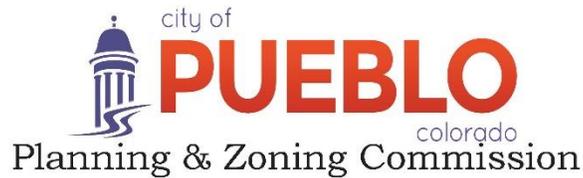


Mike Castellucci
Chair

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-22-07: Rezone: 7 Amherst Avenue**-Rezone .85-acre parcel from R-5, Multiple-Residential and Office District to R-6, Multiple Residential and Commercial District.

Staff Report by Danielle Baxter and report by Beritt Odom

BACKGROUND AND ANALYSIS:

The subject property is located west of S. Prairie Ave and north of Amherst Ave, generally located west of the State Fair Grounds in the Sunset Park Subdivision, 6th Filing. The 0.85-acre site is comprised of a single undeveloped parcel. A preliminary site plan has been submitted for development with a proposed laundromat along Amherst Ave and apartments located behind the laundromat on the north side of the property.

The proposed laundromat and residence, multifamily are both a use by right in the Multiple-Residential and Commercial (R-6 Zone) District. The applicant is requesting to construct a new laundromat facing Amherst Ave. The laundromat will be a 3,000 square foot single story building and will house 80 to 90 washing machines and dryers for patron use. Behind the laundromat will be a two-story apartment building, which will provide eight new apartments. The proposed apartment building is approximately 7,200 square feet and if each apartment has the same floor plan, each apartment will be approximately 900 square feet.

Based on the proposed site plan the laundromat and apartments have the appropriate number of parking spaces required by Sec 17-4-42 & Sec 17-4-43. The applicant currently owns multiple residential rental properties and laundromats in Pueblo, to include Lady Fair Laundromat at 1141 S. Prairie Ave. The applicant states that Lady Fair Laundry, which is located a block south of the proposed rezone site, will close and be moved to this new location if the requested rezoning and the commercial plan review are approved.

COMPREHENSIVE PLAN COMPLIANCE:

The current 2014 comprehensive plan outlines this parcel as high density residential. There are several areas within the City of Pueblo where High Density Residential land use is located. These multiple family housing complexes, having densities of 8 to 12 units an acre, are primarily found within the Minnequa, Belmont and Northridge areas of the City of Pueblo and within Pueblo West along Highway 50. This land use includes townhomes, and apartment buildings. Zoning for these areas should encourage multiple family housing complexes, with appropriate buffers and setbacks to maintain reasonable compatibility with lower density development nearby.

The draft 2022 comprehensive plan, which has not yet been approved by City Council, outlines this parcel as Urban Neighborhoods. The new comprehensive plan states Urban Neighborhood is characterized by traditional urban neighborhoods similar to Pueblo's centrally located neighborhoods. Uniform block sizes with gridded streets, alleys, and an integrated mix of housing types, including single-family homes, duplexes, small multi-family buildings, and accessory dwelling units. Variety of services and amenities available within the neighborhood or easily accessible nearby. Features a complete sidewalk network, neighborhood bikeways and dedicated bike lanes, and offer transit service along major corridors and between areas with a density of housing and/or jobs. Residential density is 6 to 16 dwelling units per acre but may be higher in some locations. Primary Land uses include single family detached and attached homes, duplexes, and townhomes. Supporting land uses include accessory dwelling units; small-scale

multi-family dwellings; neighborhood-scale commercial, retail and services; parks; schools; libraries; community gardens; and other complementary uses.

RECOMMENDED ACTION:

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

HEARING: Daryl Voss, property owner and applicant testified in favor of the application.

Support:

Dorrine Fletcher, testified that the church east of the site is no longer the Cowboy Church it is now the Foot of the Cross Ministries.

No one spoke in opposition.

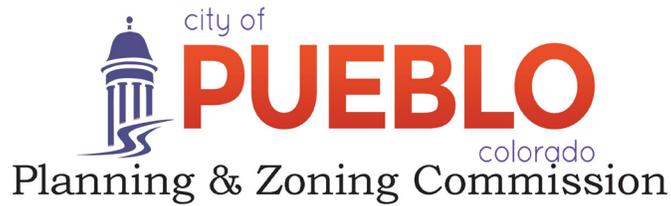
MOTION: Bailey moved to recommend approval, second by Aznar.

Motion passed 7-0

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

Z-22-07

TO: City of Pueblo, Planning and Zoning Commission

FROM: Danielle Baxter, Planner

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

DATE: June 8, 2022

SUBJECT: Rezone from R-5, Multiple-Residential and Office District to R-6, Multiple-Residential and Commercial District

APPLICANT: Daryl Voss, Conmor, LLC

PROPERTY OWNER: Daryl Voss, Conmor, LLC

LOCATION: 7 Amerherst Ave., generally located west of S. Prairie Ave and north of Amherst Ave, west of the State Fair Grounds.
(Lot 22 Blk 3 Sunset Park 6th)

CONCURRENT REQUESTS: none

REQUEST:

The applicant is requesting to rezone Lot 22, Block 3, Sunset Park 6th Filing, totaling 0.85 acres from R-5, Multiple-Residential and Office District to R-6, Multiple-Residential and Commercial District to accommodate the future development of a laundromat and apartments.

BACKGROUND AND ANALYSIS:

The subject property is located west of S. Prairie Ave and north of Amherst Ave, generally located west of the State Fair Grounds in the Sunset Park Subdivision, 6th Filing. The 0.85-acre site is comprised of a single undeveloped parcel. A preliminary site plan has been submitted for development with a proposed laundromat along Amherst Ave and apartments located behind the laundromat on the north side of the property.

STAFF REVIEW AND FINDINGS:

The proposed laundromat and residence, multifamily are both a use by right in the Multiple-Residential and Commercial (R-6 Zone) District. The applicant is requesting to construct a new laundromat facing Amherst Ave. The laundromat will be a 3,000 square foot single story building and will house 80 to 90 washing machines and dryers for patron use. Behind the laundromat will be a two-story apartment building, which will provide eight new apartments. The proposed apartment building is approximately 7,200 square feet and if each apartment has the same floor plan, each apartment will be approximately 900 square feet.

Based on the proposed site plan the laundromat and apartments have the appropriate number of parking spaces required by Sec 17-4-42 & Sec 17-4-43. The applicant currently owns multiple residential rental properties and laundromats in Pueblo, to include Lady Fair Laundromat at 1141 S. Prairie Ave. The applicant states that Lady

Fair Laundry, which is located a block south of the proposed rezone site, will close and be moved to this new location if the requested rezoning and the commercial plan review are approved.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

□ **Site Character:**

The subject property is 0.85 acres of unimproved land. Existing single-family residences are located to the north of the site. To the east of the site is Foot of the Cross Ministries. To the west are the Amherst Ave Apartments.

□ **Neighborhood Compatibility:**

- | | |
|-------|---|
| North | R-2, Single-Family Residential: existing single-family residences |
| East | R-5, Multiple-Residential and Office District: Foot of the Cross Ministries. |
| South | B-4, Central Business District: Amherst Ave and National Pride Car Wash and the rear of the ARC thrift store in the Sunset Plaza shopping center. |
| West | R-5, Multiple-Residential and Office District: Amherst Ave Apartments. |

□ **Comprehensive Plan Compliance:**

The current 2014 comprehensive plan outlines this parcel as high density residential. There are several areas within the City of Pueblo where High Density Residential land use is located. These multiple family housing complexes, having densities of 8 to 12 units an acre, are primarily found within the Minnequa, Belmont and Northridge areas of the City of Pueblo and within Pueblo West along Highway 50. This land use includes townhomes, and apartment buildings. Zoning for these areas should encourage multiple family housing complexes, with appropriate buffers and setbacks to maintain reasonable compatibility with lower density development nearby.

The draft 2022 comprehensive plan, which has not yet been approved by City Council, outlines this parcel as Urban Neighborhoods. The new comprehensive plan states Urban Neighborhood is characterized by traditional urban neighborhoods similar to Pueblo’s centrally located neighborhoods. Uniform block sizes with gridded streets, alleys, and an integrated mix of housing types, including single-family homes, duplexes, small multi-family buildings, and accessory dwelling units. Variety of services and amenities available within the neighborhood or easily accessible nearby. Features a complete sidewalk network, neighborhood bikeways and dedicated bike lanes, and offer transit service along major corridors and between areas with a density of housing and/or jobs. Residential density is 6 to 16 dwelling units per acre but may be higher in some locations. Primary Land uses include single family detached and attached homes, duplexes, and townhomes. Supporting land uses include accessory dwelling units; small-scale multi-family dwellings; neighborhood-scale commercial, retail and services; parks; schools; libraries; community gardens; and other complementary uses.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

□ **Minimum lot size and area:**

R-6 lot size depends upon the use, the minimum required lot size is 3,000 square feet for a single-family use; 5,000 square feet for other permitted uses; and 1,000 square feet per dwelling unit for multifamily uses of six dwelling units or more.

- The existing lot being rezoned is approximately 36,820 square feet, which exceeds the 8,000 square foot minimum lot size. The lot width along Amherst Ave is 140 feet, which exceeds the 50-foot minimum lot width requirement.

□ **R-6 District Schedule of District Regulations (17-4-4(c)(2))**

Six (6) or more family dwelling unit structures shall have a minimum of eight thousand (8,000) square feet of lot area or one thousand (1,000) square feet per dwelling unit, whichever is greater; each room or rental unit for transients in a hotel and/or motel shall provide at least eight hundred (800) square feet of ground area; and other permitted uses shall provide at least five thousand (5,000) square feet of lot area. Residential structures, if one (1) to three (3) habitable stories, shall provide at least twenty percent (20%) of the parcel in landscaped open space; if four (4) or more habitable stories, shall provide at least fifty percent (50%) of the parcel in landscaped open space. The performance standards in Section 17-4-5 shall apply in the R-6 District.

- The parcel in question is 36,820 square feet (0.85 acres). The applicant is proposing eight apartments and a laundromat. Based on the site plan provided the applicant is proposing a 3,000 square foot laundromat facing Amherst Ave. Behind the laundromat will be a two-story building housing eight apartments. The apartment building is approximately 7,200 square feet total. If each apartment has the same floor plan, each apartment will be approximately 900 square feet.
- The applicant will need to provide 20% of the parcel as landscaped open space.

□ **Non-residential Parking Requirements(17-4-43(b)(5))**

Retail uses in B-3, R-5, R-6, I-2 and I-3 zone districts shall be provided with at least ten (10) parking spaces, plus one (1) additional parking space for each two hundred fifty (250) square feet of gross floor area in excess of two thousand five hundred (2,500) square feet.

- The laundromat must provide 12 parking spaces for customers. Based on the site plan provided this parking requirement is met with 18 parking spaces.

□ **Residential Parking Requirements (17-4-42(b))**

Each residential structure containing three (3) or more dwelling units hereafter constructed or relocated shall provide on the building site at least one and one-half (1½) accessible and usable off-street parking spaces for each dwelling unit. Residential structures containing three (3) or more dwelling units which are specifically designed and occupied exclusively by persons sixty (60) years of age or older or handicapped, and which are wholly or partially financially supported by public funds or a nonprofit tax-exempt institution, shall provide on the building site at least three-fourths (¾) of an accessible and usable off-street parking space for each dwelling unit. Said parking spaces may be located on any portion of the building site, shall be permanent in character, shall be provided with a permanent driveway to the public right-of-way, and both the parking spaces and driveway shall be paved with asphalt concrete, Portland cement concrete or pavers.

- The apartment complex must provide 12 parking spaces for residents. Based on the site plan provided this parking requirement is met with 12 parking spaces.

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 the applicant.**

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

- Comments **A full legal description of the property was provided with the application and is attached to the staff report.**

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 implement multi-family residential apartments on the north side of the property with a laundromat located on the south side of the lot facing Amherst Ave.**

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

- Comments **A preliminary site plan has been provided.**

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

- Comments **The applicant indicated development will begin August 2022 and should be completed by April 2023.**

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

- Comments **The application did not include information regarding the applicant's economic responsibility and capability.**

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
- CDOT-No comment

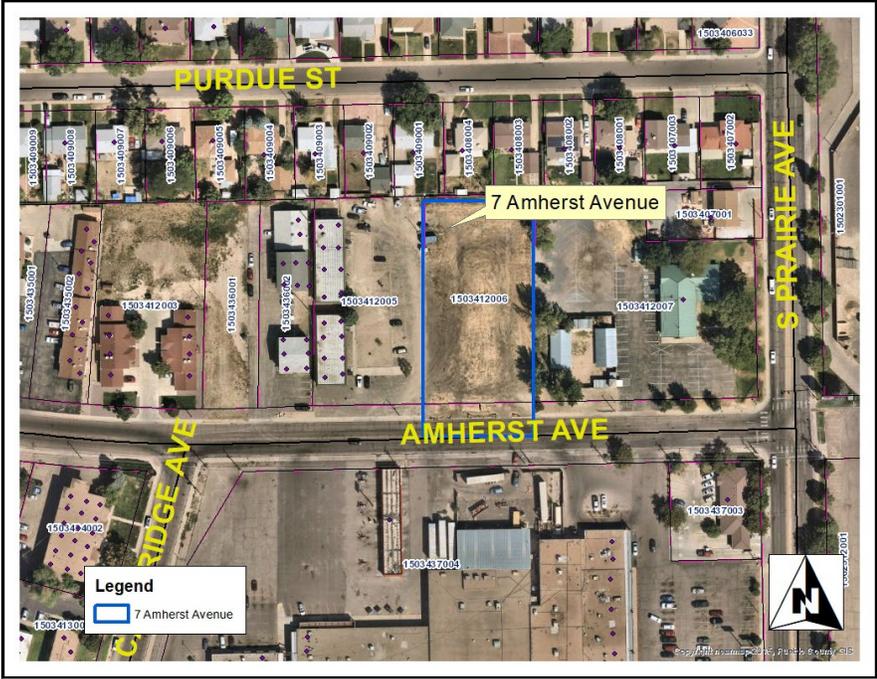
RECOMMENDED ACTION:

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

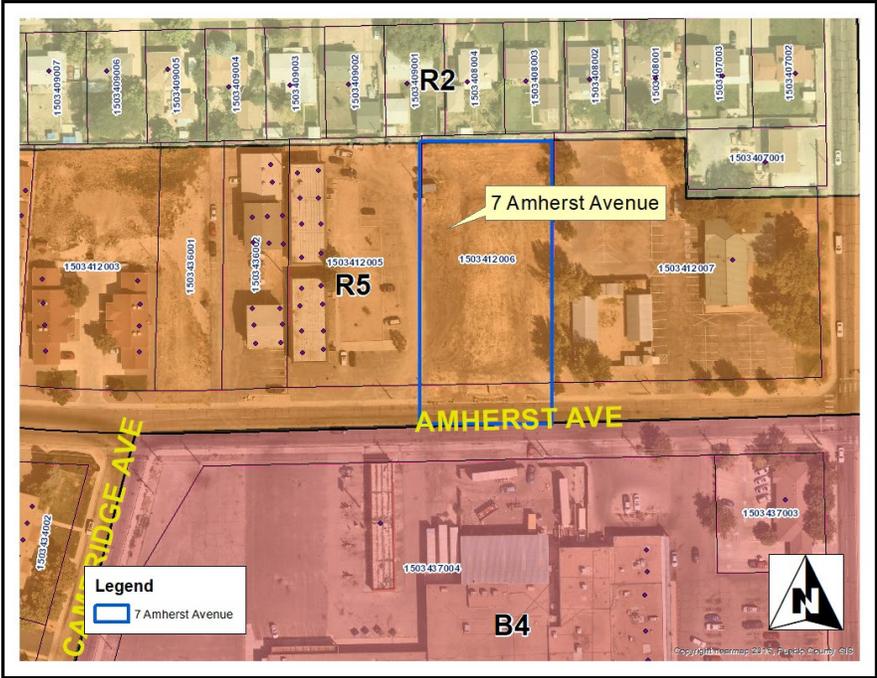
ATTACHMENTS:

- A. **Arial Photograph**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**
- D. **Site Photographs**
- E. **R-6 Zone District Information Sheet**
- F. **Application and Statement of Facts**
- G. **Rezoning Exhibit**

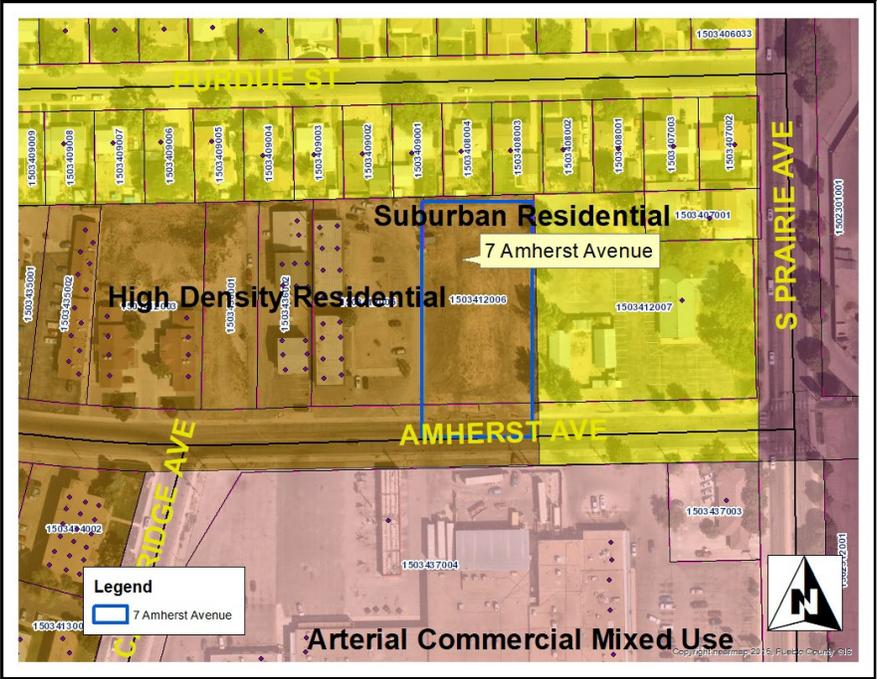
ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan Map

D. Public Notice Poster & Site Photos



Taken from parcel facing southeast across Amherst Ave.



Taken from parcel facing southwest across Amherst Ave.



Taken from parcel facing west.



Taken from parcel facing northeast.



Taken from parcel facing north.



PUBLIC HEARING
THE PLANNING & ZONING COMMISSION
WILL HOLD A HEARING ON:
WED, June 8, 2022 at 3:30 pm
FOR THE FOLLOWING PROPERTY:
7 Amherst Ave.
Parcel 1503412006
REGARDING: Z-22-07
Rezone 0.85 acre parcel from
R-5 to R-6
CITY COUNCIL CHAMBERS
1 CITY HALL PL, PUEBLO, CO
Office of Community Development
1000 W. 10th St., Pueblo, CO 81002
(719) 545-3333
Scott Holman
ADMINISTRATIVE OFFICIAL

E. R-6 Zone District Information Sheet



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

Zone District: R-6 (Multiple-residential and Commercial District)

Purpose. The standards of this district (R-6) are highway-oriented and designed to retain and provide areas of mixed residence, commercial use and accommodations for transients.

Setbacks: Front 25' Side 5' Rear 15'
See Section 17-4-6 for multi-story buildings OVER 35' in height

Coverage: 50%
Floor Area Ratio 2
Max. Height Unlimited
Minimum Lot Width: 50'
Minimum Lot Size: 3,000 Square Feet (*)

(*) Three (3) to five (5) family dwelling unit structures shall have one thousand five hundred (1,500) square feet of lot area per dwelling unit.

(*) Six (6) or more family dwelling unit structures and other permitted uses shall have a minimum of eight thousand (8,000) square feet of lot area or one thousand (1,000) square feet per dwelling unit, whichever is greater and, if one (1) to three (3) habitable stories, shall provide at least twenty percent (20%) of the parcel in landscaped open space; if over four (4) habitable stories, shall provide at least fifty percent (50%) of the parcel in landscaped open space. Up to one-half (1/2) of the required open space may be in the form of balconies of at least four (4) feet wide on roofs developed and maintained as garden or recreation areas, but in no case shall space provided for off-street parking, loading or road access ways be counted as open space; and provided that the other permitted uses shall provide a parcel of land at least five thousand (5,000) square feet.

Single Family Homes: § 17-4-11 Single family home placement standards

Performance standards: § 17-4-4(c)

Off Street Parking § 17-4-43 Off-street parking nonresidential.

Landscape: Required § 17-4-7. Landscape performance standards.

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

R-6 2-4-22

Page 2 of 2

Uses by right.		
1. Accessory commissary	13. Convent / Monastery	27. Office, professional
2. Accessory community garden	14. Gas station	28. Parking lot
3. Accessory dwelling unit, established	15. Home, Children	29. Photography studio
4. Accessory heliport, emergency medical	16. Home, Disabled	30. Religious institution
5. Bar, tavern	17. Home, elderly	31. Residence, condominium
6. Beauty salon or barbershop	18. Hospital	32. Residence, multi-family
7. Bed and breakfast home	19. Hotel (Motel)	Residence, one-family
8. Bed and breakfast inn	20. Laundromat	33. Residence, three and four family
9. Boarding-house	21. Library	34. Residence, townhouse
10. Car wash	22. Manufactured home, one-family	35. Residence, two-family (duplex)
11. Charitable institution	23. Mixed Use	36. Restaurant
12. Child care center	24. Mortuary	37. Retail sales, general
	25. Office, general	38. Retail sales, liquor store
	26. Office, medical	39. Wedding facility

Uses by review.		
1. Accessory drive-thru	11. Group care facility	23. Recreational park
2. Accessory emergency generator	12. Halfway house	24. Recreational vehicle, sales and service
3. Catering service	13. Homeless shelter	25. Restaurant, carry-out
4. Commercial, established	14. Massage establishment	26. Retail sales, garden center
5. Community center	15. Mobile home sales	27. Sign, billboard
6. Community correctional facility or program	16. Nursery	28. Student Housing
7. Financial institution	17. Nursing home	29. Temporary outdoor sales, seasonal
8. Funeral home	18. Parks, trails and open space	30. Veterinary clinic
9. General service	19. Pawnshop	
10. Golf course	20. Public utilities	
	21. Recreation facilities, general	
	22. Recreation facilities, indoor	

Conditional uses:		
1. Accessory antenna	5. Brewpub	9. Home based business
2. Accessory commercial patio	6. Child care home	10. Legal non-conforming uses
3. Accessory medical marijuana home cultivation	7. Community garden	11. Temporary construction yard
4. Accessory solar array	8. Development in floodplain	12. Temporary model home (sales office)

F. Application and Statement of Facts



Planning & Community Development

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

Planning & Zoning Map Amendment Application (Rezoning)

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

Property Owner	
Name: Daryl Voss	
Company: CONMOR, LLC	
Address: PO BOX 2418, PUEBLO, CO	Zip: 81004
Phone: () 575-635-7149	Email: darylvoss@hotmail.com
Applicant	
Name: Daryl Voss	
Company: CONMOR, LLC	
Address: PO BOX 2418, PUEBLO, CO	Zip: 81004
Phone: () 575-635-7149	Email: darylvoss@hotmail.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: AMHERST AVE <small>(address or general description)</small>	
Parcel# 15-034-12-006	
Legal Description: Lot 22, Blk 3, SUNSET PARK 6TH	
Subdivision: SUNSET PARK 6TH	Acreage: .85
Existing Zone District: R-5	Proposed Zone District: R-6

Purpose of this Application:

- To permit development of the property not allowed under the existing zone district.
- To provide 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 than the existing Pueblo County Zoning.
- Other (specify): _____

(Continued from previous page)

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

I will be building apartments which is allowed under current zone district and I would like to build a laundromat on the same parcel of land with the apartments. The laundromat store front will face Amherst Ave. and the apartments will be in the back portion of the parcel.

Description of area surrounding proposed development:
 Apartments, Church, Residential Houses in the back, Commercial Retail Center across the Street

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.

The proposed development will be adjacent to apartments to the west, single family homes to the north which will be adjacent to the planned apartment building. There is a church to the east. My current laundromat is located across the street to the south in the Sunset Shopping Center. I will be relocating the current laundromat to the planned site and anticipate no change in traffic volume in the area.

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: August, 2022

Estimated date for completion of project: April, 2023

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

I own 30 rental properties and I currently own 6 laundromats in Pueblo, Colorado. I have already been approved by a bank to complete this project if a loan is needed.

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.

Office Use Only	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

March 10, 2022

City of Pueblo
Planning & Community Development
211 East D Street
Pueblo, CO 81003

Re: Rezoning of Parcel #15-034-12-006

I am requesting a rezone of Lot 22, Block 3, Sunset Park 6th Filing, from R-5 to R-6. I seek the rezoning to build an 8-plex, 2-story apartment building and a laundromat. My current laundromat which has been there for over 35 years is located to the south in Sunset Plaza Center, and I would like to relocate the laundromat across the street to the proposed site with a much needed larger and modern store. I foresee no net change in traffic in the area due to the move. The larger laundromat will be an added convenience to those living in the apartment-dense area around the proposed building site. The proposed apartment project will add needed housing to Pueblo and be aesthetically pleasing.

The parcel for rezoning consideration borders an apartment building to the west, single-family residences to the north, a church to the east and a shopping center to the south. The proposed apartment will border the single-family residences to the north, with the laundromat positioned closer to Amherst Avenue. Parking and traffic for the apartment and laundromat flow on the west side of the buildings, the buildings themselves providing a "buffer" for the church located to the east.

I am excited about bringing something new to the southside of Pueblo. I appreciate your time and consideration of the rezoning request. I am ready to work with you on any questions or concerns you may have about the proposed project, and can be reached at 575-635-7149.

Sincerely,



Daryl Voss

Official Records of Pueblo County Clerk & Recorder 2180892
06/11/2020 03:45:00 PM Page 1 of 1
Warranty Deed R: \$13.00 D: \$18.50 Gilbert Ortiz

SPECIAL WARRANTY DEED

State Doc Fee: \$18.50
Recording Fee: \$13.00

THIS DEED, Made this 11th day of June, 2020, between
Aaron Ghini
of the said County of Pueblo and State of Colorado, grantor, and
Connor LLC
whose legal address is: P.O. Box 2418, Pueblo, CO 81004 of the County of
Pueblo, and State of Colorado, grantee

WITNESS, that the grantor, for and in consideration of the sum of One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements if any, situate, lying and being in the said County of Pueblo and State of Colorado described as follows:

Lot 22, Block 3, Sunset Park 6th Filing, County of Pueblo, State of Colorado.
also known by street and number as: TBD Amherst Avenue, Pueblo, CO 81005

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a)

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

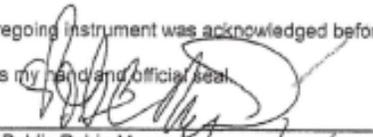


Aaron Ghini

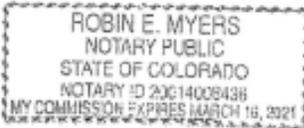
State of Colorado
County of Pueblo

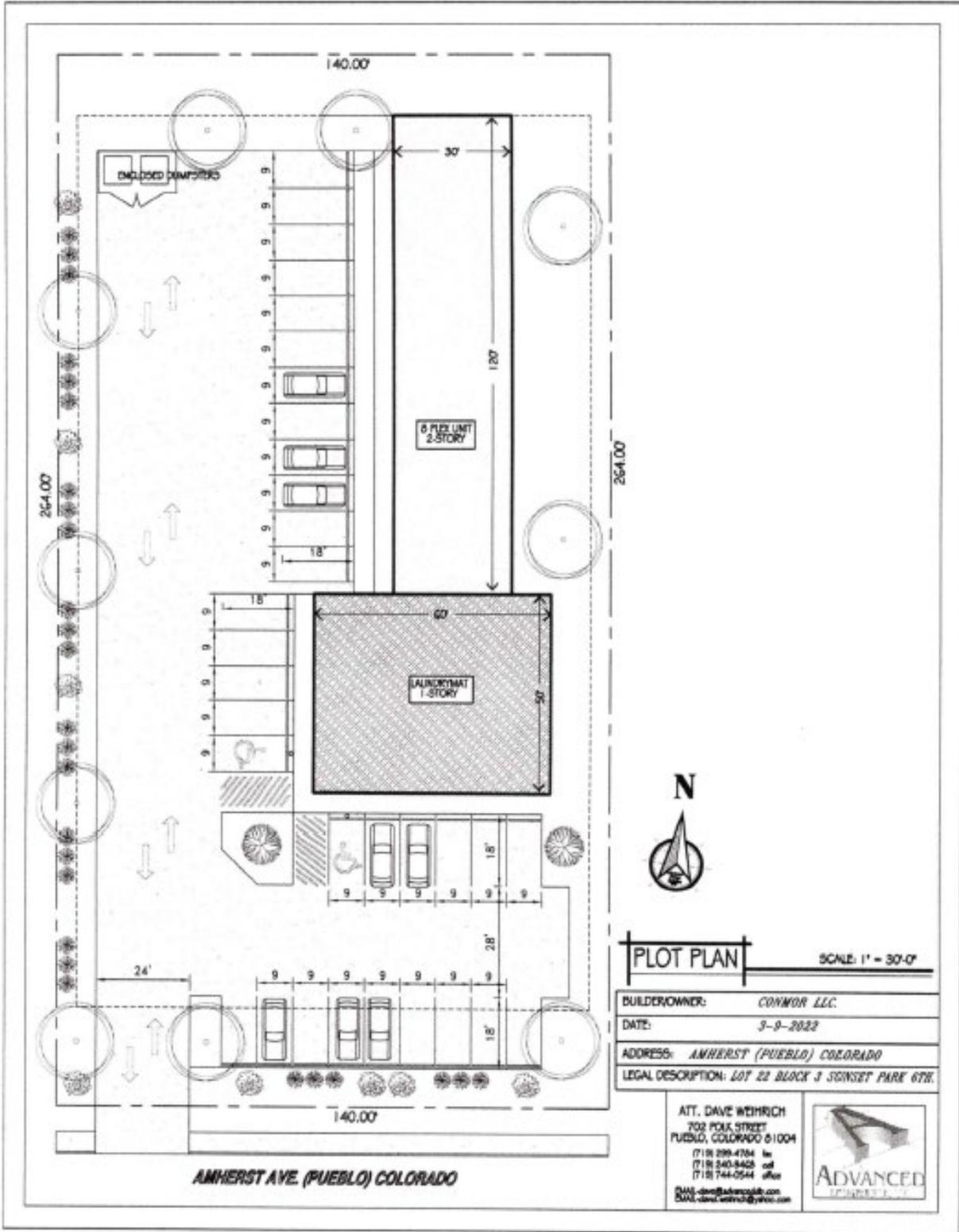
The foregoing instrument was acknowledged before me this 11th day of June, 2020 by Aaron Ghini.

Witness my hand and official seal.



Notary Public Robin Myers
My Commission Expires: 3/16/21





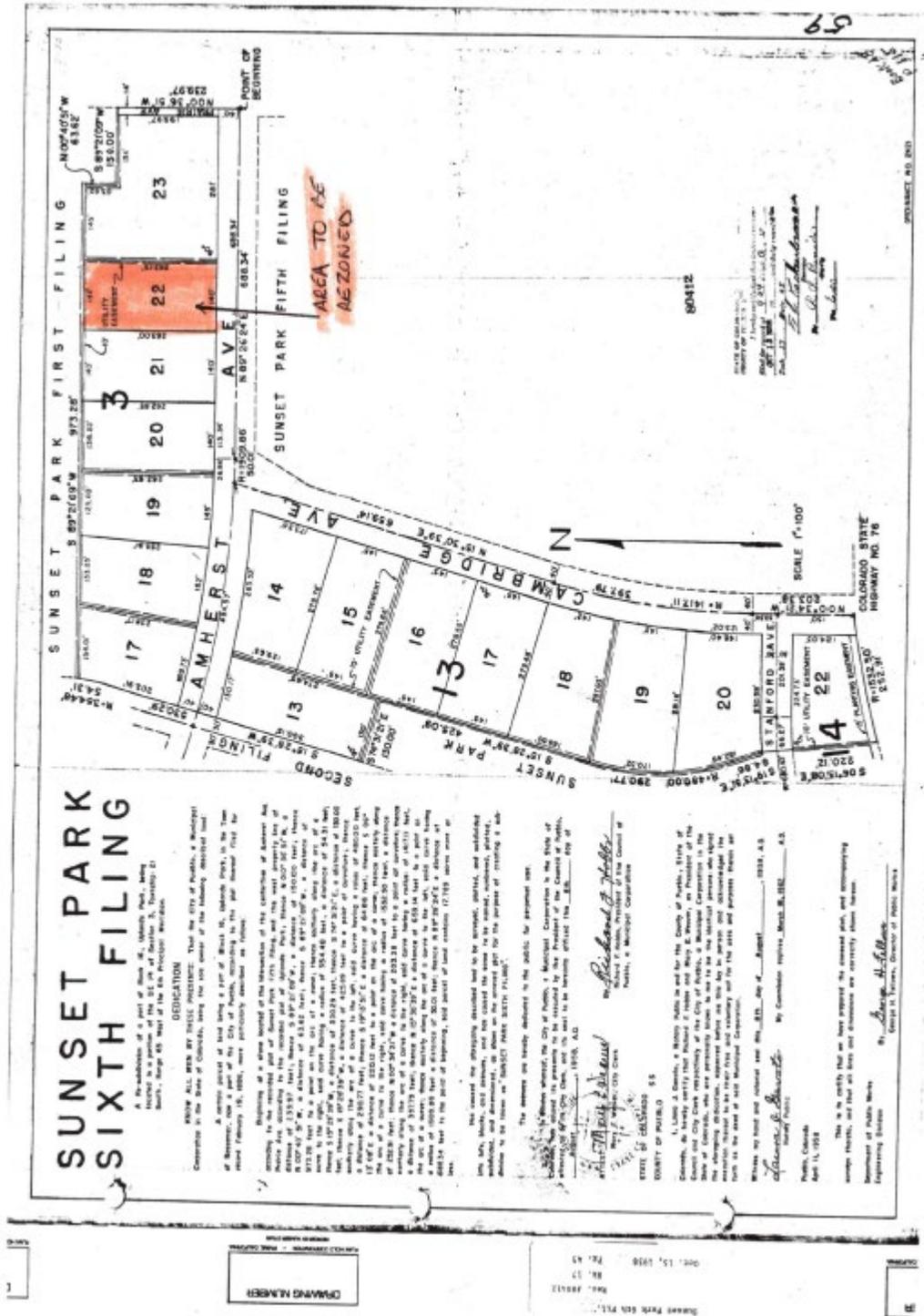
PLOT PLAN SCALE: 1" = 30'-0"

BUILDING OWNER: *COMMON LLC*
 DATE: *3-9-2022*
 ADDRESS: *AMHERST (PUEBLO) COLORADO*
 LEGAL DESCRIPTION: *LOT 22 BLOCK 3 SUNSET PARK 6TH*

ATT. DAVE WEHRICH
 702 POLK STREET
 PUEBLO, COLORADO 81004
 (719) 299-4784 *hr*
 (719) 240-8428 *ext*
 (719) 744-0544 *office*
 dave.wehrich@advanced.com
 dave@advanced.com



G. Rezoning Exhibit



June 8, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Daryl Voss, Connor, LLC** for approval of the following application:

Z-22-07 Rezoning 7 Amherst Ave: Rezone 0.85-acre parcel from R-5, Multiple-Residential and Office District to R-6, Multiple-Residential and Commercial District.

The Planning and Zoning Commission meeting will be held June 8, 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, Director
Planning & Community Development
Danielle Baxter, Planner
(719) 553-2241

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Scott Hobson, Director
Planning & Community Development
Danielle Baxter, Planner
(719) 553-2241

CASE NUMBER Z-22-07

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 7 Amherst Avenue Parcel 1503412006 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 7 Amherst Avenue Parcel 1503412006, 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	Own	OwnerZip
GALLINA ARLENE M	1 PURDUE ST	PUEBLO	CO	81005-2017
SHORT GERALD E + SHORT MIRIAM	10 PURDUE ST	PUEBLO	CO	81005-2018
JOHNER MARY	10 TULANE ST	PUEBLO	CO	81005-2020
ROMERO MICHAEL B/ROMERO LOR	1015 S PRAIRIE AVE	PUEBLO	CO	81005-2015
SUNSET PARK CHRISTIAN CHURCH	1025 S PRAIRIE AVE	PUEBLO	CO	81005-2015
CHURICH MARIA + CHURICH GARY	11 PURDUE ST	PUEBLO	CO	81005-2017
ALAS JENNY	12 PURDUE ST	PUEBLO	CO	81005-2018
KREIMAN KRISTYN	12 TULANE ST	PUEBLO	CO	81005-2020
MONTOYA LYDIA	13 PURDUE ST	PUEBLO	CO	81005-2017
D + S REAL ESTATE INVESTMENTS LLC	1408 BEULAH AVE	PUEBLO	CO	81004-2702
CAPONERA RAYMOND J + REEVES P	15 PURDUE ST	PUEBLO	CO	81005-2017
SPOONE MICHAEL V + SPRADLEY CA	1502 23RD LN	PUEBLO	CO	81006-1852
SANCHEZ JOSEPH A	16 PURDUE ST	PUEBLO	CO	81005-2018
RIGGIO JOHN A/RIGGIO LILLIANNA	16 TULANE ST	PUEBLO	CO	81005-2020
BEHM BARBARA J	17 PURDUE ST	PUEBLO	CO	81005-2017
PAKENHAM COLLEEN	18 PURDUE ST	PUEBLO	CO	81005-2018
JOHNSON JOEL M	19 PURDUE ST	PUEBLO	CO	81005-2017
DAZZIO JOSEPH	2 PURDUE ST	PUEBLO	CO	81005-2018
TORRES JUVENAL BRANDON	20 PURDUE ST	PUEBLO	CO	81005-2018
J NAKAMURA LLC	2001 LAKE AVE	PUEBLO	CO	81004-3538
FERKUL JOSEPH	21 PURDUE ST	PUEBLO	CO	81005-2017
TRUJILLO ERNESTO/TRUJILLO LORRI	22 PURDUE ST	PUEBLO	CO	81005-2018
COOPER MICHAEL A + COOPER ANN	28251 PONGO DR	PUEBLO	CO	81006-9688
DURAN ANDREA A	4 PURDUE ST	PUEBLO	CO	81005-2018
GLACIER BANK	431 POWER RD	GRAND JUNCTION	CO	81507-2775
MORRIS JUDY ANNE	4620 BERMUDA DR NE	ALBUQUERQUE	NM	87111-2836
DILKA BRIAN J/DILKA MARISSA K	5 PURDUE ST	PUEBLO	CO	81005-2017
CHANTALA DAVID TROY + JONES DC	6 PURDUE ST	PUEBLO	CO	81005-2018
MONTOYA DANTE R	7 PURDUE ST	PUEBLO	CO	81005-2017
SUNSET PLAZA SHOPPING CENTER LL	7831 SE STARK ST STE	PORTLAND	OR	97215-2357
ROYBAL LEWIS A + FOSTER KARL	8 PURDUE ST	PUEBLO	CO	81005-2018
BATEY ANN E	8 TULANE ST	PUEBLO	CO	81005-2020
COSTANZA JOSEPH P	86 PRINCETON ST	PUEBLO	CO	81005-1910
ALBERICO MARYLIN SUE + ALBERICO	9 PURDUE ST	PUEBLO	CO	81005-2017
CONMOR LLC	PO BOX 2418	PUEBLO	CO	81004-0418
WALLERSTON TRUST C/O BRENDA W	PO BOX 3810	PUEBLO	CO	81005-0810