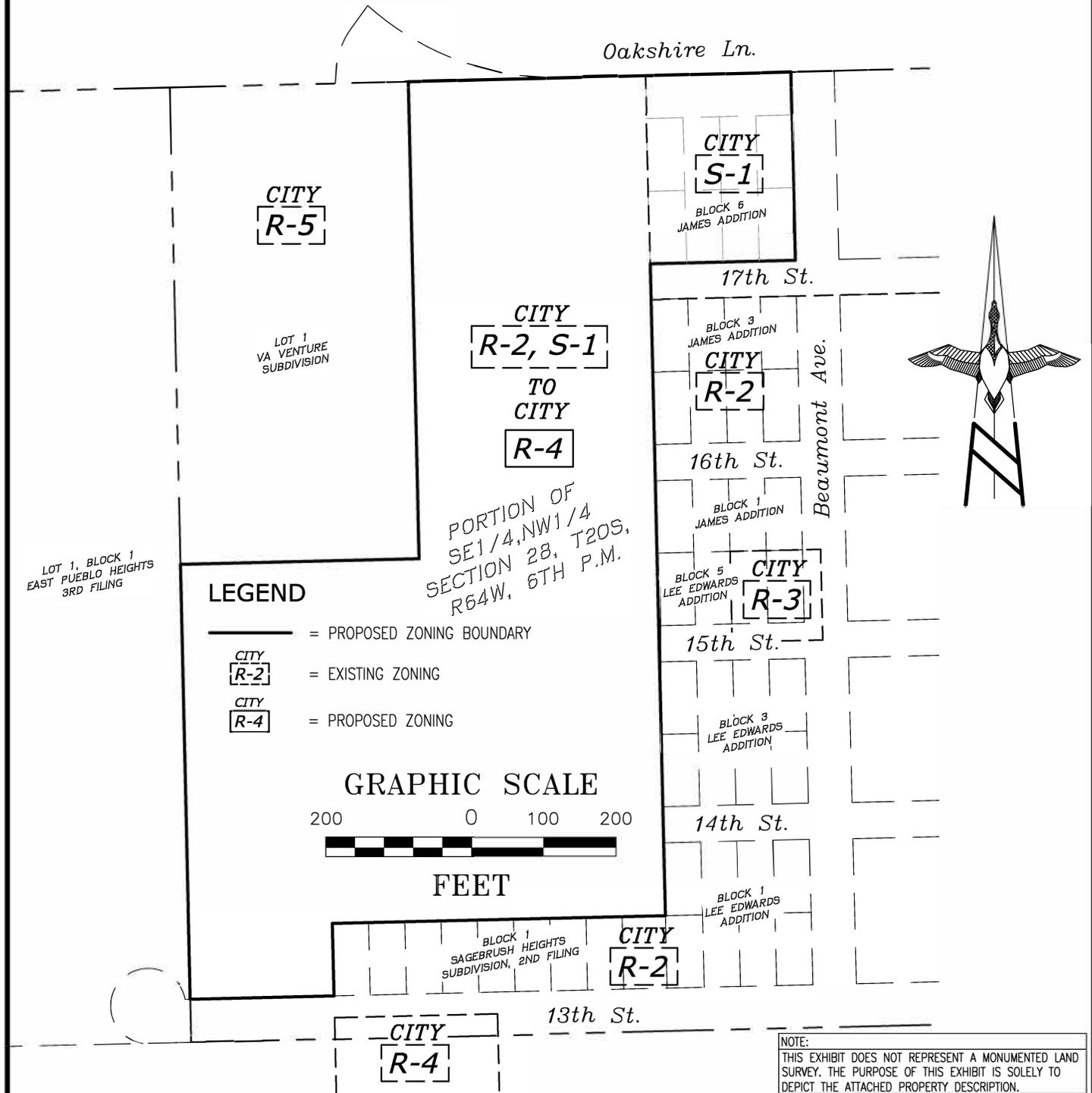


ZONING EXHIBIT

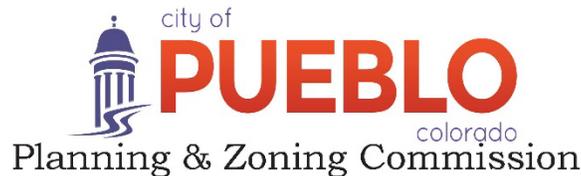
ALL OF THE SW1/4 OF THE SE1/4 OF THE NW1/4; EXCEPT THE SOUTH 60 FEET CONVEYED TO PUEBLO, A MUNICIPAL CORPORATION, IN INSTRUMENT RECORDED AUGUST 23, 1967 IN BOOK 1620 AT PAGE 675; THE E1/2 OF THE NW1/4 OF THE SE1/4 OF THE NW1/4; AND THE NORTH 260 FEET OF THE WEST 257.5 FEET OF THE NE1/4 OF THE SE1/4 OF THE NW1/4; ALL IN SECTION 28, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF PUEBLO, STATE OF COLORADO, EXCEPT THAT PORTION NOW PLATTED AS SAGEBRUSH HEIGHTS SUBDIVISION, 2ND FILING, COUNTY OF PUEBLO, STATE OF COLORADO.



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, August 10, 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, Patrick Avalos

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Wade Broadhead, Sr. Planner, Melanie Turner, Interim Traffic Engineer.

APPROVAL OF AGENDA

Commissioner Bailey moved to approve the agenda

Seconded by Aznar

Motion carried 7-0

PUBLIC HEARING AND ACTION

1. **Z-22-12 Rezoning:** Compass Point Apartments, Parcel 428200007, generally located on Oakshire Lane south from the end of 17th St. to 14th St. Rezoning 14 acres currently zoned Single Family Residential (R-2) zone district and Governmental Zone District (S-1) to R-4 (Mixed Residential District).

BACKGROUND

Staff report by Wade Broadhead

The current request is to rezone the 14.1-acre property from S-1 and R-2 to R-4 Mixed Residential District to support the construction of a new apartment complex. The site is located in the Eastwood Heights Neighborhood directly west of Eva Baca Elementary School on Oakshire Lane. The purpose of the R-4 Zone District is “designed to retain and provide areas with comingling or single-family dwelling units and limited multifamily dwelling unit structures.” The applicant’s intended use is categorized as “Residence, multifamily” and is a Use By Right in the proposed R-4 Zone District. The area is designated as Urban Neighborhood Future Land Use Category, which allows for small scale multifamily dwellings and densities of 6-16 units per acre. The proposed density will be 10 units per acre. The site is well situated for direct access to Oakshire Lane and connections to Troy Avenue and nearby highways while directing traffic west, away from the established Eastwood Heights neighborhood located directly to the east

The applicant has provided a conceptual site plan detailing a 132-unit apartment complex with 10 buildings, including a club house, pool, and playground. The applicant will be providing 269 parking spaces (30 in a garage) or 2 spaces per unit, which is more than the required 1.5 parking spaces per unit. The site plan shows two types of housing structures located on the property with a mix of one- and two-story buildings. The development will require a subdivision and at that time, City departments will review the proposed plat and later the commercial site plan for conformance with all applicable regulations. 17th through 14th streets dead terminate along the eastern periphery of the proposed rezoning site. The treatment of those street terminations will be handled in the subdivision process. The proposed rezoning is in conformance with the Pueblo Regional Comprehensive Plan and is in conformance with the existing pattern of development in the immediate area.

COMPREHENSIVE PLAN COMPLIANCE:

The project site has been designated by the Pueblo Comprehensive Plan as “Urban Neighborhood.” According to the Pueblo Comprehensive Plan, *Urban Neighborhoods*, are found predominantly within the city limits of Pueblo and the urbanizing areas in the City’s immediate periphery. These neighborhoods have a mixture of housing types and neighborhood commercial services. The Comprehensive Plan states further that primary land uses are single-family attached and attached homes, duplex and townhomes, with densities of 6 to 16 units with supporting land uses consisting of small-scale multifamily dwellings and other complimentary uses. This parcel, while adjacent to established pre 1950 neighborhoods, is along a stretch of land that developed later than 1950s and has a slightly different character than the traditional Urban Neighborhood. Large undeveloped prairie parcels are more representative of edge city development where larger apartments are commonly located. The rezoning conforms to the residential density and provides adequate housing opportunity close to city infrastructure and services. The proposed rezoning site is located in the Eastwood Heights Neighborhood along Oakshire Lane, a mixed-use Collector Road, meeting the criteria for multifamily residential development within the Urban Residential land use designation. The proposed R-4, Mixed-Residential and Office District is in conformance with the actual development of the immediate area and in conformance with the Pueblo Regional Comprehensive plan.

RECOMMENDATION:

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

HEARING:

Brenda Haddad, Kittle Property and applicant, testified in favor of the rezoning application. Informed Board of her positive meetings with the neighbors.

Bryan Gallagher, Housing Director, spoke on the need for additional affordable housing in the city.

No one testified in opposition

COMMISSION ACTION:

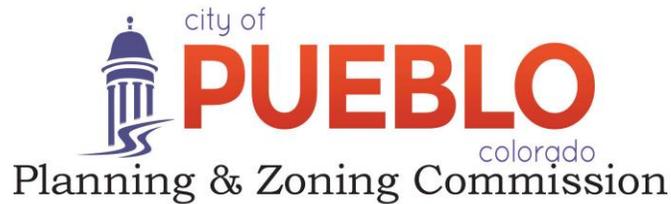
Chairman Castellucci entered the staff report into record and closed the hearing.

Motion by Commissioner Bailey, second by Commissioner Martinez. **Motion passed 7 -0.**

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Bob Schilling
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

Z-22-12

TO: City of Pueblo, Planning and Zoning Commission
FROM: Wade Broadhead, Sr. Planner
THROUGH: Scott Hobson, Acting Director of Planning and Community Development
DATE: August 10, 2022
SUBJECT: Rezone from R-2, Single Family Residential District and S-1, Governmental Zone District to R-4, Mixed Residential District
APPLICANT: Brenda Haddad
Kittle Property Group
PROPERTY OWNER: Eusabio Concialdo, Anne Gaye Concialdi, Anna Marie Colalancia, Donata Colalancia
LOCATION: Generally located on Oakshire Lane south from the end of 17th St. to 14th St.
CONCURRENT REQUESTS: None

REQUEST:

The applicant is requesting to rezone one parcel (14.1 acres) from R-2, Single Family Residential and S-1, Governmental Zone District, to R-4, Mixed-Residential District to facilitate the development of a new apartment complex.

BACKGROUND AND ANALYSIS:

The current request is to rezone the 14.1-acre property from S-1 and R-2 to R-4 Mixed Residential District to support the construction of a new apartment complex. The site is located in the Eastwood Heights Neighborhood directly west of Eva Baca Elementary School on Oakshire Lane. The purpose of the R-4 Zone District is “designed to retain and provide areas with comingling or single-family dwelling units and limited multifamily dwelling unit structures.” The applicant’s intended use is categorized as “Residence, multifamily” and is a Use By Right in the proposed R-4 Zone District. The area is designated as Urban Neighborhood Future Land Use Category, which allows for small scale multifamily dwellings and densities of 6-16 units per acre. The proposed density will be 10 units per acre. The site is well situated for direct access to Oakshire Lane and connections to Troy Avenue and nearby highways while directing traffic west, away from the established Eastwood Heights neighborhood located directly to the east

The applicant has provided a conceptual site plan detailing a 132-unit apartment complex with 10 buildings, including a club house, pool, and playground. The applicant will be providing 269 parking spaces (30 in a garage) or 2 spaces per unit, which is more than the required 1.5 parking spaces per unit. The site plan shows two types of housing structures located on the property with a mix of one- and two-story buildings. The

development will require a subdivision and at that time, City departments will review the proposed plat and later the commercial site plan for conformance with all applicable regulations. 17th through 14th streets dead terminate along the eastern periphery of the proposed rezoning site. The treatment of those street terminations will be handled in the subdivision process. The proposed rezoning is in conformance with the Pueblo Regional Comprehensive Plan and is in conformance with the existing pattern of development in the immediate area.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The subject property is currently undeveloped prairie and will be subdivided before development.

❑ **Neighborhood Compatibility:**

- North R-2, single family housing and undeveloped prairie
- East S-1 and R-2, Eva Baca Elementary School and single-family residential housing
- South R-2 and R-4, Single Family Housing, and apartment complex
- West R-5 and S-1, Retirement complex, community solar farm

❑ **Comprehensive Plan Compliance:**

- ❑ The project site has been designated by the Pueblo Comprehensive Plan as “Urban Neighborhood.” According to the Pueblo Comprehensive Plan, *Urban Neighborhoods*, are found predominantly within the city limits of Pueblo and the urbanizing areas in the City’s immediate periphery. These neighborhoods have a mixture of housing types and neighborhood commercial services. The Comprehensive Plan states further that primary land uses are single-family attached and attached homes, duplex and townhomes, with densities of 6 to 16 units with supporting land uses consisting of small-scale multifamily dwellings and other complimentary uses. This parcel, while adjacent to established pre 1950 neighborhoods, is along a stretch of land that developed later than 1950s and has a slightly different character than the traditional Urban Neighborhood. Large undeveloped prairie parcels are more representative of edge city development where larger apartments are commonly located. The rezoning conforms to the residential density and provides adequate housing opportunity close to city infrastructure and services. The proposed rezoning site is located in the Eastwood Heights Neighborhood along Oakshire Lane, a mixed-use Collector Road, meeting the criteria for multifamily residential development within the Urban Residential land use designation. The proposed R-4, Mixed-Residential and Office District is in conformance with the actual development of the immediate area and in conformance with the Pueblo Regional Comprehensive plan.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

❑ **Minimum lot size, width and area:**

The proposed 14.17-acre lot meets the minimum lot area. Based on number of units the minimum lot size is 132,000 square feet and the property contains over 600,000 square feet. The proposed lot has a 380-foot lot width, which meets the minimum 50-foot lot width minimum.

❑ **Lot coverage:**

- The R-4 Zone District allows a maximum lot coverage of 50-percent.

- The preliminary plan shows lot coverage at less than 40%

□ **Zone District Performance Standards:**

The R-4 Zone District Performance Standards (Sec. 17-4-4(a)) provide the requirements relating to minimizing the impact of the development on the surrounding neighborhood, since the proposed development is planned at 132 units, development must comply with Section 17-4-4(a)(1) & (2) below:

- (1) Three (3) to Five (5) family unit structures shall have one thousand five hundred (1,500) square feet of lot area per dwelling area.
- (2) Six (6) or more family dwelling unit structures shall have a minimum of eight thousand (8,000) of lot area or one thousand (1,000) square feet per dwelling unit, whichever is greater 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%) in landscaped open space; or if four or more habitable stories, shall provide at least fifty percent of the parcel in landscaped open space. The performance standards in Section 17-4-5 shall apply in the R-5 District.

The applicant needs 132,000 square feet of lot area to conform to the code requirements and presently they have approximately 600,000 square feet for development. There is more than enough space for the 20% required landscaped area after accounting for the required 132,000 square feet.

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 has signed the application.**

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 a new apartment use.**

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 is attached to the staff report and will be submitted separately for commercial site plan review.**

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

- Comments **The applicant will begin development in 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 applicant has a track record of executing large scale apartment projects across the United States**

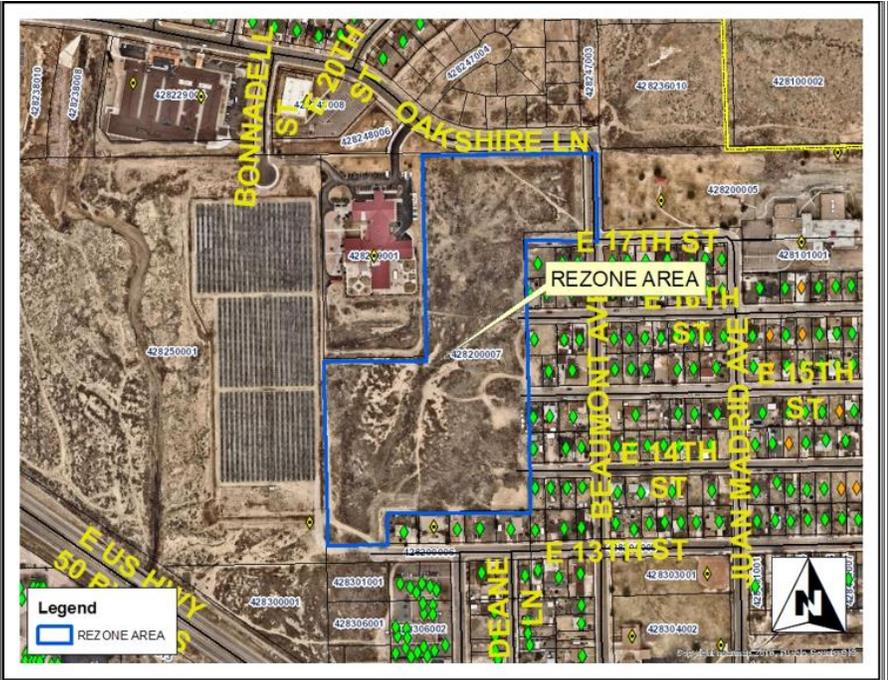
RECOMMENDED ACTION:

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

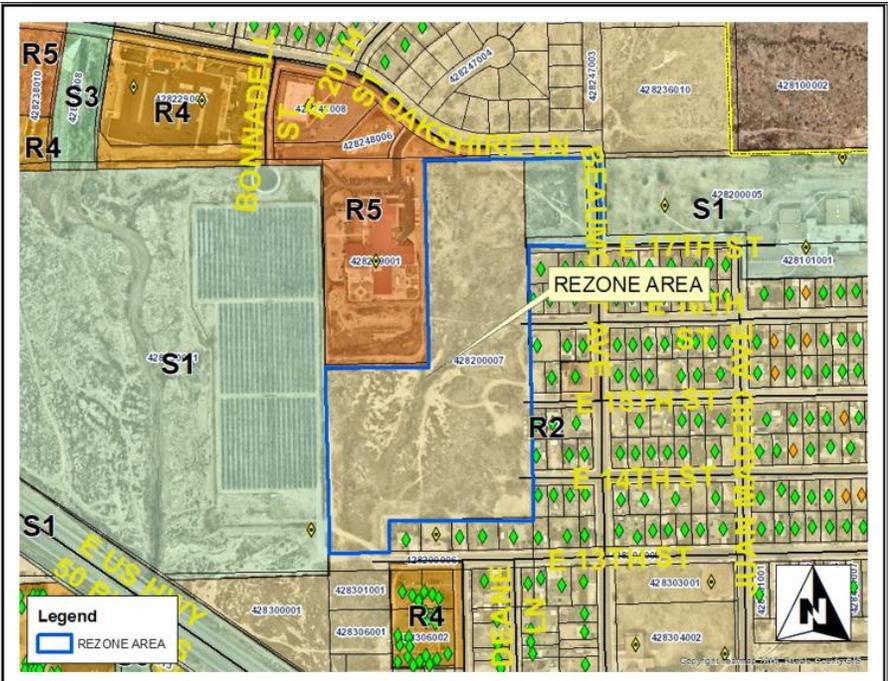
ATTACHMENTS:

- A. **Arial Photograph**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**
- D. **Site Photographs**
- E. **Application**
- F. **Rezoning Exhibit**
- G. **Proposed Site Plan and Elevations**

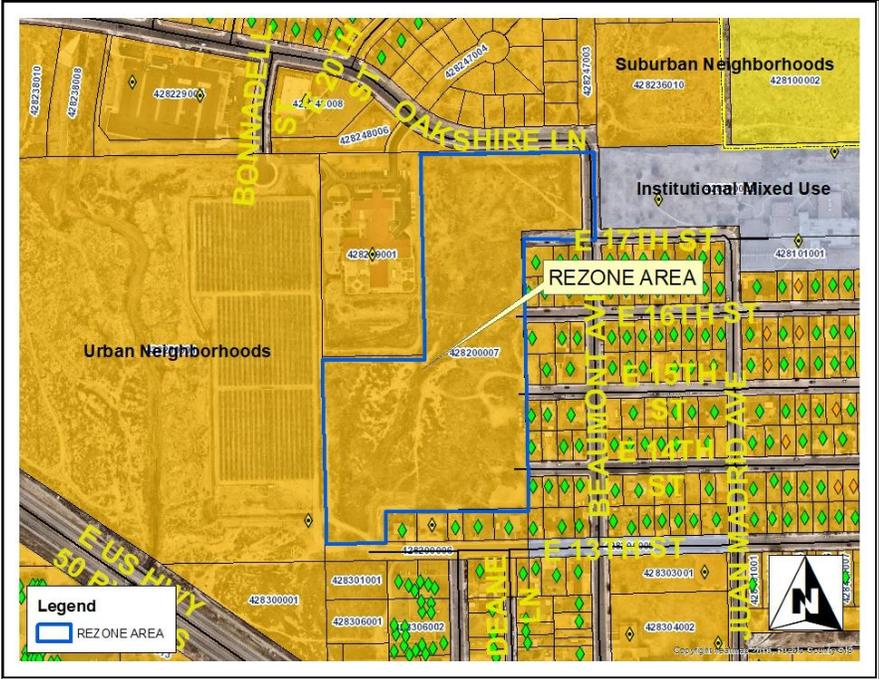
ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan Map



Public Notice Poster



Site overview photo looking west



Site overview looking southeast



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: Eusabio Richard Concialdo, Anne Gaye Concialdi, Anna Marie Colalancia, Donato Colalancia	
Company:	
Address: 1007 W Orman Avenue Pueblo, CO	Zip: 81004
Phone: ()	Email: See Walt Pickard's contact information below
Applicant	
Name: Brenda Haddad	
Company: Kittle Property Group	
Address: 310 E. 96th Street, Suite 400	Zip: 46240
Phone: () 417-529-8929	Email: bhaddad@kittleproperties.com
Person or Firm Representing (If Different From) Owner or Applicant	
Name: Walt Pickard (owner representative)	
Company: Re/Max of Pueblo	
Address: 511 W 29th Street Suite A, Pueblo, CO	Zip: 81008
Phone: () 719-240-7301	Email: waltpickard@comcast.net
<i>The applicant will be the primary contact unless otherwise noted.</i>	
Project Location: SWC of Oakshire Lane and Beaumont Street <small>(address or general description)</small>	
Parcel# 0428200007	
Legal Description: All of the SW1/4 of the SE1/4 of the NW1/4; Except the South 60 feet conveyed to Pueblo, a Municipal corporation, in instrument recorded August 23, 1967 in Book 1620 at Page 675, The	
Subdivision: 1 Eastwood Lower Eastside	Acreage: 14.179
Existing Zone District: R2, S1	Proposed Zone District: R4

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.	
Please see attached sheet.	
Description of area surrounding proposed development:	
It's surrounded by the Veterans Affairs Office, single family neighborhoods and close to the under-construction new Pueblo East High School with ease of access to Highway 50 and Highway 47 and is next to the city bus line.	
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.	
Please see attached sheet.	
<input checked="" type="checkbox"/> 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: January 1, 2023	
Estimated date for completion of project: October 1, 2024	
A statement reasonably indicating the applicant's economic responsibility and capability of accomplishing the development for which a zoning amendment is requested.	
Kittle Property Group is a vertically integrated company that has developed over 145 multi-family housing properties across 18 states. Kittle Property Group will be submitting a 4% LIHTC application to CHFA for state and federal funding.	
<input checked="" type="checkbox"/> 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: _____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> 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:	Anne Concialdi	Eusabio Concialdi
Signature:	<i>Anne Gage Concialdi</i>	<i>Eusabio Richard Concialdi</i>
Applicant, if different from Property Owner		
Print Name:	Anna Colalancia	Donato Colalancia
Signature:	<i>Anna Marie Colalancia</i>	<i>Donato Colalancia</i>
		Date: 06/03/2022

Applicant Name: Brenda Haddad for Kittle Property Group

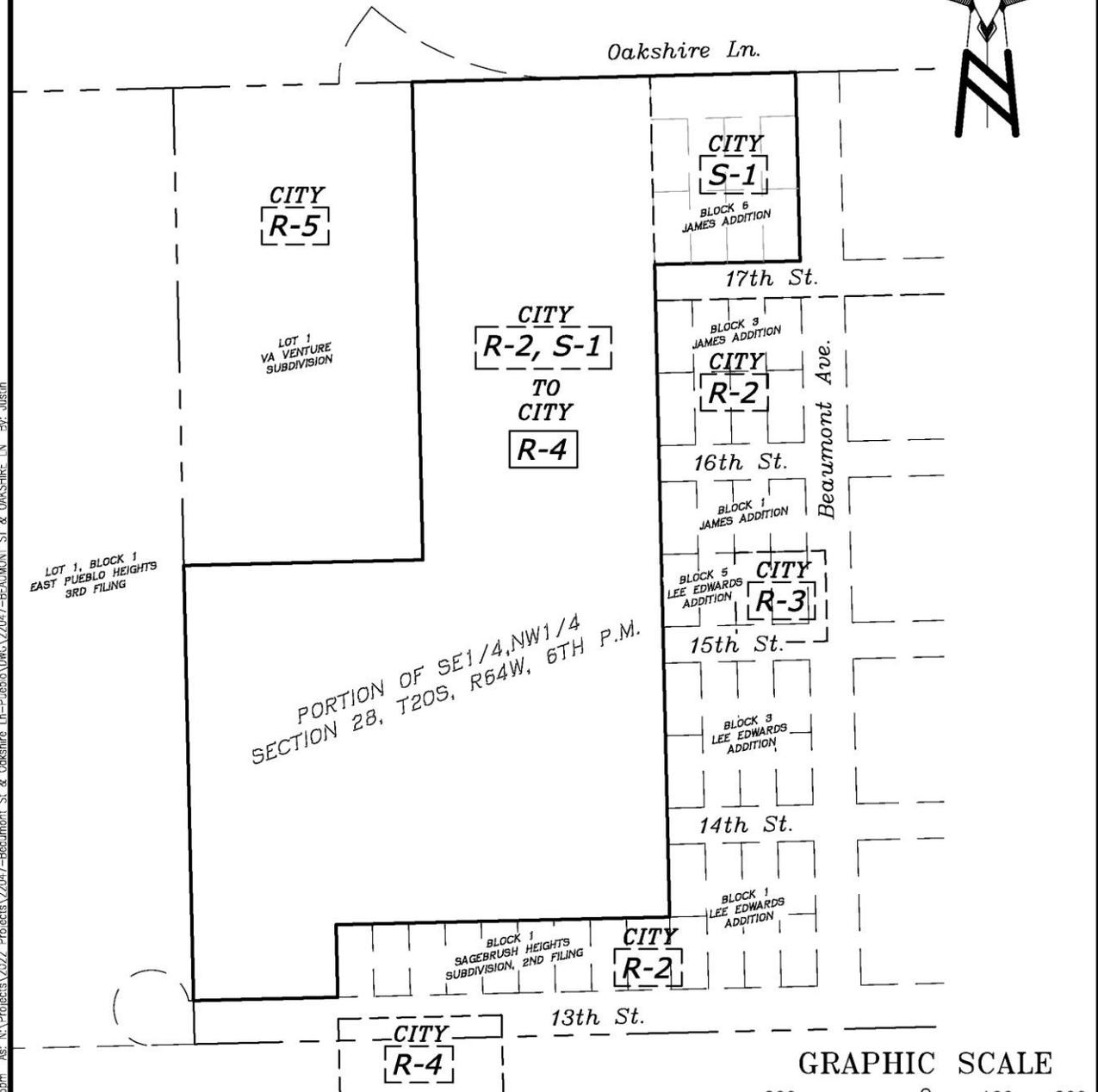
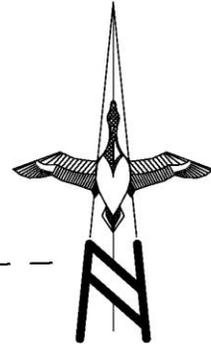
Brenda Haddad 6/3/22

LEGEND

-  = PROPOSED ZONING BOUNDARY
-  = EXISTING ZONING
-  = PROPOSED ZONING

EXHIBIT "B"
ZONING EXHIBIT

A PORTION OF THE SE 1/4, NW 1/4 OF SECTION 28
TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF PUEBLO, STATE OF COLORADO



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. THE PURPOSE OF THIS EXHIBIT IS SOLELY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



FEET



SHEET 1 OF 1

JOB NO. 22047
DATE: 6/16/22
SCALE: 1" = 200'

Last Saved On: 6-20-22 At: 03:56pm As: N:\Projects\2022 Projects\22047-Beaumont St. & Oakshire Ln.-Pueblo\DWG\22047-Beaumont St. & Oakshire Ln. By: Justin

ARCHITECT OF RECORD

KITTLE
PROPERTY GROUP, INC.
310 East 66th Street, Suite 400
Indianapolis, IN 46240
(317) 846-2111
www.kittleproperties.com

THIS DOCUMENT IS THE PROPERTY OF KITTLE PROPERTY GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KITTLE PROPERTY GROUP, INC.

DATE: 08/14/2024

PROJECT TITLE

PROJECT TITLE

COMPASS POINTE
Cassidy Lane and Beaumont St
Pueblo, CO 81001

REVISIONS

NO. DESCRIPTION DATE

1. 08/14/24

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO.

22-004

SHEET TITLE

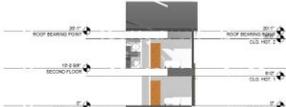
ELEVATIONS -
3BR+2BR+1BR

SHEET NUMBER

A-201



1 3BR+2BR+1BR - FRONT ELEVATION
1/2" = 1'-0"



5 SECTION
1/2" = 1'-0"

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/14/24

- ELEVATION KEYNOTES
- E1 DIMENSIONAL ASPHALT SHINGLE ROOF - 30 YEAR WARRANTY
- E2 3/8" BRICK CHASE WALLS AND BATTEN SIDING - 18" SPACING
- E3 1/2" BRICK CHASE WALLS - 18" SPACING
- E4 1/2" BRICK CHASE WALLS - 18" SPACING
- E5 1/2" BRICK CHASE WALLS - 18" SPACING
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- E72 1/2" BRICK CHASE WALLS - 18" SPACING
- E73 1/2" BRICK CHASE WALLS - 18" SPACING
- E74 1/2" BRICK CHASE WALLS - 18" SPACING
- E75 1/2" BRICK CHASE WALLS - 18" SPACING
- E76 1/2" BRICK CHASE WALLS - 18" SPACING
- E77 1/2" BRICK CHASE WALLS - 18" SPACING
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- E86 1/2" BRICK CHASE WALLS - 18" SPACING
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- E98 1/2" BRICK CHASE WALLS - 18" SPACING
- E99 1/2" BRICK CHASE WALLS - 18" SPACING
- E100 1/2" BRICK CHASE WALLS - 18" SPACING

BUILDING EXTERIOR MATERIAL PERCENTAGE BREAKDOWN:

BRICK VENEER = 30%

SIDING = 70%

SIDING COLORS

COLOR 1 - SW 7622 "HAMBURG GRAY"

COLOR 2 - SW 6166 "DUALINE"

COLOR 3 - SW 7705 "WHEAT PENNY"

TRIM - SW 7000 "PURE WHITE"



3 3BR+2BR+1BR - RIGHT ELEVATION
1/2" = 1'-0"



2 3BR+2BR+1BR - LEFT ELEVATION
1/2" = 1'-0"



4 3BR+2BR+1BR - REAR ELEVATION
1/2" = 1'-0"

T:\1947\Architectural\360\Projects\2022\22-001\Location IN - 2832 North Lake Road\360_CAD\3BR+2BR+1BR - Update.rvt

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ARCHITECT OF RECORD

KITTLE
PROPERTY GROUP, INC.
310 East 18th Street, Suite 400
Indianapolis, IN 46240
(317) 846-3111
www.kittleproperties.com

PROJECT TITLE

COMPASS POINTE
Catharine Lane and Beaumont St
Pueblo, CO 81001

ISSUE FOR DATE

REVISIONS

MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE
FOOTPRINT DIMENSIONS ONLY

PROJECT NO. 22-004

SHEET TITLE

ELEVATIONS
#2BR16+1BR8

SHEET NUMBER
A-202



1 2BR16+1BR8 FRONT ELEVATION
3/2" = 1'-0"

ELEVATIONS KEYNOTES

Key	Material Note
E1	3-DIMENSIONAL ASPHALT BITUMBLE ROOF - 30 YEAR WARRANTY
E2	BRICK - COLOR NO. 1
E3	VERTICAL - [REDACTED] - BRICK CONCRETE SOUND
E4	VINYL WINDOWS - SEE WINDOW SCHEDULE
E5	BRICK SL - COLOR NO. 1
E6	BRICK SLANT - 1/2" COMPACTIVE BRICK - SEE STRUCTURE FOR DET
E7	ALUMINUM GETTER & COMPARTMENT, PINE FINISHES
E8	CONCRETE FLOOR TO 1/2" TO 3/4" STONE CRACKS
E9	BRICK VENT
E10	CONCRETE RAILING
E11	TRIM BOARDS
E12	TRIM BOARD CONTROLLED AREA AS ELEVATED FLOOR LINE
E13	TRIM BOARD CONTROLLED AREA AS ELEVATED FLOOR LINE
E14	TRIM BOARD CONTROLLED AREA AS ELEVATED FLOOR LINE
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E99	TRIM BOARD CONTROLLED AREA AS ELEVATED FLOOR LINE
E100	TRIM BOARD CONTROLLED AREA AS ELEVATED FLOOR LINE

3 2BR16+1BR8 RIGHT ELEVATION
3/2" = 1'-0"

2 2BR16+1BR8 LEFT ELEVATION
3/2" = 1'-0"



4 2BR16+1BR8 REAR ELEVATION
3/2" = 1'-0"

6 BREEZEWAY INTERIOR ELEVATION
3/2" = 1'-0"

T:\HQP Architecture\HQP Projects\2022\22-004 Latham Pl - 2BR16 North Side Row 363_CAD\2BR16+1BR8.rvt

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ARCHITECT OF RECORD

KITTLE
 PROPERTY GROUP, INC.
 310 East 66th Street, Suite 400
 Indianapolis, IN 46240
 (317) 846-2111
 www.kittleproperties.com

REAL

PROJECT TITLE

COMPASS POINTE

Compass Lane and Beaumont St
 Pueblo, CO 81001

DATE

REVISIONS

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO

22-004

SHEET TITLE

3BR8+4BR4 - ELEVATIONS

SHEET NUMBER

A-203



1 BUILDING 3BR8+4BR4 - FRONT ELEVATION
 332' x 17'



2 BUILDING 3BR8+4BR4 - REAR ELEVATION
 332' x 17'



3 BUILDING 3BR8+4BR4 - LEFT SIDE ELEVATION
 332' x 17'



4 BUILDING 3BR8+4BR4 - RIGHT SIDE ELEVATION
 332' x 17'

ELEVATION KEYNOTES	
Key Value	Keynote Text
E1	DIMENSIONAL ASPHALT SHINGLE ROOF - 30 YEAR WARRANTY
E2	BRICK - COLOR NO. 1
E3	VERTICAL FIBER CEMENT BOARD AND BATTEN - COLOR 1
E5	VINYL WINDOWS - SEE WINDOW SCHEDULE
E7	BRICK SILL - COLOR NO. 2
E8	BRICK HEADER - SLAY GRAY (GENERAL SHALE)
E9	WOOD BEAM / 1X12 COMPOSITE WRAP - SEE STRUCTURE FOR DIM
E10	6X6 COMPOSITE "REAL" COLUMN, CLIFFED AND PAINTED
E12	6" ALUMINUM GUTTER & DOWNSPOUTS, PREFINISHED - ALL PORCHES AND BALCONIES
E13	DOWNSPOUTS (TYP.) TO THE INTO STORM DRAINS
E15	RIDGE VENT
E16	DIVISION WALL BETWEEN BALCONIES
E18	VINYL COMPOSITE RAILING
E20	6" TRIM BOARDS
E22	1/2" TRIM WRAP CONTINUOUS AROUND BLDG AT ROOF LINE
E23	FIBERGLASS ENTRY/PATIO DOOR
E25	FIBER CEMENT LAP SIDING - COLOR 3 (LIGHT COLOR)
E26	FIBER CEMENT LAP SIDING - COLOR 3 (DARK COLOR)
E29	2x5 WINDOWS SHUTTERS ON BACK OF BUILDINGS 7 AND 13 ONLY

BUILDING EXTERIOR MATERIAL PERCENTAGE BREAKDOWN:
 BRICK VENEER = 30%
 SIDING = 70%

SIDING COLORS
 COLOR 1: SW 7622 "HOMEBIRD GRAY"
 COLOR 2: SW 9189 "SPRING LINE"
 COLOR 3: SW 7705 "WHEAT PENNY"
 TRIM: SW 7005 "PURE WHITE"

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PROJECT TITLE

COMPASS POINTE
Caddis, Lane and Beaumont Ct
Pueblo, CO 81001

REVISION	NO.	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO.
22-004

SHEET TITLE
COTTAGE 2BR4 - EXTERIOR ELEVATIONS

SHEET NUMBER
A-204

EXTERIOR MATERIALS/SHEDDAGE BREAKDOWN:		BRICK COLORS	
FRONT:	WHISKEY BRICK - 80% BRICK VENEER - 15%	COLOR 1: SW 75% "HARBOR GRAY"	
LEFT:	WHISKEY BRICK - 80% BRICK VENEER - 15%	COLOR 2: SW 75% "TRIPLE"	
RIGHT:	WHISKEY BRICK - 80% BRICK VENEER - 15%	COLOR 3: SW 75% "MID PENNY"	
REAR:	WHISKEY BRICK - 80% BRICK VENEER - 15%	TRIM: SW 75% "PURE WHITE"	



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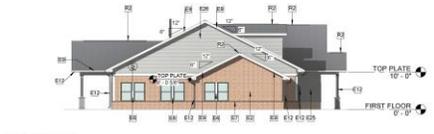
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ARCHITECT OF RECORD

KITTLE
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 Indianapolis, IN 46240
 (317) 846-2111
 www.kittleproperties.com

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BEAL



4 LEFT ELEVATION
132'-0" x 7'-0"



3 RIGHT ELEVATION
132'-0" x 7'-0"



2 BACK ELEVATION
132'-0" x 7'-0"



1 FRONT ELEVATION
132'-0" x 7'-0"

#	KEYNOTE LEGEND
01	LAUNDRY SHELF TOP PLATE 4" UP AND TYP. 48" APART ACROSS UNITS
02	1/2" UP OVER THE SILL
03	1/2" TYPICAL BRICK BLOCCING AS REQUIRED
04	CHIMNEY BRICK BLOCCING AS REQUIRED
05	CHIMNEY BRICK BLOCCING AS REQUIRED
06	CHIMNEY BRICK BLOCCING AS REQUIRED
07	CHIMNEY BRICK BLOCCING AS REQUIRED
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100	CHIMNEY BRICK BLOCCING AS REQUIRED

PROJECT TITLE

COMPASS POINTE
 Oakshire Lane and Beaumont St
 Pueblo, CO 81001

ISSUED FOR DATE

REVISIONS

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO

22-004

SHEET TITLE

CLUBHOUSE ELEVATIONS

SHEET NUMBER

A-205

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July 25, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Brenda Haddad and the The Kittle Property Group** for the approval of the following application(s):

Rezone (Z-22-12): Parcel 0428200007, legal on file at the Department of Planning and Community Development: rezoning approximately 14 acres generally located **on Oakshire south from the end of 17th street to 14th street** from Single Family Residential (R-2) and Governmental (S-1) Zone District to Mixed Residential (R-4) Zone District.

The Planning and Zoning Commission meeting will be held on August 10, 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

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Scott Hobson, Director
Planning & Community Development
Wade Broadhead, Sr. Planner
(719) 553-2280

July 25, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Brenda Haddad and the The Kittle Property Group** for the approval of the following application(s):

Rezone (Z-22-12): Parcel 0428200007, legal on file at the Department of Planning and Community Development: rezoning approximately 14 acres generally located **on Oakshire south from the end of 17th street to 14th street** from Single Family Residential (R-2) and Governmental (S-1) Zone District to Mixed Residential (R-4) Zone District.

The Planning and Zoning Commission meeting will be held on August 10, 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.**

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CASE NUMBER Z-22-12

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 PARCEL 428200007 to be sent to the attached list of owners of the real property line 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.

7-25-22

(Date)

PUEBLO PLANNING AND 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 PARCEL 428200007, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

7-25-22

(Date)

PUEBLO PLANNING AND ZONING COMMISSION

By Karen Elgin

Owner	OwnerStree	OwnerCity	Own	OwnerZip
CONCIALDI EUSABIO RICHARD/CONCIAL	1007 W ORMAN AVE	PUEBLO	CO	81004-1431
BISHOP OF PUEBLO	101 N GREENWOOD ST	PUEBLO	CO	81003-3164
PUEBLO MUNICIPAL CORP	1127 THATCHER AVE	PUEBLO	CO	81004
COLORADO BLUESKY ENTERPRISES INC	115 W 2ND ST	PUEBLO	CO	81003-3223
VIGIL LOUIS T + VIGIL BARBARA M	1215 DEANE LN	PUEBLO	CO	81001-4732
SOTO VERONICA MOLINA + DIAZ JESUS	1219 BEAUMONT AVE	PUEBLO	CO	81001-4728
FERNANDEZ NATHAN P	1221 BEAUMONT AVE	PUEBLO	CO	81001-4728
MONDRAGON ELMER + MONDRAGON I	1250 AMARILLO AVE	PUEBLO	CO	81001-4773
VIGIL MARIA DEL REFUGIO	13 HADLEY RILL	PUEBLO	CO	81001-1719
TAFOYA TONY/TAFOYA CAROL JEAN + S	1302 BEAUMONT AVE	PUEBLO	CO	81001-4729
HOUSING AUTHORITY OF PUEBLO + OAK	1414 N SANTA FE AVE	PUEBLO	CO	81003-3732
MARTINEZ RICHARD	1502 BEAUMONT AVE	PUEBLO	CO	81001-4738
OAKSHIRE LN CO LLC + C/O MORTIMER +	1910 W SUNSET BLVD STE 6	LOS ANGEL	CA	90026-4990
VA VENTURE PUEBLO LLC	1947 N WOODLAWN AVE	GRIFFITH	IN	46319-1047
CORDOVA JOHN B + CORDOVA JOHNNII	2412 PINE ST	PUEBLO	CO	81004-3931
VIGIL WILLIAM D	2511 E 12TH ST	PUEBLO	CO	81001-4706
CONTRERAS DON R/CONTRERAS PATSY	2517 E 13TH ST	PUEBLO	CO	81001-4700
ALGIEN JEANNINE G	2531 E 13TH ST	PUEBLO	CO	81001-4700
MEDINA JESSE THOMAS	2601 E 13TH ST	PUEBLO	CO	81001-4710
MEDINA DONALD/MEDINA RELLA	2607 E 13TH ST	PUEBLO	CO	81001-4710
APODACA TINA M	2612 E 13TH ST	PUEBLO	CO	81001-4711
HERNANDEZ PRAXEDIS/HERNANDEZ DC	2618 E 13TH ST	PUEBLO	CO	81001-4711
LOVATO AUDILIA	2621 E 14TH ST	PUEBLO	CO	81001-4744
HERRERA RICHARD/HERRERA GUADALL	2623 E 16TH ST	PUEBLO	CO	81001-4720
VIGIL ELI G	2624 E 14TH ST	PUEBLO	CO	81001-4713
FRISBY PAUL BRADLEY/FRISBY VERONI	2626 E 14TH ST	PUEBLO	CO	81001-4713
TAFOYA DAVID A/TAFOYA FRED/TAFOY	2626 E 15TH ST	PUEBLO	CO	81001-4717
LERMA BERNADETTE J/LERMA JUAN A	2627 E 14TH ST	PUEBLO	CO	81001-4744
FRANK DAVID H/FRANK SHELLY A	2628 E 14TH ST	PUEBLO	CO	81001-4713
ALCON ELIZABETH	2629 E 14TH ST	PUEBLO	CO	81001-4744
JUAREZ NADINE	2630 E 16TH ST	PUEBLO	CO	81001-4721
LOPEZ ROBERT JR	2630 E 17TH ST	PUEBLO	CO	81001-4724
VALENZUELA TORRES LUIS MARIO/VALE	2631 E 16TH ST	PUEBLO	CO	81001-4720
FIGUEROA NORMA	2632 E 17TH ST	PUEBLO	CO	81001-4724
RODRIGUEZ PEGGY L	2633 E 15TH ST	PUEBLO	CO	81001-4716
RIVERA BENJAMIN H	2634 E 16TH ST	PUEBLO	CO	81001-4721
VIGIL PETE A/VIGIL JUDY A	2637 E 13TH ST	PUEBLO	CO	81001-4710
MOLINA JESUS	2638 E 13TH ST	PUEBLO	CO	81001-4711
RUBIO FRANK SR/RUBIO MARTIN	2640 TOMAH PL	COLORADC	CO	80918-2031
PINO EVA ROSE	2645 E 13TH ST	PUEBLO	CO	81001-4710
CLARO GONZALEZ ROSA E	2701 E 16TH ST	PUEBLO	CO	81001-4722
SAWA RUTH	2702 E 14TH ST	PUEBLO	CO	81001-4715
WILLIAMS BARBARA A	2703 E 15TH ST	PUEBLO	CO	81001-4718
MADRID EMILIANO	2704 E 15TH ST	PUEBLO	CO	81001-4719
NATIVIDAD AURORA	2704 E 16TH ST	PUEBLO	CO	81001-4723
VIGIL PETE A/VIGIL SYLVIA A	2704 E 17TH ST	PUEBLO	CO	81001-4725

CRAIN WILLIAM J + AKA WILLIAM J CRAI	2704 W 11TH ST	PUEBLO	CO	81003-1178
HILL LOUISE C / RODRIGUEZ MICHAEL	2705 E 16TH ST	PUEBLO	CO	81001-4722
MADRID DANIEL ISAAC	2709 E 15TH ST	PUEBLO	CO	81001-4718
RODRIGUEZ JOSE ANGEL ALATORRE + RE	2709 E 16TH ST	PUEBLO	CO	81001-4722
LOPEZ TOMMY + LOPEZ SHIRLEY E	2710 E 17TH ST	PUEBLO	CO	81001-4725
ARAGON RIKI L	2712 E 17TH ST	PUEBLO	CO	81001-4725
GONZALES CLAUDIO J	2713 E 16TH ST	PUEBLO	CO	81001-4722
TRUJILLO GONZALES BERNICE D	2716 E 16TH ST	PUEBLO	CO	81001-4723
WILSON AMELIA V	2717 E 16TH ST	PUEBLO	CO	81001-4722
TRUJILLO MIGUEL A + PACHECO MINDY	2720 E 17TH ST	PUEBLO	CO	81001-4725
TORREZ VENTURA FRANCISCO	2721 E 16TH ST	PUEBLO	CO	81001-4722
SCHOOL DIST NO 60 + BACA ELEMENTAR	315 W 11TH ST	PUEBLO	CO	81003-2804
VALENZUELA JAKE ART + CHAVEZ GLOR	3328 LIONS DEN CT	PUEBLO	CO	81005
GURULE KARL A	505 W BROOKSIDE ST	COLORADC	CO	80905-2008
PINO BUSTAMANTE LINDA M + BUSTAM	5128 PASCADERO DR	PUEBLO	CO	81005-3924
MILLER GARY	5260 DIAMOND DR	COLORADC	CO	80918-2418
TAYLOR KENT S	5402 BULL RUN CIR	AUSTIN	TX	78727-6501
WALLACE DEDRA M	794 HYDE PL	PUEBLO	CO	81006-1946
COONEY VENTURES LLLP	9117 RANCH RIVER CIR	LITTLETON	CO	80126-5078
PUEBLO PROPERTY BROS LLC	996 S HONEYSUCKLE DR	PUEBLO W	CO	81007-6312
CITY OF PUEBLO A MUNICIPAL CORPORA	PO BOX 1427	PUEBLO	CO	81002-1427
KAJEWSKI SILVIA	PO BOX 21	LOUISVILLE	CO	80027-0021