

W 13th St Area To Be Rezoned

NO Emporium
Poster store

Business

W 12th St

Insurance
Webb

W 11th St

N Elizabeth St

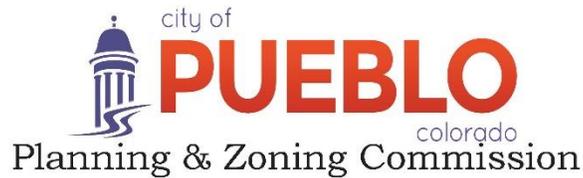
N Greenwood St

N Greenwood St

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, June 8, 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, Patrick Avalos, Cheryl Spinuzzi, Alexandra Aznar, Christopher Pasternak, Sarah Martinez, and Lisa Bailey.

Commissioners Absent: none

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

APPROVAL OF THE JUNE 8, 2022 AGENDA:

Bailey moved to approve the June 8, 2022 agenda with S-22-06 North Vista Filing No. 5 Subdivision and Z-22-04 Keating School Rezoning continued to the July 13, 2022 Planning and Zoning Commission Public Hearing.

Second by Spinuzzi, motion carried 7-0.

PUBLIC HEARING AND ACTION

1. **Z-22-08: Rezone:** Rezoning of .34-acres from R-5, Multiple-Residential and Office District to B-2 Subregional Business District.

Staff Report by Wade Broadhead

BACKGROUND AND ANALYSIS:

The applicant opened a retail store at this location in 2019 without a business license. The City of Pueblo discovered the discrepancy and required the applicant to apply for a business license. When the applicant spoke with staff, they realized a retail store was not a use by right in a R-5 Zone District and applied to rezone. A retail store is a use by right in a B-2 zone District.

The building at 520 W. 13th Street was the long-time home of the Salvation Army and sat empty for years. The property has areas for public parking on both the east and west sides of the lot, alley access and two curb cuts along 13th Street. B-1 and B-2 zone districts are most appropriate on busier streets and intersections in residential neighborhoods. Multiple B-1 and B-2 properties are located immediately to the west on 13th Street and along Elizabeth Street to the north and south of the rezoning site. The existing building is constructed to the front property line and does not provide a front-yard setback. An eight-foot rear yard setback is provided adjacent to the alley; however, the B-2 Zone District requires a 15-foot rear-yard setback; therefore the B-2 rezoning will be contingent upon the property owner obtaining a variance for the zero-foot front-yard setback and eight-foot rear-yard setback. There are also a number of hand-painted signs and murals on the build the applicant must comply with allowable signage in a B-2 Zone District. The applicant has no plans for any structural additions.

COMPREHENSIVE PLAN COMPLIANCE:

The proposed rezoning request conforms with the Pueblo Comprehensive Plan designation of Urban Residential. The *Urban Residential* neighborhoods are found predominantly within the city limits of Pueblo and the urbanizing areas in the City’s immediate periphery. Examples include Mesa Junction, Eastside, Bessemer, *Northside*....”. According to Pueblo’s Comprehensive Plan, “Where appropriate, community scale commercial services will be created to provide the necessary day-to-day needs of residents within walking distance...” This rezoning will accommodate general retail services in line with the intensity of nearby B-1 and B-2 zoned properties and much less traffic than the previous charitable institution that operated at this location. Staff has determined that the proposed rezoning is consistent with the comprehensive plan designation.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED** with the following conditions:

1. All business signage must comply with the Pueblo Sign Code, Section 17-10.
2. The applicant must receive a front and rear yard setback variance from the Zoning board of Appeals before the ordinance is reviewed by City Council.

HEARING: Mitchell Ryan, applicant and owner of the Nerd Emporium, NorthStar testified on behalf of the application. Mr. Ryan stated that his establishment sells movie posters and provides a place for individuals to gather.

Pasternack asked if Nerd Emporium is similar to chaos games. Ryan stated that they have an indoor flea market, movie showings, and gatherings and comic books are not sold on property.

James Needham Winget, 101 W. 11th Street, stated that the Nerd Emporium has provided a space for he and Heather Norton to give talks, Fireside Chat, to discuss what it was like to grow up in Pueblo. Mitch allows them to provide the oral history of Pueblo free of charge.

No one else testified in support of the application.

No one testified in opposition to application.

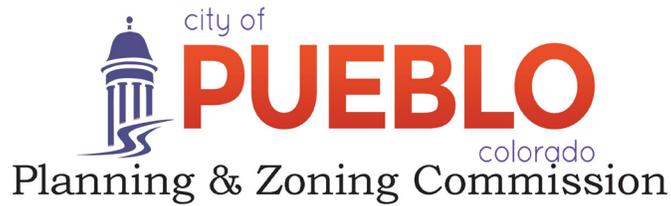
MOTION: Bailey moved to recommend approval of the rezoning request with the two conditions recommended by Planning staff. Second by Spinuzzi.

Motion carried 7-0.

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

Z-22-08

TO: City of Pueblo, Planning and Zoning Commission
FROM: Wade Broadhead, Senior Planner
THROUGH: Scott Hobson, Acting Director of Planning and Community Development
DATE: June 8th, 2022
SUBJECT: Rezone from R-5, Multiple Residential and Office District, to B-2, Subregional Business District
APPLICANT: Mitchell L. Ryan, Nerd Emporium
PROPERTY OWNER: Carla Goyette
LOCATION: 520 W. 13th Street
CONCURRENT REQUESTS: None

REQUEST:

The applicant is requesting to rezone .34 acres from R-5, Mixed Residential and Office District to B-2, Subregional Business District to accommodate a retail store.

BACKGROUND AND ANALYSIS:

The applicant opened a retail store at this location in 2019 without a business license. The City of Pueblo discovered the discrepancy and required the applicant to apply for a business license. When the applicant spoke with staff they realized a retail store was not a use by right in a R-5 Zone District and applied to rezone. A retail store is a use by right in a B-2 zone District.

The building at 520 W. 13th Street was the long-time home of the Salvation Army and sat empty for years. The property has areas for public parking on both the east and west sides of the lot, alley access and two curb cuts along 13th Street. B-1 and B-2 zone districts are most appropriate on busier streets and intersections in residential neighborhoods. Multiple B-1 and B-2 properties are located immediately to the west on 13th Street and along Elizabeth Street to the north and south of the rezoning site. The existing building is constructed to the front property line and does not provide a front-yard setback. An eight-foot rear yard setback is provided adjacent to the alley; however, the B-2 Zone District requires a 15-foot rear-yard setback; therefore the B-2 rezoning will be contingent upon the property owner obtaining a variance for the zero-foot front-yard setback and eight-foot rear-yard setback. There are also a number of hand-painted signs and murals on the build the applicant must comply with allowable signage in a B-2 Zone District. The applicant has no plans for any structural additions.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The project is in an area of mixed neighborhood setting with single family residences, multifamily buildings and medical/professional offices.

❑ **Neighborhood Compatibility:**

- | | |
|-------|---|
| North | B-2, real estate office |
| | R-5, single-family homes. |
| East | R-5, single family homes. |
| South | R-5, residential uses in single family and multifamily buildings. |
| West | B-1/B-2, clinic and auto service |

❑ **Comprehensive Plan Compliance:**

The proposed rezoning request conforms with the Pueblo Comprehensive Plan designation of Urban Residential. The *Urban Residential* neighborhoods are found predominantly within the city limits of Pueblo and the urbanizing areas in the City’s immediate periphery. Examples include Mesa Junction, Eastside, Bessemer, *Northside....*”. According to Pueblo’s Comprehensive Plan, “Where appropriate, community scale commercial services will be created to provide the necessary day-to-day needs of residents within walking distance...” This rezoning will accommodate general retail services in line with the intensity of nearby B-1 and B-2 zoned properties and much less traffic than the previous charitable institution that operated at this location.

Staff has determined that the proposed rezoning is consistent with the comprehensive plan designation.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

❑ Minimum lot size and area:

- The B-2 Zone District requires a minimum of 5,000 square foot of lot area, with a minimum of 50-foot-wide street frontage.
- 520 W. 13th St is 14,500 square feet and has a lot width of 120-feet along 13th street. The existing site has been reviewed, and it complies with the minimum lot area and width for the proposed zone district.

❑ Lot coverage:

- The B-2 Zone District allows a maximum lot coverage of 50% and the 14,500 sq ft lot has a 5,470 sq ft building on it.
- The current structure on the property meets with maximum lot coverage and floor area ratio, but does not meet setbacks and will require two variances.
- At the time of building permit, any additional structures will be required to comply with the lot coverage and floor area ratio requirements.

❑ **Zone District performance standards:**

Section 17-4-5, Schedule for District Regulations:

O-1, B-2, B-2, B-3, B-4 and CCN District performance standards:

- a. All portions of the land area of the parcel and the adjacent street rights-of-way and alleys upon which it fronts shall be landscaped, graded, paved, fenced, planted or covered by buildings, so that no dust will blow off the site and no soil or debris will be washed upon the sidewalks, alleys or streets from the parcel in the event of a rainstorm.

Finding: The site is entirely covered by pavement or building.

b. All outdoor storage areas shall be enclosed by tight fencing, walls or closely planted landscape material, sufficient in height to totally obscure the storage areas as seen from a height of five (5) feet along the property line, and such areas and all others shall be constructed, used and maintained to have an orderly appearance at all times.

Finding: No proposed outdoor storage

c. No sound, smoke, odor, vibration, dust, glare or heat shall be measurable beyond the outer boundaries of the parcel.

Finding: No proposed uses that would create dust, odor, or heat. The driveway is in poor repair and should be replaced soon to avoid noncompliance with this section.

- Additional performance standards will be reviewed at the time of commercial site plan request if future additions are planned.

APPLICATION REQUIREMENT PER §17-6-1 OF THE PUEBLO MUNICIPAL CODE

The applicant's name and address and the name and address of any person, firm or corporation represented by such applicant in the application

- Comments **The application contains applicant's information.**

The interest of the applicant and the interest of the person, firm or corporation represented by the applicant, be it legal, sales development, operation or other interest.

- Comments **The property owner is aware of the proposed rezoning.**

The nature of the amendment and a legal description of the property that would be affected by the amendment.

- Comments **The legal description is on file and was submitted.**

A general description of the proposed development to the distance which will be affected; such description including subjects of environmental effect, economic effect and traffic effect, if any; and such description carried out in scope and detail to the extent needed to support the requested amendment and as may be required by the Planning and Zoning Commission.

- Comments **The applicant proposes to use the property as a general retail store.**

A tentative site plan showing proposed structures, uses, open spaces, facilities for parking and loading and arrangements for pedestrian and vehicular circulation.

- Comments **A site plan has not been provided.**

A statement of the proposed time schedule for beginning and completion of development.

- Comments **The use will resume as soon as the rezoning is finalized.**

A statement reasonably indicating the applicant's economic responsibility and capability of accomplishing the development for which a zoning amendment is requested.

- Comments **The applicant used to run the store and demonstrated they have the wherewithal to operate a retain store.**

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
- City Wastewater-No comment
- City Stormwater-No comment

- City Parks and Recreation Department-No comment
- Xcel Energy-No comment
- Black Hills Energy-No comment

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED** with the following conditions.

1. All business signage must comply with the Pueblo Sign Code §17-10, of the Pueblo Municipal Code.
2. Applicant must receive a front and rear yard setback variance from the Zoning Board of Appeals before the ordinance is reviewed by City Council.

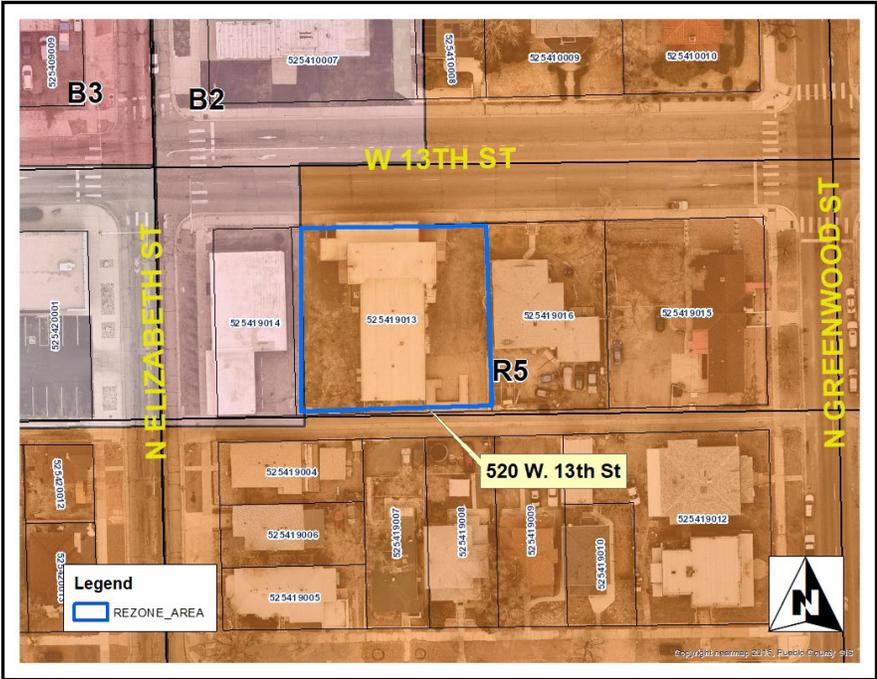
ATTACHMENTS:

- A. **Arial Photograph**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**
- D. **Pictometry View**
- E. **Site Photographs**
- F. **Application and Statement of Facts**
- G. **Rezoning Map Exhibit**

ATTACHMENTS:



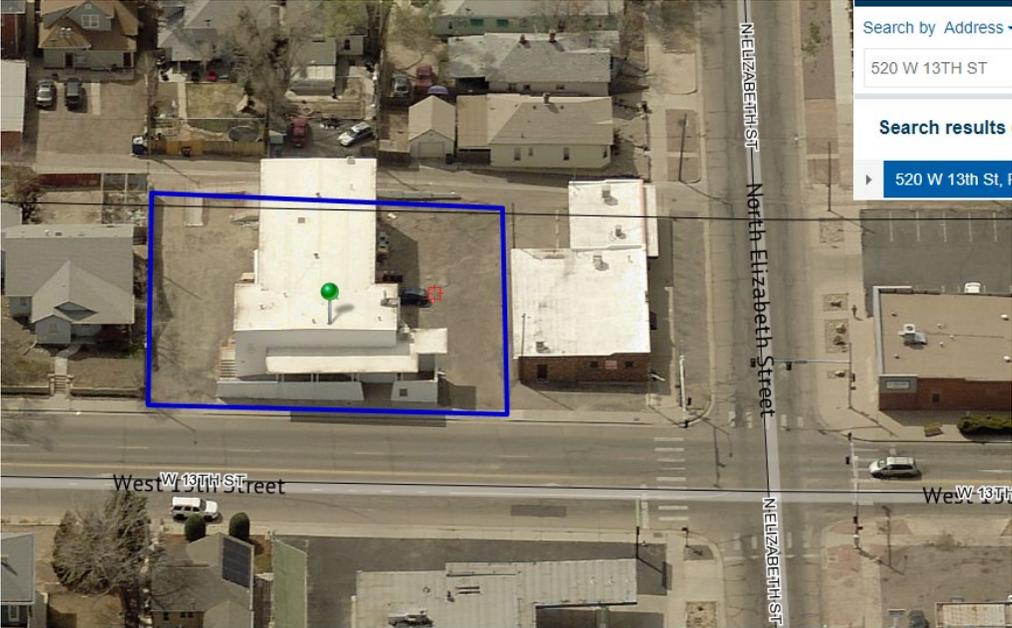
A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan Map



D. Pictometry view of the property



Looking South across 13th street



Eastern curb cut along 13th street.



Parking and murals on the west side of the lot

Planning & Zoning Map Amendment Application (Rezoning)

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

Property Owner	
Name:Carla Goyette	
Company:Nerdgasm Emporium LLC.	
Address: 9040 Charity Drive, Colorado Springs	Zip:80920
Phone: () 719-641-1878	Email:nerdgasmemporium@gmail.com
Applicant	
Name:Mitchell L. Ryan	
Company:Nerd Emporium	
Address: 2108 E 12th St	Zip:81001
Phone: () 515-720-3523	Email: Nerdgasmemporium@gmail.com
Person or Firm Representing (If Different From) Owner or Applicant	
Name:	
Company:	
Address:	Zip:
Phone: ()	Email:
<i>The applicant will be the primary contact unless otherwise noted.</i>	
Project Location: 520 W 13th Street (address or general description)	
Parcel# 05-254-19-013	
Legal Description:LOTS H,I,J,K, + L BLK ELIZ PL SUB OF N 1/2 OF BLK 37 IN COUNTY ADD	
Subdivision: Acreage:COM-Central BD	
Acreage: 0.34	

Existing Zone District:R5	Proposed Zone District:B2
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7-29-20

Purpose of this Application:

- To permit development of the property not allowed under the existing zone district.
- To provide a proper zone district in conjunction with the subdivision plan for the area.
- In conjunction with the Annexation petition to annex the property in a use different from the existing Pueblo County Zoning.
- Other (specify):Purchased building in 2019. We were told it was zoned, by Bob Schilling, so that it would allow us to be open to sell Posters & Collectibles. Worked hard the last Year and a half to mkae the old Salvation Army something worth coming to for the community. Holding Free Movie Showings to the neighborhood and Weekly Flea Markets. Trying to rectify the errors made and get Re-Open as soon as possible.

(Continued from previous page)

Statement of Facts:
Justifying the zone change request. Be specific; use additional sheets if necessary.

Building has other businesses to the side and front of it. Property Physically Shares Parking Lot with a Commercial Building. It was a homeless shelter and a church since it was built. The building sat empty for nearly 3 years until I came upon it and saw the potential of what it could be. (Continued on Additional Sheet.)

Description of area surrounding proposed development:

Building has a home to the East Side of the Building. An AlleyWay on the back side. Businesses on the West Side of the building. Building shares parking lot with building open as businesses.

A general description of the proposed development to the distance which will be affected; such description including subjects of environmental effect, economic effect and traffic effect, if any; and such description carried out in scope and detail to the extent needed to support the requested amendment and as may be required by the Planning and Zoning Commission.

None. Just need to be rezoned. No plans on expanding, remodeling, or construction. Business is conducted inside the building.

A tentative site plan showing proposed structures, uses, open spaces, facilities for parking and loading and arrangements for pedestrian and vehicular circulation.

Estimated date for beginning project:N/A

Estimated date for completion of project:N/A

A statement reasonably indicating the applicant's economic responsibility and capability of accomplishing the development for which a zoning amendment is requested:

I plan on developing a lasting relationship with members of the surrounding Community/ Neighborhood. Revitalize the area surrounding the building that once held a less than reputable reputation.

CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. **(if applicable)**

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.

Zoning Compliance (Completed by City Staff)

Application received by:

Date:

Application checked for completeness by:

Date:

Case Manager:

Fee Paid:

Hearing date: Approved Denied Approved w/conditions



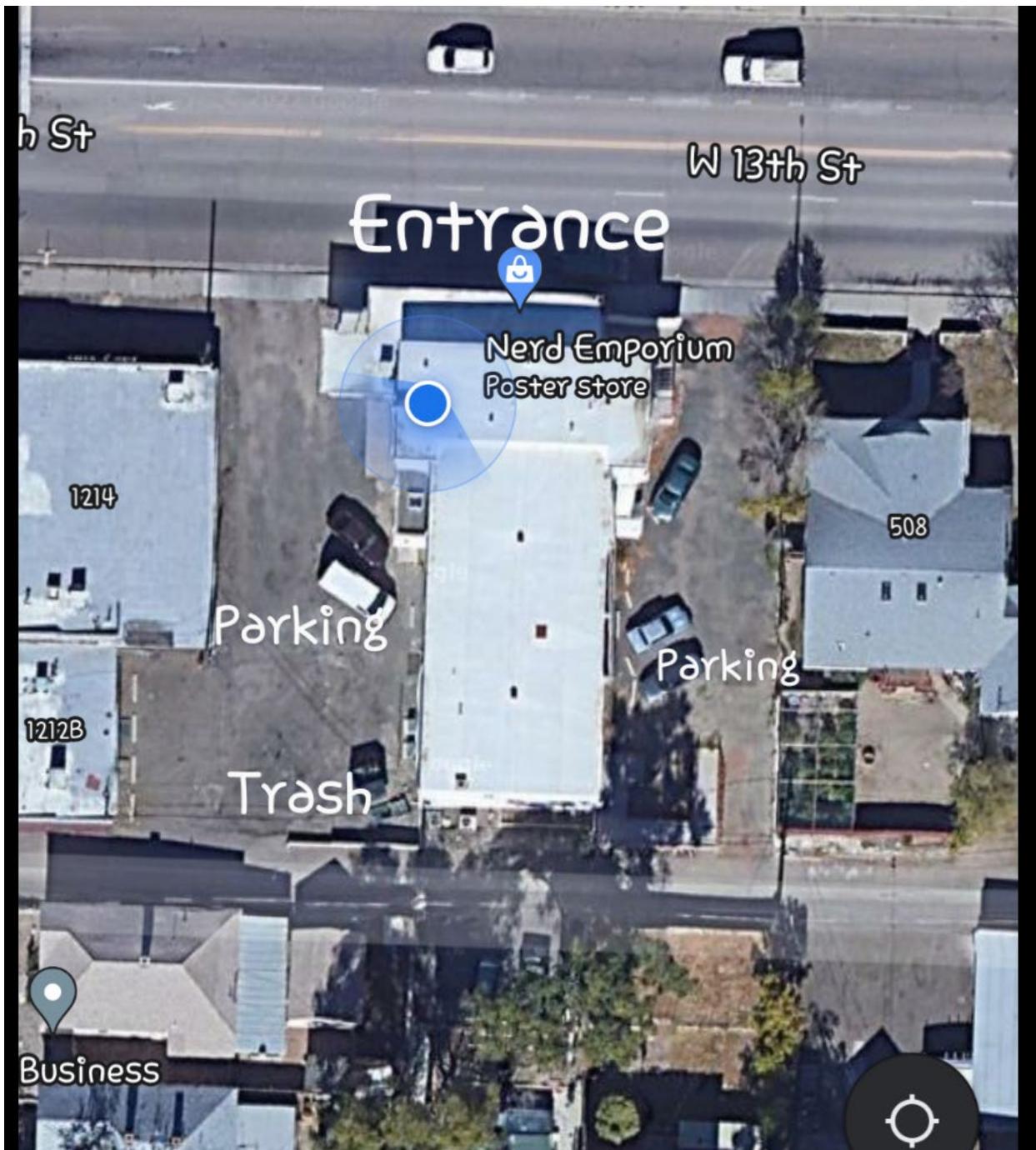
Planning & Community Development

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

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.

Property Owner		
Print Name:	Carla Goyette	
Signature:	<i>Carla Goyette</i>	Date:04/19/22
Applicant, if different from Property Owner		
Print Name:	Mitchell Ryan	
Signature:	<i>Mitchell Ryan</i>	Date:04/19/22

7-29-20





Mitch Ryan <nerdgasmemporium@gmail.com>

City Council Letter

1 message

Jessica Lowe <strangefatecrafts@gmail.com>
To: nerdgasmemporium@gmail.com

Wed, Mar 30, 2022 at 11:32 PM

To Whom It May Concern:

As a fellow small business owner, running a business in tabletop entertainment similar to The Nerd Emporium out of Colorado Springs, I can rest assure you that they are a valuable member of your community. Many people dismiss the importance of sub-communities. The Nerd Emporium provides a safe haven and place for people who have historically had a difficult time feeling as though they belong somewhere. They also provide a place where teens and young adults can be and not get into trouble. While I have yet to have direct interactions with them as a business (hopefully soon), however, we share a customer base and every customer I have that frequents The Nerd Emporium has nothing but nice things to say about them. I would strongly recommend grandfathering them from the previous council member's actions.

With Utmost Sincerity,
Jessica Lowe
Strange Fate Crafts, LLC
Owner



Mitch Ryan <nerdgasmemporium@gmail.com>

(no subject)

1 message

perrita vazquez <cherivazquez741@gmail.com>

Thu, Mar 31, 2022 at 2:20 PM

To: "nerdgasmemporium@gmail.com" <nerdgasmemporium@gmail.com>

As a personal shopper and visitor to Nerd Emporium and a pueblo resident of pueblo County. I would love to see the Nerd Emporium re-open. The fact that this person puts back in to this community with free movies nights for families. Bi-weekly fleamarkets for local pueblo vendors to express there creativity and crafty nerdy skills, one of kind items and the opportunity to put their name out there. Not to mention free of charge to the community to shop and browse. THE interaction of locals and where friendships are made. As a mother of a teen and a eighteen year old it is a safe, fun environment. With out having to worry about gangs, guns, or drugs. This town needs more places like the Nerd Emporium for our children for our community to enjoy a safe environment. Please save our local nerds and our children. It brings out the child at heart to every one. I can't wait to see what the Nerd Emporium has to offer in the future.



Mitch Ryan <nerdgasmemporium@gmail.com>

Save the Emporium!

1 message

Robyn Kropp <rockinrobynmarie@gmail.com>
To: nerdgasmemporium@gmail.com

Thu, Mar 31, 2022 at 7:55 AM

Hello. My name is Robyn Evans and I am erotomg to tell you how much the Nerd Emporium is loved. I stumbled upon this place quite by mistake a fee months ago and I'm so glad I did. My family of six was able to attend a couple free movies which we don't normally do. We're a big family and the theater is expensive. The Nerd Emporium enabled us to have a nice family night. My son has fallen in love with Pokémon and keeps asking me when it will be reopen so he can go ask Mitch all the questions.

I believe in what they are doing there. Providing a place for families and adults to go and have fun. To learn about new hobbies and engage with others in that hobby.

Pueblo needs this. We need an affordable place to go and feel like we are apart of something. The Emporium provides that.

Robyn Evans
[542 Brown Ave, Pueblo, CO 81004](#)
719-406-8464



Mitch Ryan <nerdgasmemporium@gmail.com>

Support

1 message

Kohos <kohos@yahoo.com>
To: nerdgasmemporium@gmail.com

Wed, Mar 30, 2022 at 7:34 PM

To whom it may concern:

My name is Chris Dubey, my family and I moved to Pueblo a year ago, and are getting accustomed to this City very well.

As a film maker, I was particularly drawn to the arts and culture of your community, now our community.

One of the many hidden treasures of this in Pueblo is the Nerd Emporium. Mitch, the head nerd is a welcoming and generous person who clearly has room in his heart to be kind to everyone who wanders in.

They host many events that are quite special to those who attend them, their decor and style is warm and, well, it is just a really cool place.

I believe the City of Pueblo is very fortunate to have such a shop, and it's owner here.

I understand that there are some zoning concerns which have caused a drop in revenue to the emporium, even potentially closing the place down.

This would be a huge loss, not just for the Nerds, nerdets, and nerdlings that gather there to do nerd stuff, but for the community as well.

I hope that something can be done to avoid that closure, and that the city will be wise enough to expedite the process to avoid everyone losing.

Ordinarily, these folks might use the force, or roll a thirty-eight sided dice to solve this dilemma, but, this time, they need their government to be their superhero. That could be you. Come on, everybody looks good in a cape, right?

Sincerely

Chris Dubey
[36 Castle Royal Drive, Pueblo](#)
603 723 6614

[Sent from Yahoo Mail for iPhone](#)



Mitch Ryan <nerdgasmemporium@gmail.com>

Zoning Review - Nerd Emporium

1 message

Matt Ketchum <mattready@hotmail.com>

Wed, Mar 30, 2022 at 7:52 PM

To: "nerdgasmemporium@gmail.com" <nerdgasmemporium@gmail.com>

It has come to light that one of the community's most fantastic local businesses is under scrutiny and government red tape. The Nerd Emporium has been paused to conduct business until a zoning issue has been rectified.

The Nerd Emporium has been a hub for family friendly entertainment, shopping, and social gathering for so many people in our area. I share custody of my daughter and we have limited father/daughter time to bond. One of our favorite things to do is showcasing our arts and crafts at the Emporium. We have a great time meeting new people, shopping for awesome items and art, and gather inspiration from like-minded people and families.

I have been a huge supporter of Mitch and his vision of this business. I feel his business is a great addition to the community and helps elevate the property and the area by offering a safe and fun environment for customers and residents. The zoning issues need to be resolved in Mitch's favor to continue the great work he has put forth to improve this neighborhood. Most of the buildings in the immediate blocks are all zoned for business. Insurance brokers, auto repair, medical offices, etc. all are in the immediate intersection. Rezoning this building will just allow this business to thrive.

Thank you for your time and consideration in this matter.

Matt Ketchum
20 Sovereign Circle
Pueblo CO 80015

May 20, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Michell L. Ryan** for the approval of the following application(s):

Z-22-08: 520 W. 13th St approximately .34 acres located at 520 W. 13th Street legally described as the Lots H, I, J, K + L Block Elizabeth Place Subdivision of North ½ of Block 37 in County Addition currently zoned R-5, (Multiple Office and Residential District) being rezoned to B-2 (Subregional Business District).

The Planning and Zoning Commission meeting will be held on June 8th, 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
Wade Broadhead, Sr. Planner
(719) 553-2280

May 20, 2022

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This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Michell L. Ryan** for the approval of the following application(s):

Z-22-08: 520 W. 13th St approximately .34 acres located at 520 W. 13th Street legally described as the Lots H, I, J, K + L Block Elizabeth Place Subdivision of North ½ of Block 37 in County Addition currently zoned R-5, (Multiple Office and Residential District) being rezoned to B-2 (Subregional Business District).

The Planning and Zoning Commission meeting will be held on June 8th, 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
Wade Broadhead, Sr. Planner
(719) 553-2280

CASE NUMBER Z-22-08

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the proposed Zoning Map Amendment of the property located at 520 W 13TH Street 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 Zoning Map Amendment 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.

5-20-22

(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 Zoning Map Amendment of the property located at 520 W 13TH Street, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

5-20-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

Owner	OwnerStree	OwnerCity	Owr	OwnerZip
MARTINEZ MELISSA JOY + MARTINEZ JOHN	10 AMARANTH CT	PUEBLO	CO	81001-1034
NEIGHBORHOOD SERVICES INC + RIVERA-TAI	1080 CHINOOK LN	PUEBLO	CO	81001-1850
OLIVAS LORENZO RAMIREZ	1104 E 11TH ST	PUEBLO	CO	81001-3017
NORTH ELIZABETH LAW + CENTER RLLP	1123 N ELIZABETH ST	PUEBLO	CO	81003-2259
BRADY SHELLY	1125 N GREENWOOD S	PUEBLO	CO	81003-2833
MARTINEZ IRENE C / MARTINEZ RONN	1126 N ELIZABETH ST	PUEBLO	CO	81003-2234
SCHULZ ANNA D	1210 N ELIZABETH ST	PUEBLO	CO	81003-2236
CLEAN WISE LLC	1214 N ELIZABETH ST	PUEBLO	CO	81003-2236
HIGHLINE MARY A	1300 N ELIZABETH ST	PUEBLO	CO	81003-2127
REED DENICE + PIERSON DOUGLAS D/PIERS	1311 N GREENWOOD S	PUEBLO	CO	81003-2734
SMITH DEAN DANIEL	1319 N ELIZABETH ST	PUEBLO	CO	81003-2126
VON AHLEFELDT GRANT A	1325 N GREENWOOD S	PUEBLO	CO	81003-2734
HOUSING AUTHORITY OF PUEBLO	1414 N SANTA FE AVE	PUEBLO	CO	81003-3732
SCHALEBEN WILL	1425 SIERRA DR	BOULDER	CO	80302-7846
HOPP BRIAN D	175 TYNDALL RD	SILVER CLIFF	CO	81252-9586
ARNOTT ELAINE + IMBLUM NORMAN	1814 LARK BUNTING LN	PUEBLO	CO	81001-1613
TIGERS BLOOD INVESTMENTS LLC	1942 BROADWAY ST ST	BOULDER	CO	80302-5232
POST BETTY JOAN	2 SILVERWEED CT	PUEBLO	CO	81001-1116
HALVORSON ANDREW	202 BRENTWOOD DR	PUEBLO	CO	81005-1108
HOOVER KEN/HOOVER MARY ANNE TRUST	2110 OAKWOOD LN	PUEBLO	CO	81005-2737
PUEBLO COUNTY	215 W 10TH ST	PUEBLO	CO	81003-2945
PACHECO DONNA J	222 S UNION AVE	PUEBLO	CO	81003-3497
MC DANIEL CHARLES WILLIAM JR	2415 N ELIZABETH ST	PUEBLO	CO	81003-3637
MCCRACKEN ISAAC	3162 SILVER LEAF DR	LOVELAND	CO	80538-2852
CROWN PROPERTIES INVESTMENTS LLC	3921 OUTLOOK BLVD	PUEBLO	CO	81008-1580
PARKWOOD LLC	417 W 13TH ST	PUEBLO	CO	81003-2703
GLASOE JERRY D / GLASOE ANGELA S	507 W 12TH ST	PUEBLO	CO	81003-2831
NEIGHBOURS JAMES R	508 W 13TH ST	PUEBLO	CO	81003-2741
BORREGO RICHARD L	510 W 14TH ST	PUEBLO	CO	81003-2722
ALVAREZ JOHN J	512 W 14TH ST	PUEBLO	CO	81003-2722
BONANO KENN	515 W 12TH ST	PUEBLO	CO	81003-2831
ARCHULETA DIANA + ARCHULETA JIMMY R	515 W 13TH ST	PUEBLO	CO	81003-2740
POTTER ANDREW D	517 W 12TH ST	PUEBLO	CO	81003-2831
FRAME JACOB L	522 W 12TH ST	PUEBLO	CO	81003-2832
YAEGER DANIEL A	527 SILVERTON CT	COLORADO SP	CO	80919-2026
SCARR MARK N	610 W 12TH ST	PUEBLO	CO	81003-2215
POPOVIC DEJAN	613 W 12TH ST	PUEBLO	CO	81003-2214
LONGGREAR RUSSELL H III	617 W 25TH ST	PUEBLO	CO	81003-3617
HALL JOHN LIVING TRUST + HALL JANELLE L	64 LOYOLA LN	PUEBLO	CO	81005-1655
COMPTON JEFFREY + COMPTON KRISTEN	789 BLACK ARROW DR	COLORADO SP	CO	80921-7647
POSADA INC	827 E 4TH ST	PUEBLO	CO	81001-3928
VIGIL INVESTMENTS LLC	827 W 10TH ST	PUEBLO	CO	81003-2025
GOYETTE CARLA SUE	9040 CHARITY DR	COLORADO SP	CO	80920-7368
S O A HOLDINGS LLC	999 W CAMINO PABLO	PUEBLO WEST	CO	81007-3153
CITY OF PUEBLO A MUNICIPAL CORPORAT	PO BOX 1427	PUEBLO	CO	81002-1427
HINDERS DONNA J / HIPPIE ROY L	PO BOX 276	BEULAH	CO	81023-0276

VIGIL SORAIDA
EQUITY TRUST COMPANY CUSTODIAN + FBO
SCOTTRIDGE PROPERTIES LLC

PO BOX 374
PO BOX 45290
PO BOX 5361

PUEBLO CO 81002-0374
WESTLAKE OH 44145-0290
GREENWOOD CO 80155-5361