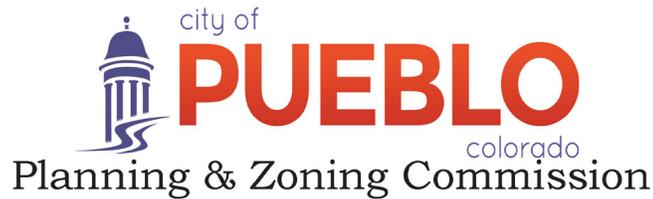
DATE: August 11, 2022

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

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

V-21-03

TO: City of Pueblo, Planning and Zoning Commission

FROM: Beritt Odom, Principal Planner

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

DATE: July 13, 2022

SUBJECT: **Villa Bella Subdivision, Filing No. 1, Street and Easement Vacation**

APPLICANT: Virgil A. Sanchez
M&S Civil Consultants, Inc.

OWNER: Jeff Mark, Caleb Development, LLC

LOCATION: Generally located south of Rawlings Blvd., west of Bergamo Dr., and east of Thunderwolf Dr.

CONCURRENT REQUESTS: S-21-10, Villa Bella Subdivision, Filing No. 2

Request:

To vacate, two 20-foot Public Utility and Drainage Easements, located within Blocks 3, 4, and 5, Villa Bella Subdivision, Filing No. 1. Vacate unimproved CBI Drive and the eastern portion of unimproved Napoli Way.

Staff review and findings:

CBI Drive, Napoli Way and the Public Utility and Drainage Easements proposed to be vacated were subdivided in 2009 with the Villa Bella, Filing No. 1 Subdivision. At the time, CBI Drive, Napoli Way and the drainage/utility easements were intended to provide drainage and utility service to multiple lots designated for commercial and office uses. Jeff Mark, property owner, is requesting to resubdivide a portion of Villa Bella, Filing No. 1 to facilitate single-family residential development. Villa Bella, Filing No. 2, includes drainage and utility easements to serve the proposed single-family residential lots. CBI Drive and the eastern portion of Napoli Way will no longer be necessary to provide access to the previously platted commercial lots. Both streets will be replaced by local roadways, running north and south, to service the proposed single-family residential lots within the Villa Bella, Filing No. 2 Subdivision. The western portion of Napoli Way will remain to provide access to Lots 43 to 193; however the proposed subdivision shows Napoli Way being renamed to Medici Way, which will require an approved Street Name Change prior to City Council review of the proposed Street and Easement Vacation and Subdivision.

Applicable Regulations:

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

Recommended Action:

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

- The Villa Bella, Filing No. 1 Street and Easement Vacation must be recorded concurrently with the Villa Bella, Filing No. 2 Subdivision.

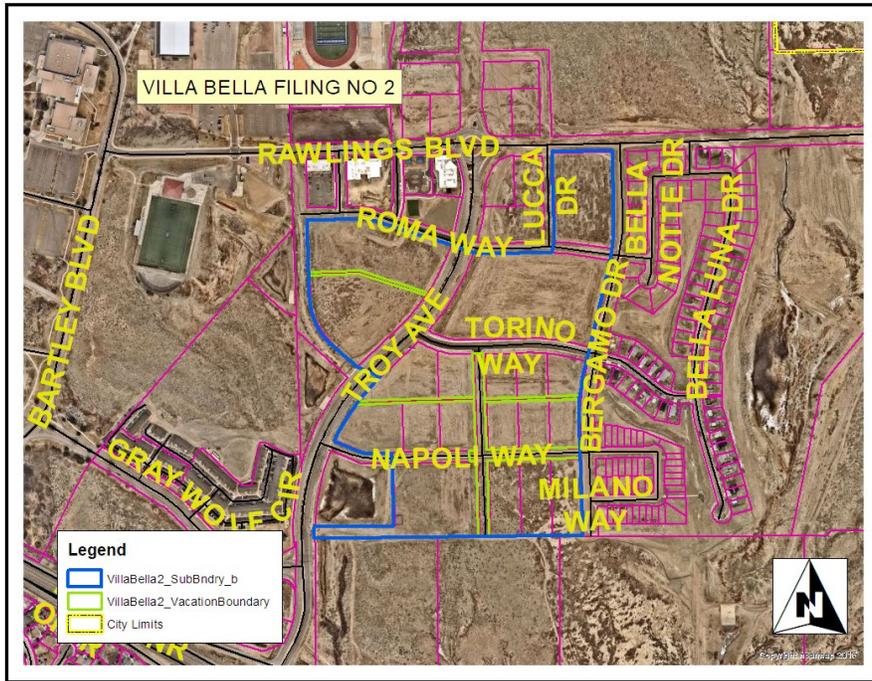
REFERRAL AGENCIES AND COMMENTS:

- City Public Works-Comments addressed
- City Transportation-Comments addressed
- City Law Department-No comment
- Pueblo Regional Building Department-No comment
- City Fire Department-No comment
- Pueblo Board of Water Works-No comment
- City Wastewater-No comment
- City Stormwater-No comment
- City Parks and Recreation Department-No comment
- City GIS-No Comment
- Xcel Energy-No Comment
- Black Hills Energy-No comment
- CDOT-No comment

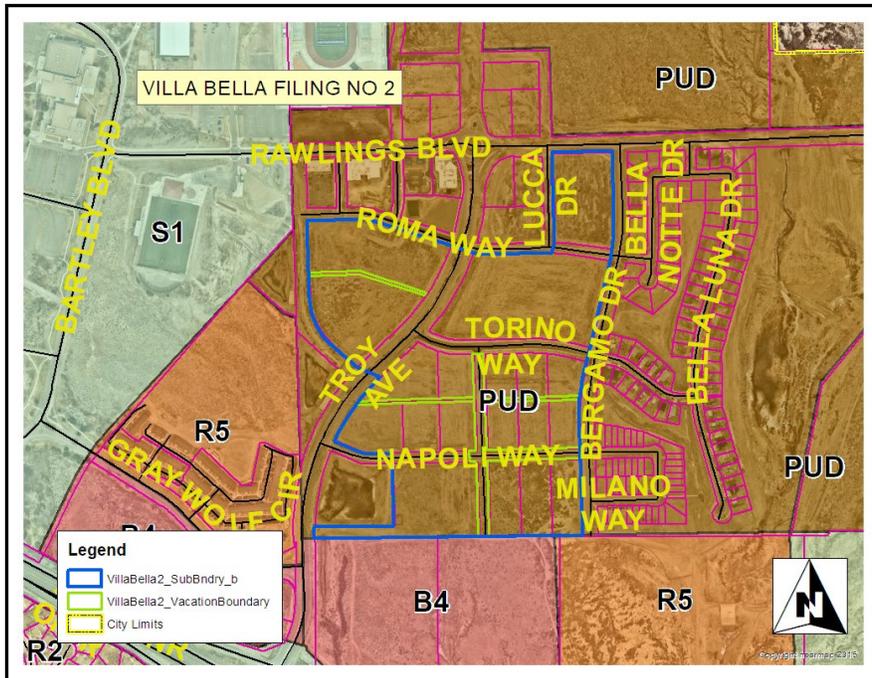
ATTACHMENTS:

- A. Aerial Map
- B. Zoning Map
- C. Site Photographs
- D. SRC Memo, July 5, 2022
- E. Vacation Plat
- F. Vacation Application

ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map

Attachment D. Site Photos



Public Notice Poster



Looking south from Torino Way, CBI Drive and easements to be vacated

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: July 5, 2022
Subject: S-21-10 Villa Bella Subdivision, Filing No. 2
V-21-03 Villa Bella Subdivision, Filing No. 1, Street and Easement Vacation

V-21-03 Villa Bella Subdivision, Filing No. 1 Street and Easement Vacation

The Subdivision Review Committee recommends the Subdivision Plat be recommended for Approval with the following condition:

The Villa Bella, Filing No. 1 Street and Easement Vacation must be recorded concurrently with the Villa Bella, Filing No. 2 Subdivision.

S-21-10 Villa Bella Subdivision, Filing No. 2

Request for Modifications to Subdivision Regulations:

Civil Consultants, Inc. requests the following modifications, identified in the Subdivision Review Checklist-Part I:

1. Five- and seven-foot-wide utility easements, standard with is 10-foot.
2. Modification of the street knuckle design. The Department of Transportation requests parking restrictions on streets with the modified knuckle design if the following occurs:
 - a) Two vehicles traveling in opposite directions can maneuver with cars being parked on both sides of the street.
 - b) Fire trucks can maneuver with cars being parked on both sides.

The Subdivision Review Committee does not object to the request for modifications.

Request for Deferred Filings:

The property owner, and applicant submitted a request for deferred filings, the Subdivision Review Committee does not object to the request for Deferred Filings.

The Subdivision Review Committee recommends the Subdivision Plat be recommended for Approval with the following conditions (all conditions must be addressed prior to the subdivision being reviewed by City Council, unless noted otherwise):

1. Amend Parcel "A" dedication statement to dedicate the parcel for park and recreation purposes to be owned and maintained by the owner(s) and/or the Villa Bella Metropolitan District No. 1.
2. Amend the fifth paragraph of the "Dedication" to read: "LANDSCAPING LOOCATED WITHIN PARCELS DEDICATED FOR SUCH PURPOSE, AS SHOWN HEREON, SHALL BE INSTALLED, REPARIED, AND MAINTAINED IN GOOD CONDITION BY THE OWNER(S) AND/OR THE VILLA BELLA METROPOLITAN DISTRICT NO. 1, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON."
3. The Department of Transportation requests parking restrictions on streets with the modified knuckle design if the following occurs:
 - c) Two vehicles traveling in opposite directions can maneuver with cars being parked on both sides of the street.
 - d) Fire trucks can maneuver with cars being parked on both sides.Parking restrictions to be determined during the Subdivision Part II review, conditions are not required to be satisfied prior to City Council review.
4. The 45-foot Central Telephone and Utilities Corporation Easement must be released and removed from the subdivision plat.
5. Amend subdivision plat and related documents as requested in the Stormwater Utility Memo from John Sakariason, June 27, 2022.
6. Amend the Utility Plan addressing the Sanitary Sewer Main location in Thunderwolf Drive and in Parcel B. The Utility Plan will be reviewed as part of the Subdivision Part II review and is not required to be amended prior to City Council review.
7. Amend Subdivision Plat to reflect Thunderalley Drive not "Thunder Valley Drive."
8. Change Giotto Drive to Giotto Circle on the subdivision plat.
9. Submit a Street Name Change request to change Napoli Way to Medici Way.

Planning & Zoning Application

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

Property Owner		Applicant	
Name: JEFF MARK		Name: VIRGIL A. SANCHEZ	
Company: CALEB DEVELOPMENT, LLC		Company: M+S CIVIL CONSULTANTS, INC	
Address: 212 N. WAHSATCH	Zip: 80903	Address: 212 N. WAHSATCH	Zip: 80903
Phone: (719) 635-3200		Phone: (719) 491-0818	
Email: JMARK@LANDHUISCO.COM		Email: VIRGILS@MSCIVIL.COM	
Engineer		Surveyor	
Name: SAME AS APPLICANT		Name: SAME AS APPLICANT	
Company:		Company:	
Address:	Zip:	Address:	Zip:
Phone: ()		Phone: ()	
Email:		Email:	
<i>The applicant will be the primary contact unless otherwise noted.</i>			
Project Location:			
(address or general description) NE TROY AVE # HWY 47			
Parcel No(s): 19 TOTAL - SEE ATTACHED SHEET			
Existing Zone: PUD		Proposed Zone (if applicable):	
PUD Name (if applicable): VILLA BELLA			
Project Name:			
VILLA BELLA FILING NO. 2			
<input checked="" type="checkbox"/> Rearrangement of Property Boundaries: # of existing lots: 19 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: 375 Total acres: 48.24 AC.			
<input type="checkbox"/> Text Amendment			
<input checked="" type="checkbox"/> Vacation: <input checked="" type="radio"/> Street <input type="radio"/> Alley <input checked="" type="radio"/> Easement <input type="radio"/> Other: _____			
<input type="checkbox"/> Other: _____			

(Continue Next Page)

(Continued from previous page)

Provide a brief description of the proposed request:

RE SUBDIVIDE COMMERCIAL LOTS INTO 375 SINGLE FAMILY LOTS

What is the total acreage included in the project? ~ 50 AC.

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: VILLA BELLA MASTER PLAN, VILLA BELLA Filing No. 1

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.**

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.

Property Owner

Print Name: JEFF MARK - Lorson South Land Corp.

Signature: [Handwritten Signature] - VP

Date: 9/30/21

Applicant, if different from Property Owner

Print Name: VIRGIL A. SANCHEZ

Signature: [Handwritten Signature]

Date: 10/5/21

Zoning Compliance (Completed by City Staff)

Application checked for completeness by:

Date:

Fee Paid:

June 28, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **Jeff Mark, Caleb Development, LLC** for the approval of the following application(s) located south of Rawlings Blvd, west of Bergamo Drive, and east of Thunderwolf Drive.

V-21-03 Villa Bella Subdivision, Filing No. 1 Street and Easement Vacation:

Vacation of CBI Drive and a portion of Napoli Way. Vacation of Drainage and Utility Easements located within Blocks 3, 4, and 5.

S-21-10 Villa Bella Subdivision, Filing No. 2: Subdivision of 48.240 acres into 375 single-family residential lots.

The Planning and Zoning Commission meeting will be held on July 13, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston), 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

June 28, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **Jeff Mark, Caleb Development, LLC** for the approval of the following application(s) located south of Rawlings Blvd, west of Bergamo Drive, and east of Thunderwolf Drive.

V-21-03 Villa Bella Subdivision, Filing No. 1 Street and Easement Vacation:

Vacation of CBI Drive and a portion of Napoli Way. Vacation of Drainage and Utility Easements located within Blocks 3, 4, and 5.

S-21-10 Villa Bella Subdivision, Filing No. 2: Subdivision of 48.240 acres into 375 single-family residential lots.

The Planning and Zoning Commission meeting will be held on July 13, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston), 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

June 28, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **Jeff Mark, Caleb Development, LLC** for the approval of the following application(s) located south of Rawlings Blvd, west of Bergamo Drive, and east of Thunderwolf Drive.

V-21-03 Villa Bella Subdivision, Filing No. 1 Street and Easement Vacation:

Vacation of CBI Drive and a portion of Napoli Way. Vacation of Drainage and Utility Easements located within Blocks 3, 4, and 5.

S-21-10 Villa Bella Subdivision, Filing No. 2: Subdivision of 48.240 acres into 375 single-family residential lots.

The Planning and Zoning Commission meeting will be held on July 13, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston), 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

June 28, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **Jeff Mark, Caleb Development, LLC** for the approval of the following application(s) located south of Rawlings Blvd, west of Bergamo Drive, and east of Thunderwolf Drive.

V-21-03 Villa Bella Subdivision, Filing No. 1 Street and Easement Vacation:

Vacation of CBI Drive and a portion of Napoli Way. Vacation of Drainage and Utility Easements located within Blocks 3, 4, and 5.

S-21-10 Villa Bella Subdivision, Filing No. 2: Subdivision of 48.240 acres into 375 single-family residential lots.

The Planning and Zoning Commission meeting will be held on July 13, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston), 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

CASE NUMBER V-21-03

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the Easement Vacation: Villa Bella Filing NO. 2 Street Vacation, to be sent to the attached list of owners of the property lying within hundred (300) feet of the said property on which the vacation is proposed by depositing the same properly addressed and postage paid in the post office, as set forth in the Code of Ordinances, Section 17-6-2.

6-27-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin

I hereby certify that I did this day verify and photograph the posted notice of the public hearing on the Villa Bella Filing NO. 2 Street Vacation, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

6-27-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin

Owner	OwnerStree	OwnerCity	Owne	OwnerZip
COLORADO STATE BOARD OF AG	1525 SHERMAN ST	DENVER	CO	80203-1714
CALEB DEVELOPMENT LLC 36.45% / L	212 N WAHSATCH AVE STI	COLORADO SPRIN	CO	80903-3476
COLORADO STATE BOARD OF AG ATTI	2200 BONFORTE BLVD	PUEBLO	CO	81001-4901
V B E BUILDING CORP	2390 RAWLINGS BLVD	PUEBLO	CO	81001-4905
RICHMOND AMERICAN HOMES OF CC	2509 TORINO WAY	PUEBLO	CO	81001-4912
WOLF VILLAGE INVESTORS LLC	3528 PRECISION DR STE 1	FORT COLLINS	CO	80528-3502
CLARK JAMIE D	4350 S MONACO ST STE 5	DENVER	CO	80237-3400
FOOTHILLS FARM RLLLP C/O PATRICK	4810 QUITA CT	PUEBLO	CO	81001-1072
610 RLLLP + TOUCHDOWN PROPERTIE	504 N GRAND AVE	PUEBLO	CO	81003-3113
UNIVERSITY VILLAGE COMM LLC	6304 CHARRINGTON DR	ENGLEWOOD	CO	80111-1109