



# NORTH VISTA HIGHLANDS, FILING NO. 5

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
IN THE COUNTY OF PUEBLO, STATE OF COLORADO

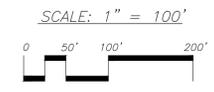
PARCEL "A"  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 4

LOT 1  
BLOCK 1  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 2

LOT 1  
BLOCK 2  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 2

PARCEL "B"  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 4

NORTH VISTA  
HIGHLANDS,  
FILING NO. 1



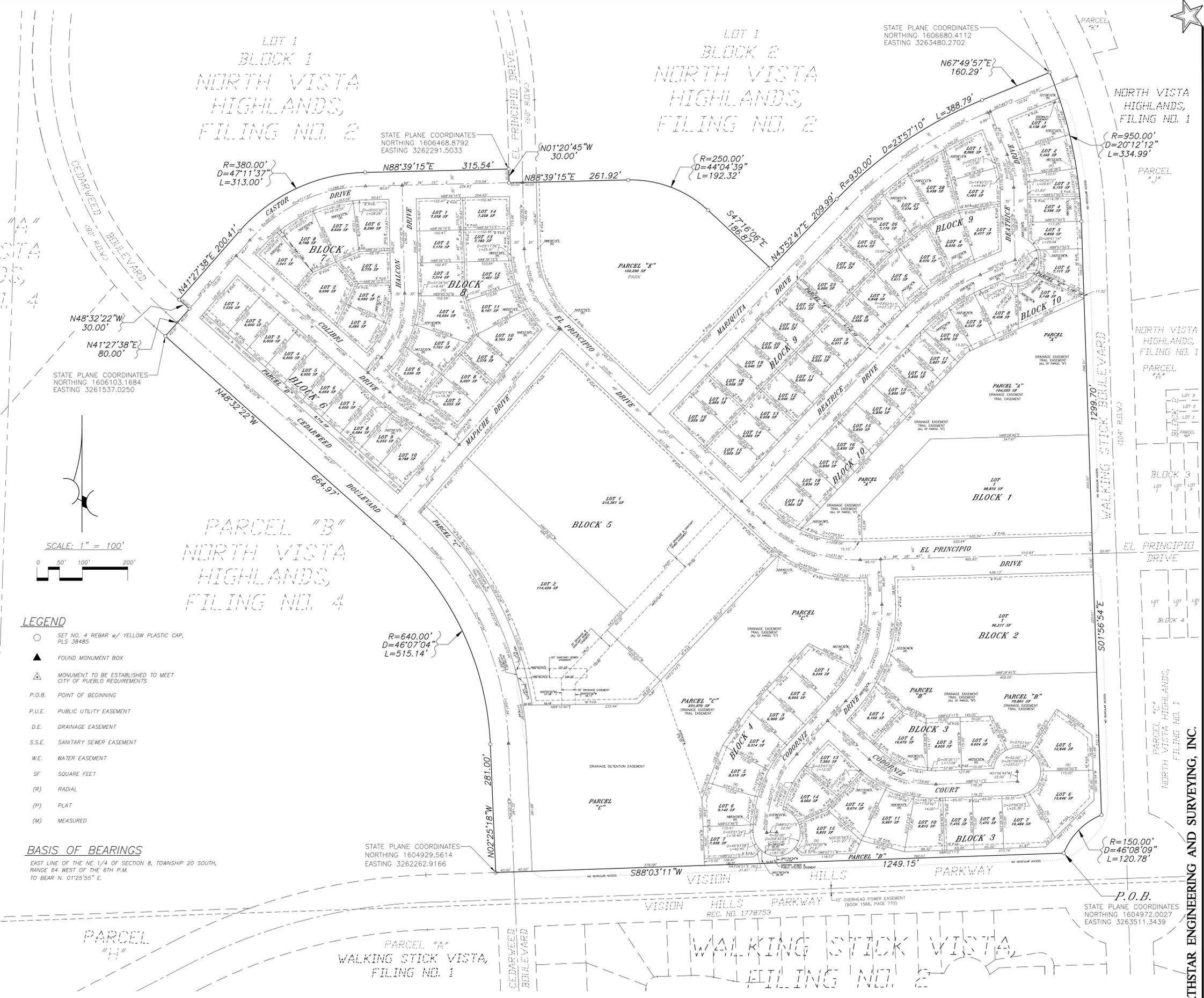
- LEGEND**
- SET NO. 4 REBAR w/ YELLOW PLASTIC CAP, PLS 38485
  - ▲ FOUND MONUMENT BOX
  - △ MONUMENT TO BE ESTABLISHED TO MEET CITY OF PUEBLO REQUIREMENTS
  - P.O.B. POINT OF BEGINNING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - W.E. WATER EASEMENT
  - SF SQUARE FEET
  - (R) RADIAL
  - (P) PLAT
  - (M) MEASURED

**BASIS OF BEARINGS**  
EAST LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M. TO BEAR N. 01°25'55" E.

STATE PLANE COORDINATES  
NORTHING 1604929.5614  
EASTING 3262262.9166

STATE PLANE COORDINATES  
NORTHING 1606680.4112  
EASTING 3263480.2702

P.O.B.  
STATE PLANE COORDINATES  
NORTHING 1604972.0027  
EASTING 3263511.3439



# NORTH VISTA HIGHLANDS, FILING NO. 5

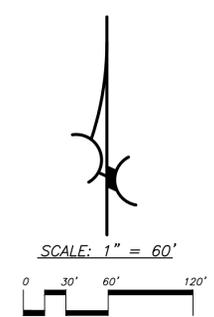
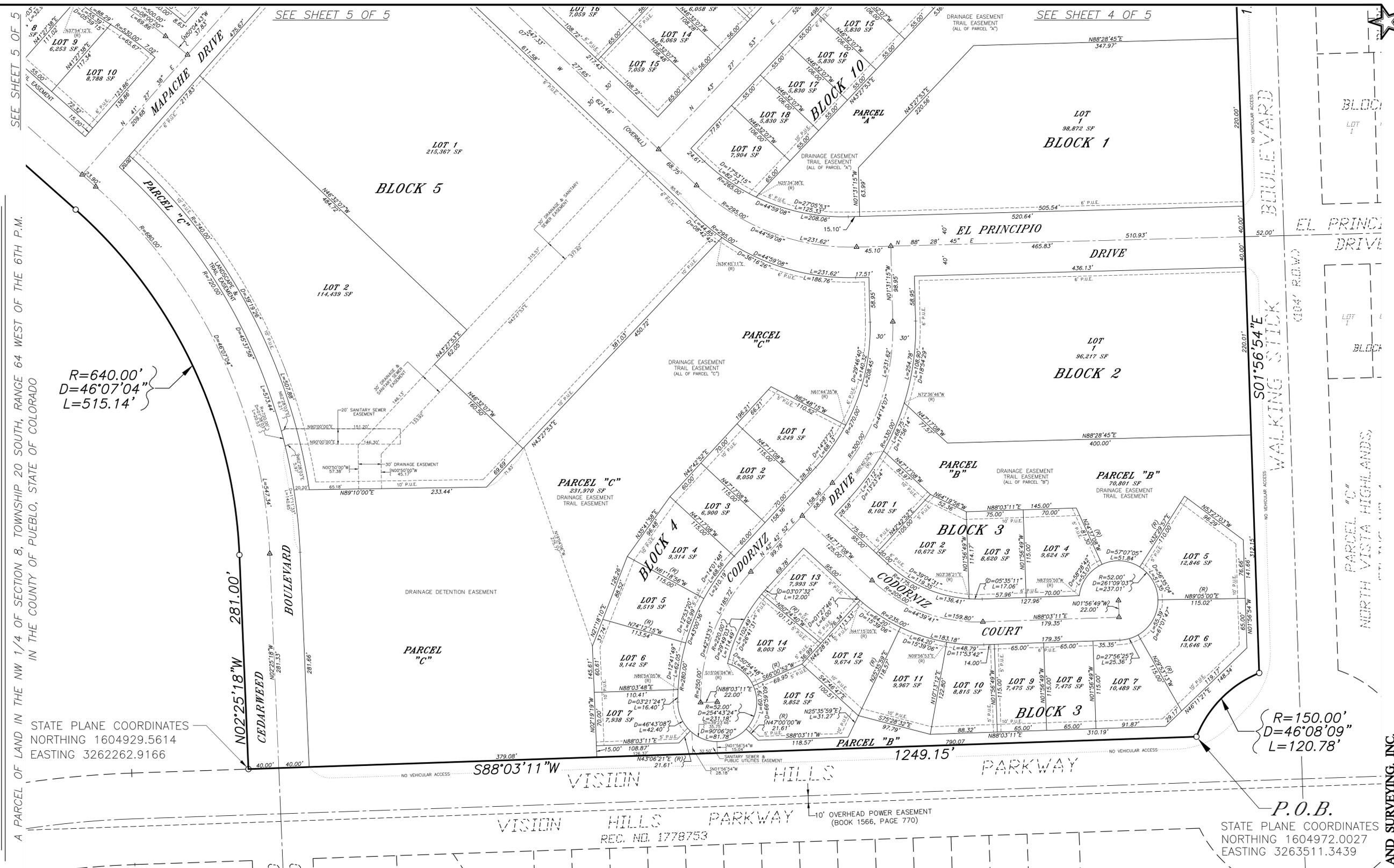
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STATE PLANE COORDINATES  
NORTHING 1604929.5614  
EASTING 3262262.9166

$R=640.00'$   
 $D=46^{\circ}07'04''$   
 $L=515.14'$

$R=150.00'$   
 $D=46^{\circ}08'09''$   
 $L=120.78'$

P.O.B.  
STATE PLANE COORDINATES  
NORTHING 1604972.0027  
EASTING 3263511.3439

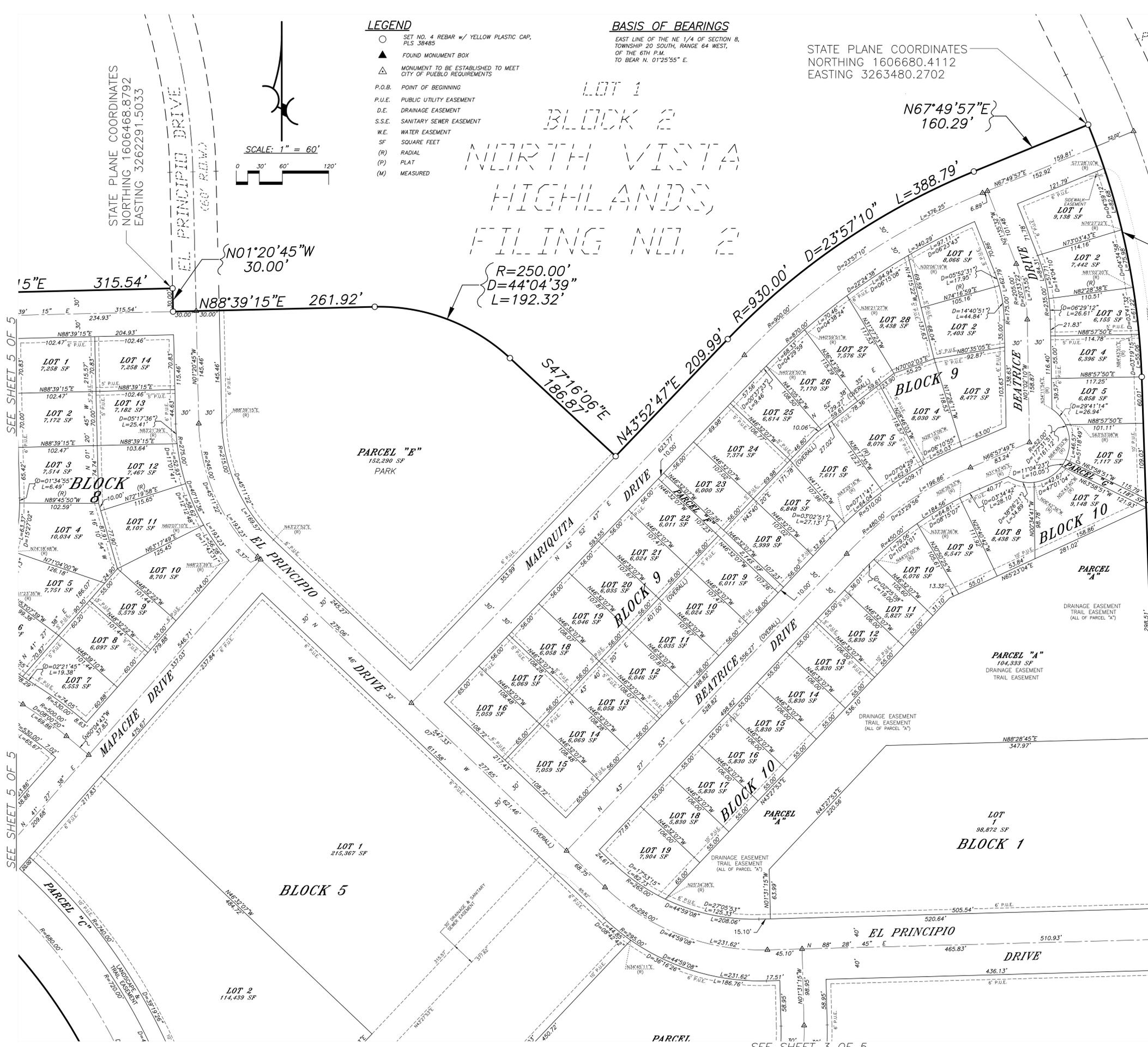


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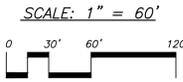
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STATE PLANE COORDINATES  
NORTHING 1606680.4112  
EASTING 3263480.2702



STATE PLANE COORDINATES  
NORTHING 1606468.8792  
EASTING 3262291.5033

NORTH VISTA HIGHLANDS,  
FILING NO. 1

R=950.00'  
D=20°12'12"  
L=334.99'

PARCEL "J"

NORTH VISTA HIGHLANDS,  
FILING NO. 1

PARCEL "A"

LOT 3  
LOT 2  
LOT 1  
PARCEL "A"

BLOCK 3  
LOT 1  
LOT 2  
LOT 3

EL PRINCIPIO DRIVE

LOT 1  
LOT 2  
LOT 3

PREPARED BY: NORTSTAR ENGINEERING AND SURVEYING, INC.

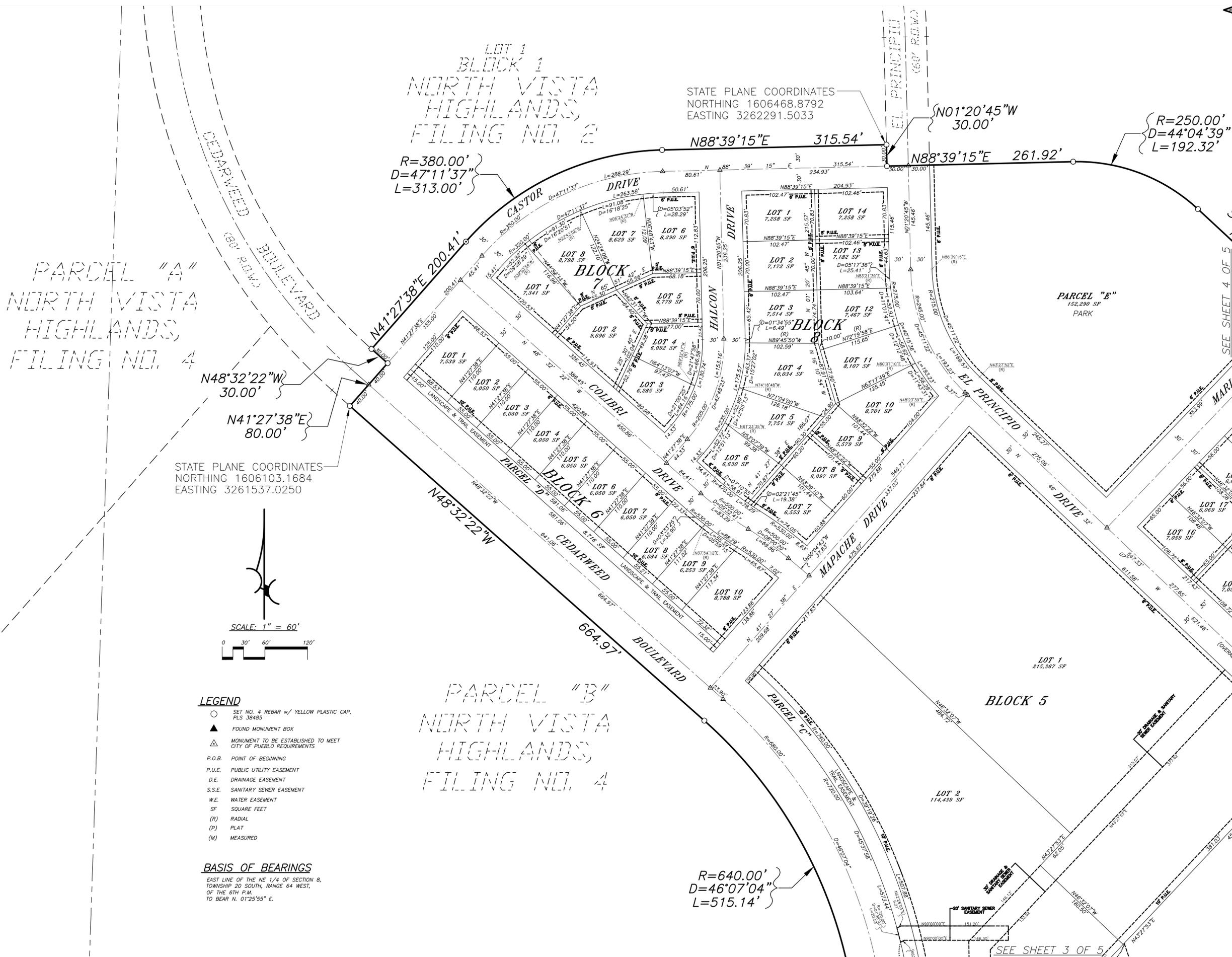
SEE SHEET 5 OF 5

SEE SHEET 5 OF 5

SEE SHEET 3 OF 5

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LOT 1  
BLOCK 1  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 2

PARCEL "A"  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 4

PARCEL "B"  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 4

PARCEL "E"  
152,290 SF  
PARK

STATE PLANE COORDINATES  
NORTHING 1606103.1684  
EASTING 3261537.0250

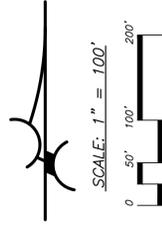
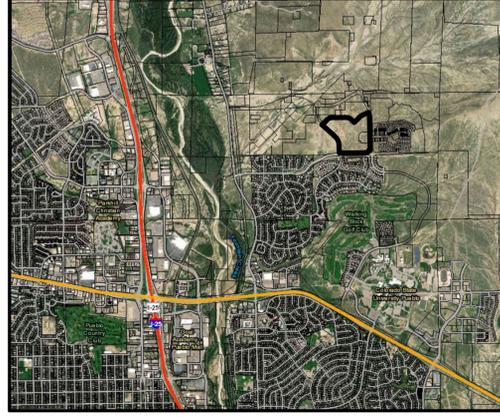
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OF THE 6TH P.M.  
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# SUPPLEMENTAL MAP OF: NORTH VISTA HIGHLANDS, FILING NO. 5

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**BENCHMARK:**  
TRIANGLE LOCATED ON SOUTHWEST CORNER OF CATCH BASIN  
OF MURFIELD DRIVE AND ST. ANDREWS DRIVE.  
MAD 88 ELEVATION = 4874.80

- NOTES:**
- FOR CORRECT LOT INFORMATION REFER TO SUBDIVISION PLAT.
  - LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE ON-SITE UTILITY LOCATES AND UTILITY COMPANY RECORDS. ABOVE GROUND EVIDENCE OF UTILITIES SHOWN HEREON BY ACTUAL ON-SITE FIELD LOCATION COMPLETED ON (10-01-2021).

**LEGEND**

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**PUD**

- CURRENT ZONING
- GUY WIRE
- POWER POLE
- TELEPHONE PEDESTAL
- WATER VALVE
- GAS VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- LIGHT POLE
- 4860'— EXISTING CONTOUR (5 FOOT)
- 4863'— EXISTING CONTOUR (1 FOOT)
- E— UNDERGROUND ELECTRIC LINE
- FOL— FIBER OPTIC LINE
- OHE— OVERHEAD POWER LINE
- G-3"FEEL GAS MAIN
- SANITARY SEWER MAIN
- STORM SEWER MAIN
- TELEPHONE LINE
- WATER MAIN



**SUBDIVIDERS:**  
NW PHASE 2A, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
AND  
PUEBLO HEIGHTS, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
C/O JEVIN INVESTMENTS, INC.  
A COLORADO CORPORATION  
AND  
NORTH VISTA HIGHLANDS METROPOLITAN DISTRICT NO. 1,  
A QUASI-MUNICIPAL CORPORATION AND  
POLITICAL SUBDIVISION OF THE STATE OF COLORADO  
NORTHSTAR ENGINEERING AND SURVEYING, INC.  
1000 S. STATE STREET  
PUEBLO, COLORADO  
MAY 06, 2022

PREPARED UNDER THE DIRECT SUPERVISION OF  
MICHAEL LELAND CURRY, PROFESSIONAL LAND SURVEYOR  
COLORADO REGISTRATION NO. 35485  
FOR AND ON BEHALF OF NORTHSTAR ENGINEERING & SURVEYING, INC.

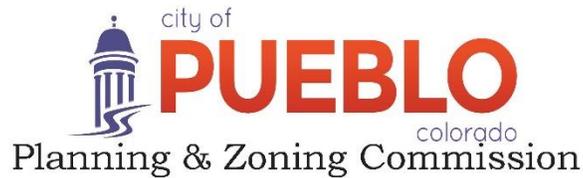
**PREPARED BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.**



Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Sarah Martinez  
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

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***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. S-22-06 Subdivision:** North Vista Fil NO 5 Subdivision of 55.954 acres into multifamily residential lots, 55 single-family attached lots, and multiple parcels for utilities, drainage, trails, and parks. Generally located at north of Vision Hills Parkway and west of Walking Stick Blvd. staff report by Beritt Odom-*Continued from July 13, 2022, Public Hearing*

## **BACKGROUND:**

Staff Report by Beritt Odom

**REQUEST:** The applicant is requesting to subdivide 55.954-acres into 101 single-family residential lots, two multifamily residential lots, two commercial/mixed-use lots, and four parcels for drainage, detention, pedestrian, trail, public utilities and one parcel for pedestrian connectivity to the neighborhood park.

**STAFF REVIEW AND FINDINGS:** The subject property is located west of North Vista Highlands, Filing No. 1. The proposed subdivision divides the property into 101 single-family residential lots, two multifamily residential lots and two large commercial/mixed-use lots. The subdivision also includes five parcels, which will be owned, developed and maintained by the North Vista Highlands Metropolitan District (“Metropolitan District”). Parcels A, B, C, and D are dedicated for drainage, detention, pedestrian, trail, landscaping, and public utility purposes. Two of the parcels, Parcels A and C, also include access in the dedication. These parcels will provide greenspace, trails, and stormwater infrastructure to service the surrounding residences. Parcel E is 3.5 acres and is dedicated as a neighborhood park that will be owned, developed and maintained by the Metropolitan District. Parcels F and G will provide a pedestrian connection through Blocks 9 and 10 to the neighborhood park located in Parcel E and the future trail that will be constructed in Parcel A.

All proposed single-family residential lots have an area greater than 5,000 square feet and a lot width greater than 50-feet. The North Vista PUD requires lots with a width between 36-59 feet to have 20-foot front-yard setback, lots with widths between 60-75 feet are required to have a 25-foot front-yard setback; and lot widths greater than 75-feet have a 30-foot setback. All subdivided blocks include varying lot widths, which will require the setbacks to vary creating an irregular appearance from the street.

The North Vista PUD Development Guide includes extensive regulations and guidance for Park dedication to ensure that 7.5 acres of park is provided for each 1,000 residents. The PUD requires the subdivider to dedicate .0075 acres of land as District Park and .015 acres as Neighborhood Park with each residential subdivision (Section 7.7.2.3, North Vista Master Plan, Planned Unit development, First Amendment). The PUD identifies Planning Areas 1, 5, and 7 as the locations for future District Park development and requires the subdivider “to clearly indicate on each plat the number of acres for each site and the total acreage proposed for each park or open space dedication within the project” (Section 7.7.3.1 North Vista Master Plan, Planned Unit development, First Amendment). North Vista Highlands, Filing No. 1 and the proposed Filing No. 5, will dedicate a total of 2.55 acres of District Park in Planning Area 1. The North Vista PUD does not state when the District Parks must be subdivided and developed, which carries inherent uncertainty. The proposed neighborhood park in Parcel E, which will be developed with this subdivision, exceeds the required 2.66 acres required by nearly one acre.

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

**Requests for Modifications to Requirements:** NorthStar Engineering request for modifications letter, July 6, 2022, Michael Cuppy, PE., PLS.

1. Utilize the standard City of Pueblo Mixed Use Collector Street cross-section in lieu of the North Vista PUD Development Guide, “Village Street” for the proposed El Principio Drive.

**Response 1.** This request is for the portion of El Principio, between Walking Stick Blvd and Codorniz Dr. The City Transportation Dept. approves a modified version of the Mixed Use Collector. It will have two travel lanes and a turn lane. But instead of 5’ shoulders, there will be room for on-street parallel parking on each side.

2. Change the cross-section of Cedarweed Blvd. through the subdivision from the PUD Collector to the standard City of Pueblo Mixed Use collector cross-section to match the existing Cedarweed Blvd., south of Vision Hills Parkway.

**Response 2.** The City Transportation Dept. approves this modification.

3. Modify the maximum distance between intersections for Mariquita Dr. and Beatrice Dr., from 660-feet to 1320-feet.

**Response 3.** The City Transportation Dept. approves this modification with the condition that pedestrian access ways be provided for pedestrian connectivity. These parcels F and G have been provided and on the plat.

4. The exemption of single-family detached residential from the PUD Site Plan requirement of Section 17-8-7 of the PMC. The Subdivision Review Committee has no objection to the Request for Deferred Filings, SRC Memo, August 4, 2022.

**Request for Deferred Filings** Request for Deferred Filings: The Subdivision Review Committee has no objection to the Request for Deferred Filings, SRC Memo, August 4, 2022.

**Plat Deficiencies:** Not Applicable

**Conditions of Approval:** (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)

1. Add Sanitary Sewer to the 32.50-foot Public Utility Easement dedication, the easement is located at the southern terminus of Codorniz Drive.
2. Remove drainage from the dedication for Parcel E if it is not intended to be utilized for drainage.
3. The stormwater facility maintenance agreement will be required to be recorded with the plat.
4. Proposed inlets adjacent to the curb radius or centered on the curb radius at street intersections will not be allowed per City of Pueblo Stormwater Drainage Criteria Manual.

### **HEARING:**

**Mike Cuppy, North Star Engineering and Surveying**, appeared on behalf of the applicant, testified in favor of the application and did not have any objections to conditions.

**Jay Fisher, North Star Engineering and Surveying**, appeared on behalf of the applicant, testified in favor of the application and did not have any objections to conditions.

No one spoke in opposition.

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

**COMMISSION ACTION:**

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



DEPARTMENT OF PUBLIC WORKS

**MEMORANDUM**

**TO:** Beritt Odom, Principal Planner

**CC:** Michelle Cruz, Administrative Technician  
Subdivision File

**FROM:** Joe Martellaro, Associate Engineer II

**SUBJECT:** S-22-06 North Vista Highlands, Filing No. 5

**DATE:** August 31, 2022

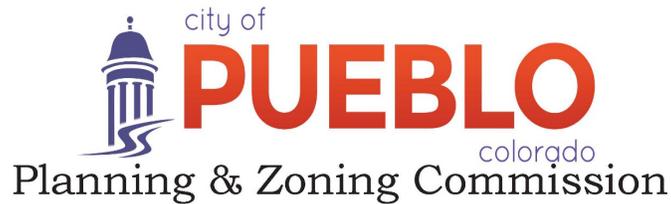
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Please place the above referenced submittals on the City Council Agenda.

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Sarah Martinez  
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

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## S-22-06

**TO:** City of Pueblo, Planning and Zoning Commission  
**FROM:** Beritt Odom, Principal Planner  
**THROUGH:** Scott Hobson, Acting Director of Planning and Community Development  
**DATE:** August 10, 2022  
**SUBJECT:** North Vista Highlands, Filing No. 5  
**APPLICANT:** Michael Cuppy, NorthStar Engineering and Surveying  
**PROPERTY OWNER:** Daniel Dinwiddie, NVH Phase 2A, LLC  
**LOCATION:** Generally located west of Walking Stick Blvd., east of Cedarweed Blvd., and north of Vision Hills Parkway and University Park, 18<sup>th</sup> Filing.  
**EXISTING ZONE:** PUD, North Vista  
**CONCURRENT REQUESTS:** None

**REQUEST:**

The applicant is requesting to subdivide 55.954-acres into 101 single-family residential lots, two multifamily residential lots, two commercial/mixed-use lots, and four parcels for drainage, detention, pedestrian, trail, public utilities and one parcel for pedestrian connectivity to the neighborhood park.

**STAFF REVIEW AND FINDINGS:**

The subject property is located west of North Vista Highlands, Filing No. 1. The proposed subdivision divides the property into 101 single-family residential lots, two multifamily residential lots and two large commercial/mixed-use lots. The subdivision also includes five parcels, which will be owned, developed and maintained by the North Vista Highlands Metropolitan District (“Metropolitan District”). Parcels A, B, C, and D are dedicated for drainage, detention, pedestrian, trail, landscaping, and public utility purposes. Two of the parcels, Parcels A and C, also include access in the dedication. These parcels will provide greenspace, trails, and stormwater infrastructure to service the surrounding residences. Parcel E is 3.5 acres and is dedicated as a neighborhood park that will be owned, developed and maintained by the Metropolitan District. Parcels F and G will provide a pedestrian connection through Blocks 9 and 10 to the neighborhood park located in Parcel E and the future trail that will be constructed in Parcel A.

All proposed single-family residential lots have an area greater than 5,000 square feet and a lot width greater than 50-feet. The North Vista PUD requires lots with a width between 36-59 feet to have 20-foot front-yard setback, lots with widths between 60-75 feet are required to have a 25-foot front-yard setback; and lot widths greater than 75-feet have a 30-foot setback. All subdivided blocks include varying lot widths, which will require the setbacks to vary creating an irregular appearance from the street.

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**APPLICABLE REGULATIONS:**

Sec. 17-4-1 through 6 of the Pueblo Municipal Code (PMC) concerning zone district regulations; Sec. 12-4-6(b)(1) through (3) concerning the necessary information and supporting documents to be submitted for review and required drawing to be recorded; and Sec. 12-4-7 concerning the minimum standards for all subdivisions.

**ANALYSIS:**

The proposed Subdivision conforms with the applicable Municipal Codes.

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

<p><b>Requests for Modifications to Requirements:</b></p>	<p>NorthStar Engineering request for modifications letter, July 6, 2022, Michael Cuppy, PE., PLS.</p> <ol style="list-style-type: none"> <li>Utilize the standard City of Pueblo Mixed Use Collector Street cross-section in lieu of the North Vista PUD Development Guide, “Village Street” for the proposed El Principio Drive.  <b>Response 1.</b> This request is for the portion of El Principio, between Walking Stick Blvd and Codorniz Dr. The City Transportation Dept. approves a modified version of the Mixed Use Collector. It will have two travel lanes and a turn lane. But instead of 5’ shoulders, there will be room for on-street parallel parking on each side.</li> <li>Change the cross-section of Cedarweed Blvd. through the subdivision from the PUD “Collector” to the standard City of Pueblo Mixed Use collector cross-section to match the existing Cedarweed Blvd., south of Vision Hills Parkway.  <b>Response 2.</b> The City Transportation Dept. approves this modification.</li> <li>Modify the maximum distance between intersections for Mariquita Dr. and Beatrice Dr., from 660-feet to 1320-feet.  <b>Response 3.</b> The City Transportation Dept. approves this modification with the condition that that pedestrian access ways be provided for pedestrian connectivity. These parcels F and G have been provided and on the plat.</li> </ol>
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	<p>4. The exemption of single-family detached residential from the PUD Site Plan requirement of Section 17-8-7 of the PMC.</p> <p>The Subdivision Review Committee has no objection to the Request for Deferred Filings, SRC Memo, August 4, 2022.</p>
<b>Request for Deferred Filings</b>	Request for Deferred Filings: The Subdivision Review Committee has no objection to the Request for Deferred Filings, SRC Memo, August 4, 2022.
<b>Plat Deficiencies:</b>	Not Applicable
<b>Conditions of Approval:</b> (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)	<ol style="list-style-type: none"> <li>1. Add Sanitary Sewer to the 32.50-foot Public Utility Easement dedication, the easement is located at the southern terminus of Codorniz Drive.</li> <li>2. Remove drainage from the dedication for Parcel E if it is not intended to be utilized for drainage.</li> <li>3. The stormwater facility maintenance agreement will be required to be recorded with the plat.</li> <li>4. Proposed inlets adjacent to the curb radius or centered on the curb radius at street intersections will not be allowed per City of Pueblo Stormwater Drainage Criteria Manual.</li> </ol>

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**PLANNING AND COMMUNITY DEVELOPMENT COMMENTS**

**CHARACTER AND COMPATIBILITY:**

❑ **Site Character:**

The subject property is unimproved.

❑ **Neighborhood Compatibility:**

- North North Vista PUD, North Vista, Highlands, Filing No. 2, two unimproved lots designated for multifamily residential development.
- East North Vista PUD, North Vista, Highlands, Filing No. 1, unimproved subdivision dedicated for residential, mixed-use residential and parks.
- South Walking Stick Vista PUD, unimproved single family residential lots.
- West North Vista PUD, unimproved.

❑ **Comprehensive Plan Compliance:**

The project site is designated by the Pueblo Regional Comprehensive Plan as “Suburban Neighborhood.” Suburban Neighborhoods are predominantly single-family detached and attached homes on similarly sized lots and future development should accommodate a similar mix of lot sizes and housing types. Additionally, pedestrian and bicycle connectivity should be provided within and between neighborhoods.

**The proposed North Vista Highlands, Filing No. 5, creates over 100 single-family residential lots, two multifamily residential lots, and two commercial mixed-use lots. The proposed development includes provisions for trails linking residences to the neighborhood park and the surrounding neighborhoods. The proposed subdivision is consistent with the PUD Development Guide and the Pueblo Regional Comprehensive Plan.**

**ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:**

□ **Minimum lot size and width:**

- The proposed 101 single-family lots meet the minimum 36-foot lot width with all lots being greater than 50-feet in width.
- All lots are greater than the minimum 3,600 square feet.

**REFERRAL AGENCIES AND COMMENTS:**

- City Public Works-Comments addressed
- City Transportation-Comments addressed
- City Law Department-No comment
- Pueblo Regional Building Department-No comment
- City Fire Department-Coordinate Fire Hydrant Assembly with Fire Department Part II
- Pueblo Board of Water Works-No comment
- City Wastewater-Waste Water requires protection for the existing sanitary sewer main at the time of construction.
- City Stormwater-August 2, 2022 Memo from John Sakariason, Stormwater Coordinator and
- City Parks and Recreation Department
- City GIS-No Comment
- Xcel Energy-No Comment
- Black Hills Energy-No comment
- CDOT-No comment

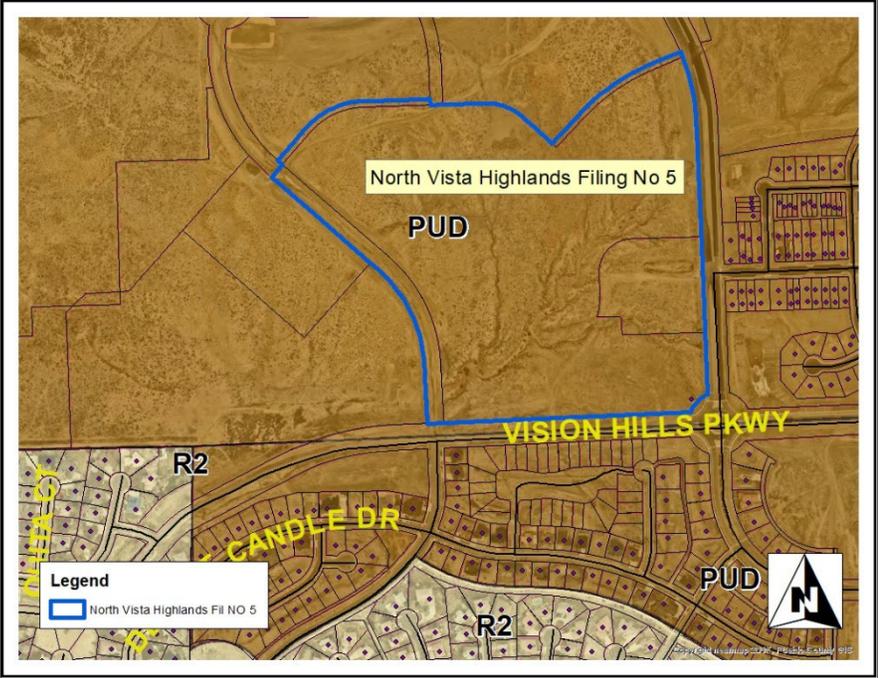
**ATTACHMENTS:**

- A. Aerial Photograph
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Site Photographs
- E. SRC Memo August 4, 2022
- F. Plat
- G. Subdivision Application
- H. Stormwater Utility Memo
- I. DOT Memo

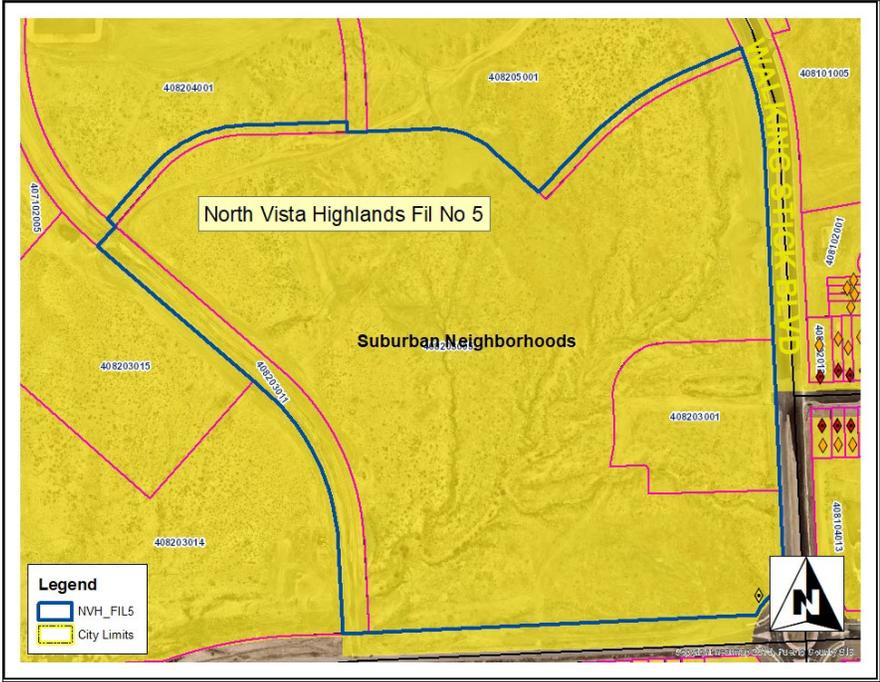
I.  
**ATTACHMENTS:**



**A. Aerial Photograph**



**B. Zoning Map**



C. Comprehensive Plan

**Attachment D. Site Photos**



North Vista Highlands, Filing No. 5, looking northwest from Vision Hills Parkway



North Vista Highlands, Filing No. 5, looking northwest from Vision Hills Parkway

*Andrew Hayes*  
Director Public Works  
Director  
Transportation Department  
*Steven Meier*  
Director Parks & Recreation



*Scott Hobson*  
Acting Director Planning &  
Community Development  
Executive Secretary of  
Planning & Zoning  
Commission

## MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Subdivision Review Committee  
**Date:** August 4, 2020  
**Subject:** S-22-06 North Vista Highlands, Filing No. 5

---

### **Request for Modifications to Subdivision Regulations:**

It is the recommendation of the SRC that the following modifications be recommended for approval:

- Request for Deferred Filings for One Year:
  - Defer Subdivision improvements agreement with Exhibit “A” and “B” and addendums.  
*The subdivision Review Committee has no objection to the request for Deferred Filings.*
- NorthStar Engineering request for modifications letter, July 6, 2022, Michael Cuppy, PE., PLS.

1. Utilize the standard City of Pueblo Mixed Use Collector Street cross-section in lieu of the North Vista PUD Development Guide, “Village Street” for the proposed El Principio Drive.

**Response 1.** This request is for the portion of El Principio, between Walking Stick Blvd and Codorniz Dr. The City Transportation Dept. approves a modified version of the Mixed Use Collector. It will have two travel lanes and a turn lane. But instead of 5’ shoulders, there will be room for on-street parallel parking on each side.

2. Change the cross-section of Cedarweed Blvd. through the subdivision from the PUD “Collector” to the standard City of Pueblo Mixed Use collector cross-section to match the existing Cedarweed Blvd., south of Vision Hills Parkway.

**Response 2.** The City Transportation Dept. approves this modification.

3. Modify the maximum distance between intersections for Mariquita Dr. and Beatrice Dr., from 660-feet to 1320-feet.

**Response 3.** The City Transportation Dept. approves this modification with the condition that that pedestrian access ways be provided for pedestrian connectivity. These parcels F and G have been provided and on the plat.

4. The exemption of single-family detached residential from the PUD Site Plan requirement of Section 17-8-7 of the PMC.

The Subdivision Review Committee has no objection to the Request for Deferred Filings, SRC Memo, August 4, 2022.

**The Subdivision Review Committee recommends the Subdivision Plat be approved, contingent upon the following conditions being met prior to City Council review:**

1. Add Sanitary Sewer to the 32.50-foot Public Utility Easement dedication, the easement is located at the southern terminus of Codorniz Drive.
2. Remove drainage from the dedication for Parcel E if it is not intended to be utilized for drainage.
3. The stormwater facility maintenance agreement will be required to be recorded with the plat.
4. Proposed inlets adjacent to the curb radius or centered on the curb radius at street intersections will not be allowed per City of Pueblo Stormwater Drainage Criteria Manuel.



# NORTH VISTA HIGHLANDS, FILING NO. 5

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
IN THE COUNTY OF PUEBLO, STATE OF COLORADO

PARCEL "A"  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 4

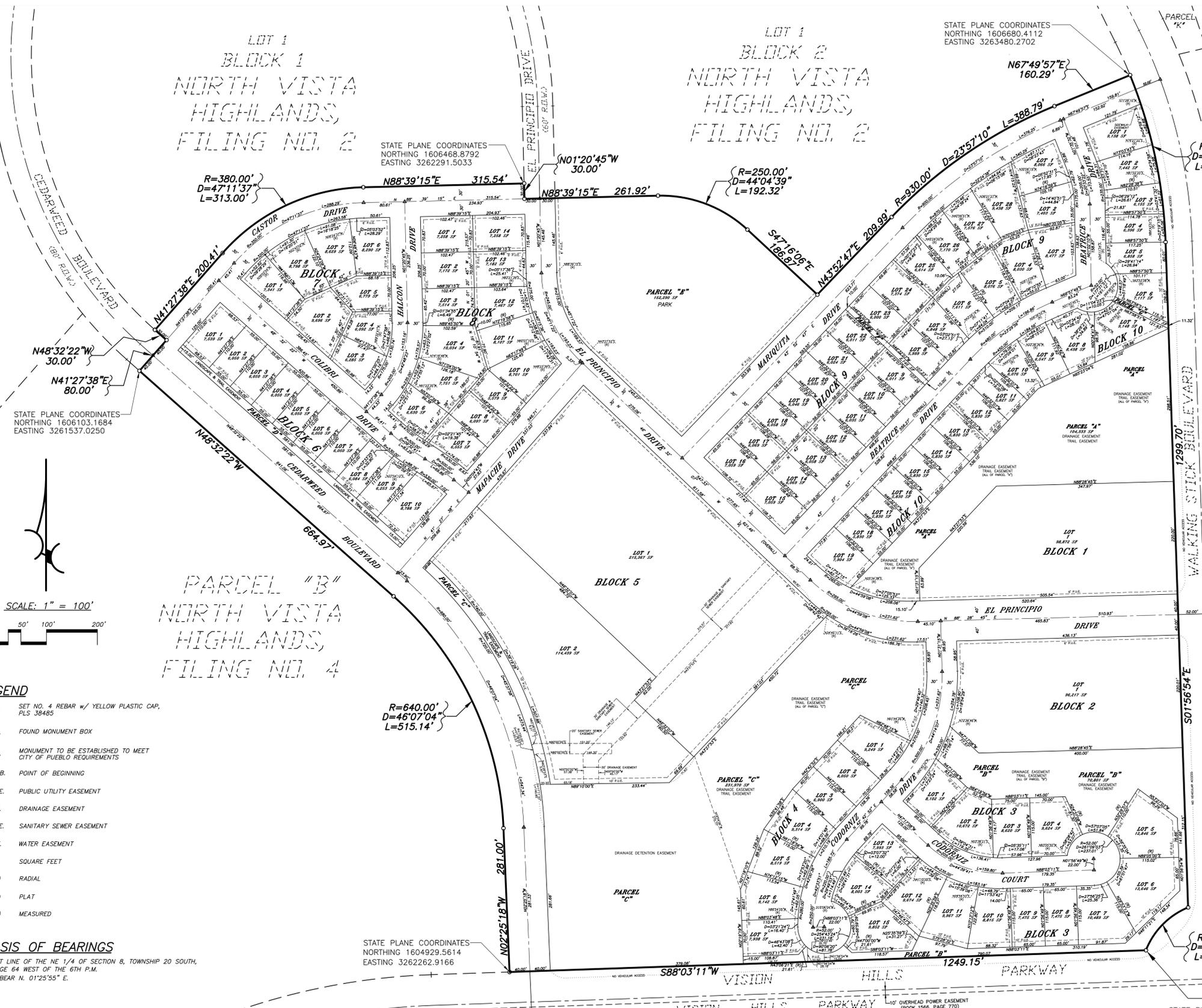
LOT 1  
BLOCK 1  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 2

LOT 1  
BLOCK 2  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 2

NORTH VISTA  
HIGHLANDS,  
FILING NO. 1

NORTH VISTA  
HIGHLANDS,  
FILING NO. 1

PARCEL "C"  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 1



- LEGEND**
- SET NO. 4 REBAR w/ YELLOW PLASTIC CAP, PLS 38485
  - ▲ FOUND MONUMENT BOX
  - △ MONUMENT TO BE ESTABLISHED TO MEET CITY OF PUEBLO REQUIREMENTS
  - P.O.B. POINT OF BEGINNING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - W.E. WATER EASEMENT
  - SF SQUARE FEET
  - (R) RADIAL
  - (P) PLAT
  - (M) MEASURED

**BASIS OF BEARINGS**  
EAST LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M. TO BEAR N. 01°25'55" E.

STATE PLANE COORDINATES  
NORTHING 1604929.5614  
EASTING 3262262.9166

P.O.B.  
STATE PLANE COORDINATES  
NORTHING 1604972.0027  
EASTING 3263511.3439

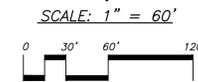
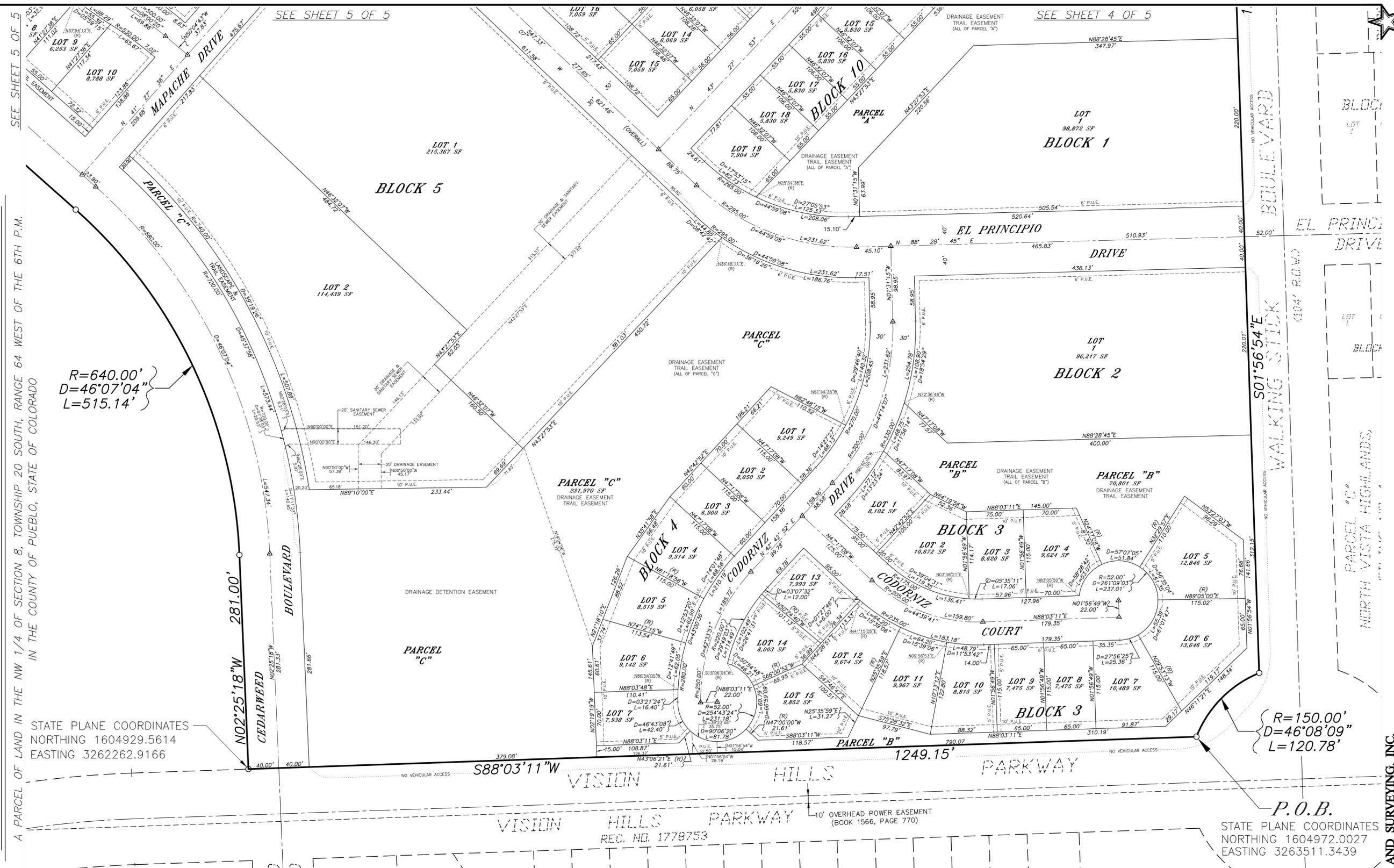
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STATE PLANE COORDINATES  
NORTHING 1604929.5614  
EASTING 3262262.9166

$R=640.00'$   
 $D=46^{\circ}07'04''$   
 $L=515.14'$

$R=150.00'$   
 $D=46^{\circ}08'09''$   
 $L=120.78'$



### LEGEND

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- W.E. WATER EASEMENT
- SF SQUARE FEET
- (R) RADIAL
- (P) PLAT
- (M) MEASURED

### BASIS OF BEARINGS

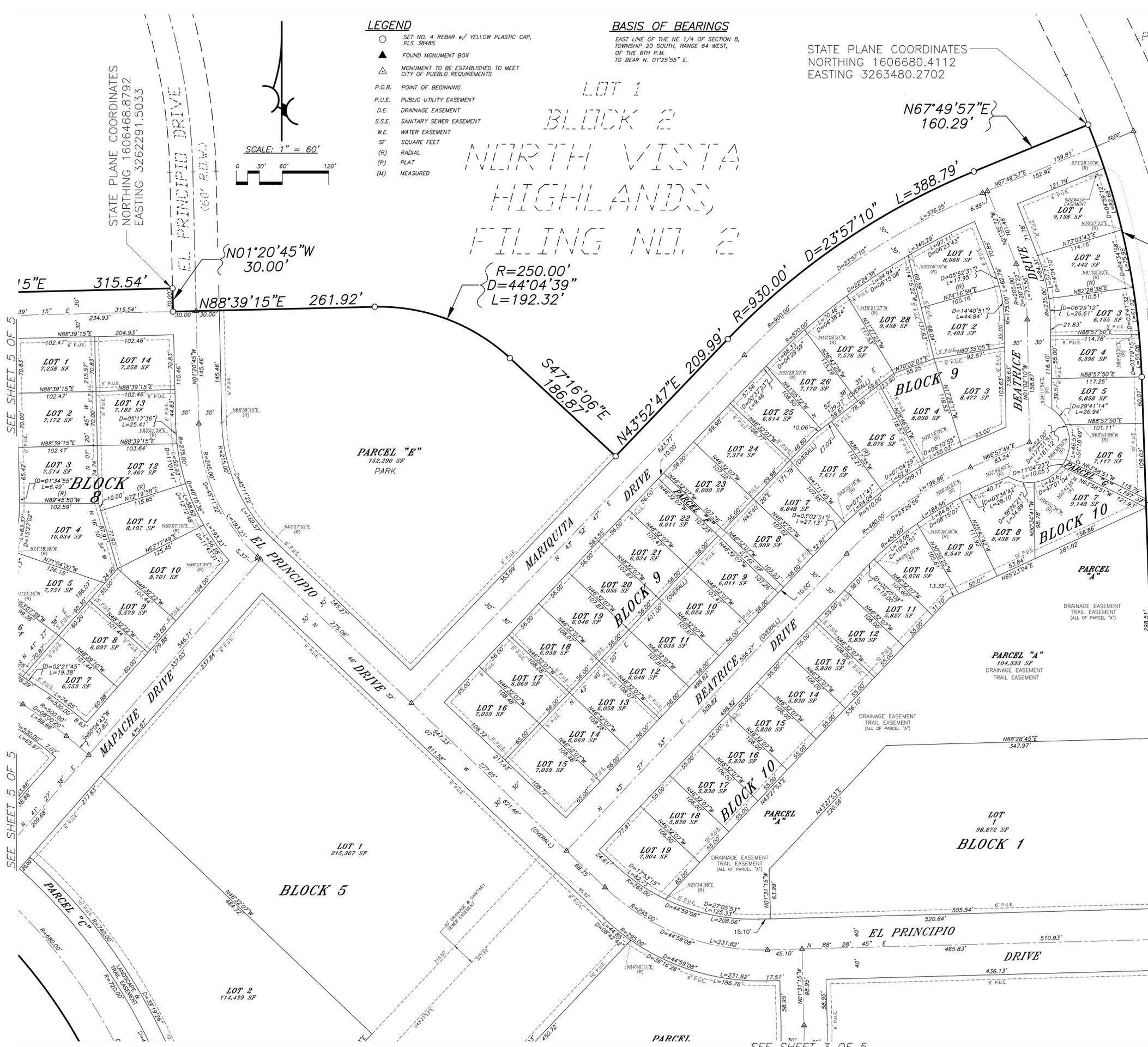
EAST LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST, OF THE 6TH P.M. TO BEAR N. 01°25'55" E.

# NORTH VISTA HIGHLANDS, FILING NO. 5

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
IN THE COUNTY OF PUEBLO, STATE OF COLORADO

SEE SHEET 5 OF 5

SEE SHEET 5 OF 5



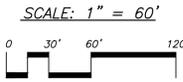
### LEGEND

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- W.E. WATER EASEMENT
- SF SQUARE FEET
- (R) RADIAL
- (P) PLAT
- (M) MEASURED

### BASIS OF BEARINGS

EAST LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST, OF THE 6TH P.M. TO BEAR N. 01°25'55" E.

STATE PLANE COORDINATES  
NORTHING 1606680.4112  
EASTING 3263480.2702



STATE PLANE COORDINATES  
NORTHING 1606468.8792  
EASTING 3262291.5033

NORTH VISTA HIGHLANDS,  
FILING NO. 1

R=950.00'  
D=20°12'12"  
L=334.99'

PARCEL "J"

NORTH VISTA HIGHLANDS,  
FILING NO. 1

PARCEL "A"

LOT 3  
LOT 2  
LOT 1  
PARCEL "A"

BLOCK 3

LOT 1  
LOT 2  
LOT 3

EL PRINCIPIO DRIVE

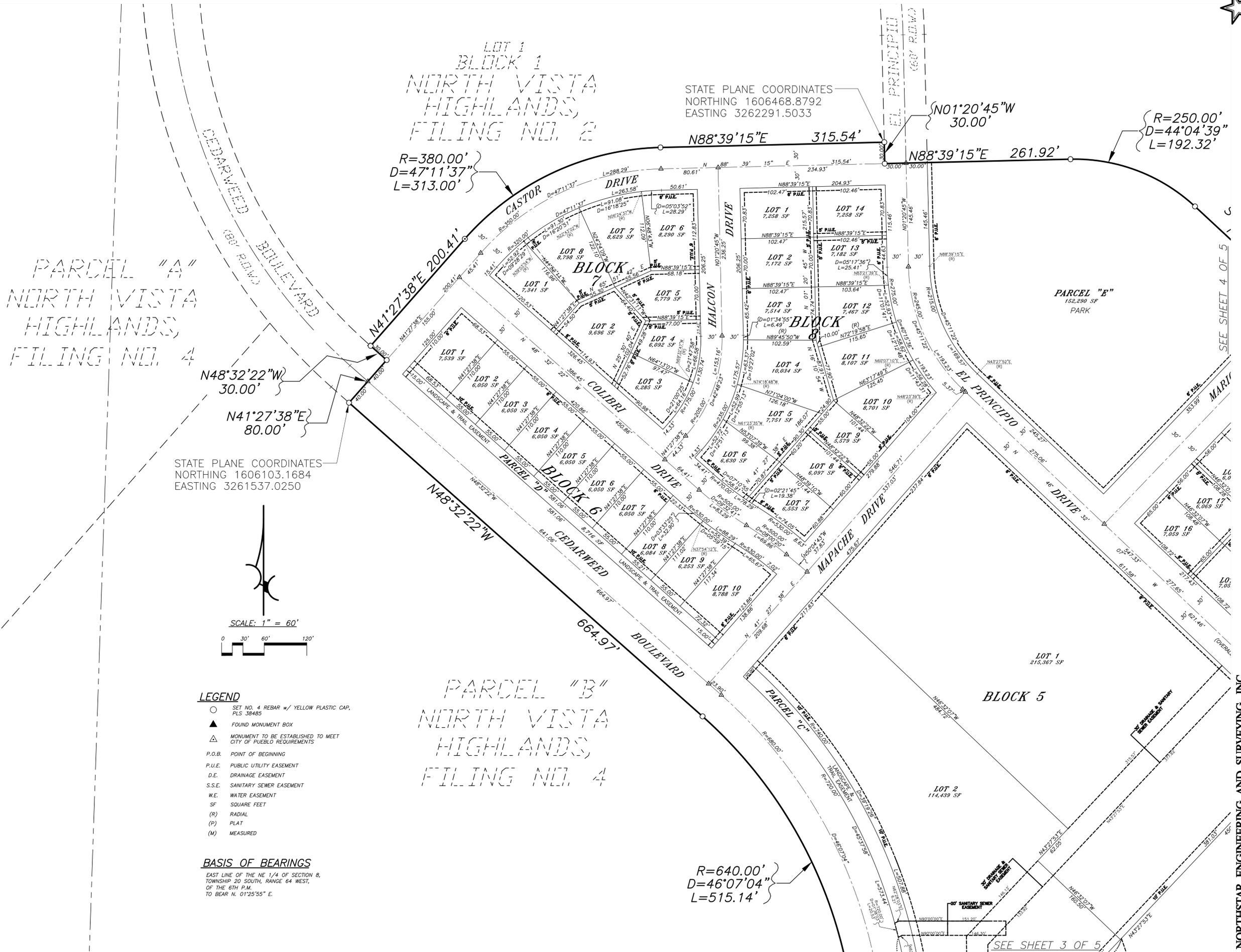
LOT 1  
LOT 2  
LOT 3

PREPARED BY: NORTSTAR ENGINEERING AND SURVEYING, INC.

SEE SHEET 3 OF 5

# NORTH VISTA HIGHLANDS, FILING NO. 5

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
IN THE COUNTY OF PUEBLO, STATE OF COLORADO



LOT 1  
BLOCK 1  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 2

PARCEL "A"  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 4

PARCEL "B"  
NORTH VISTA  
HIGHLANDS,  
FILING NO. 4

PARCEL "E"  
152,290 SF  
PARK

STATE PLANE COORDINATES  
NORTHING 1606103.1684  
EASTING 3261537.0250

STATE PLANE COORDINATES  
NORTHING 1606468.8792  
EASTING 3262291.5033

- LEGEND**
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  - W.E. WATER EASEMENT
  - SF SQUARE FEET
  - (R) RADIAL
  - (P) PLAT
  - (M) MEASURED

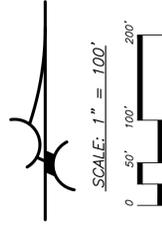
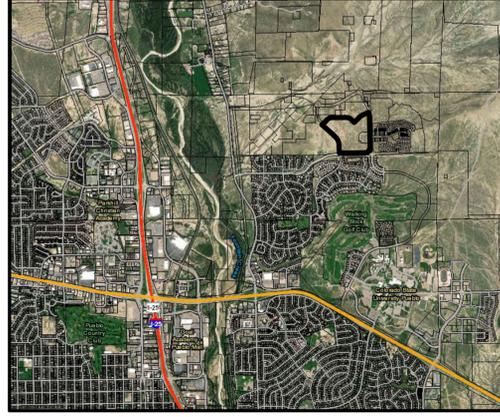
**BASIS OF BEARINGS**  
EAST LINE OF THE NE 1/4 OF SECTION 8,  
TOWNSHIP 20 SOUTH, RANGE 64 WEST,  
OF THE 6TH P.M.  
TO BEAR N. 01°25'55" E.

SEE SHEET 3 OF 5

SEE SHEET 4 OF 5

# SUPPLEMENTAL MAP OF: NORTH VISTA HIGHLANDS, FILING NO. 5

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
IN THE COUNTY OF PUEBLO, STATE OF COLORADO



**BENCHMARK:**  
TRIANGLE LOCATED ON SOUTHWEST CORNER OF CATCH BASIN  
OF MURFIELD DRIVE AND ST. ANDREWS DRIVE.  
MAD 88 ELEVATION = 4874.80

- NOTES:**
- FOR CORRECT LOT INFORMATION REFER TO SUBDIVISION PLAT.
  - LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE ON-SITE UTILITY LOCATES AND UTILITY COMPANY RECORDS. ABOVE GROUND EVIDENCE OF UTILITIES SHOWN HEREON BY ACTUAL ON-SITE FIELD LOCATION COMPLETED ON (10-01-2021).

**LEGEND**

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- (R) RADIAL
- (P) PLAT
- (M) MEASURED

**PUD**

- CURRENT ZONING
- GUY WIRE
- POWER POLE
- TELEPHONE PEDESTAL
- WATER VALVE
- GAS VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- LIGHT POLE
- 4860'— EXISTING CONTOUR (5 FOOT)
- 4863'— EXISTING CONTOUR (1 FOOT)
- E— UNDERGROUND ELECTRIC LINE
- FOL— FIBER OPTIC LINE
- OHE— OVERHEAD POWER LINE
- G-3"FEEL GAS MAIN
- SANITARY SEWER MAIN
- STORM SEWER MAIN
- TELEPHONE LINE
- WATER MAIN



**SUBDIVIDERS:**  
 NW PHASE 2A, LLC  
 A COLORADO LIMITED LIABILITY COMPANY  
 AND  
 PUEBLO HEIGHTS, LLC  
 A COLORADO LIMITED LIABILITY COMPANY  
 C/O JEVIN INVESTMENTS, INC.  
 A COLORADO CORPORATION  
 AND  
 NORTH VISTA HIGHLANDS METROPOLITAN DISTRICT NO. 1,  
 A QUASI-MUNICIPAL CORPORATION AND  
 POLITICAL SUBDIVISION OF THE STATE OF COLORADO  
**ENGINEERS AND SURVEYORS:**  
 NORTHSTAR ENGINEERING AND SURVEYING, INC.  
 1000 S. WASHINGTON STREET  
 PUEBLO, COLORADO  
 MAY 06, 2022

**PREPARED BY:** NORTHSTAR ENGINEERING AND SURVEYING, INC.  
 PREPARED UNDER THE DIRECT SUPERVISION OF  
 MICHAEL LELAND CURRY, PROFESSIONAL LAND SURVEYOR  
 COLORADO REGISTRATION NO. 35485  
 FOR AND ON BEHALF OF NORTHSTAR ENGINEERING & SURVEYING, INC.



# Planning & Zoning Application

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

Contact Info	<b>Property Owner</b>		<b>Applicant</b>	
	Name: Daniel Dinwiddie		Name:	
	Company NVH Phase 2A, LLC		Company:	
	Address: 4068 Crystal Ct., Boulder, CO	Zip: 80304	Address:	Zip:
	Phone: (719)388-6392		Phone: ( )	
	Email: danieldinwiddie1@gmail.com		Email:	
	<b>Engineer</b>		<b>Surveyor</b>	
	Name: Michael L. Cuppy		Name: Michael L. Cuppy	
	Company: Northstar Engineering & Surveying, Inc.		Company: Northstar Engineering & Surveying, Inc.	
	Address: 111 E. 5th St.	Zip: 81003	Address: 111 E. 5th St.	Zip: 81003
Phone: (719)544-6823		Phone: (719)544-6823		
Email: mcuppy@northstar-co.com		Email: mcuppy@northstar-co.com		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	<b>Project Location:</b> Northwest of Vision Hills Parkway and Walking Stick Boulevard <small>(address or general description)</small>			
	Parcel No(s): 408203005, 408203001			
	Existing Zone: PUD		Proposed Zone (if applicable):	
	PUD Name (if applicable): N/A			
Project Scope	<b>Project Name:</b> North Vista Highlands, Filing No. 5			
	<input type="checkbox"/> Rearrangement of Property Boundaries: # of existing lots: _____ Total acres: _____			
	<input type="checkbox"/> Overall Development Plan			
	<input type="checkbox"/> Site Plan Review: Building area: _____sf ○ HARP ○ Development Plan ○ PUD ○ Student Housing			
	<input type="checkbox"/> Special Area Plan			
	<input type="checkbox"/> Street Name Change: Existing Name: _____ Proposed Name: _____			
	<input checked="" type="checkbox"/> Subdivision: # of lots: <u>147</u> Total acres: <u>52.13 Acres</u>			
	<input type="checkbox"/> Text Amendment			
	<input type="checkbox"/> Vacation: ○ Street ○ Alley ○ Easement ○ Other: _____			
	<input type="checkbox"/> Other: _____			

(Continue Next Page)

(Continued from previous page)

<b>Project Information</b>	Provide a brief description of the proposed request: Subdividing the above referenced lots that are not currently subdivided for future development	
	What is the total acreage included in the project? 52.13 Acres	
	What is the proposed use of the property? <input type="checkbox"/> Commercial <input type="checkbox"/> Multi-family <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
	Are there any other pending or recently approved Land Use applications regarding this property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If yes, please list:	
<b>Attachments</b>	<b><u>Attachment Checklist</u></b>	
	The following list of attachments are required to accompany all applications: <input checked="" type="checkbox"/> A. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. <input checked="" type="checkbox"/> B. Pueblo County Assessor's Property Information print out ( <a href="http://www.co.pueblo.co.us">www.co.pueblo.co.us</a> ) <input checked="" type="checkbox"/> C. Additional information as required by the <b>P&amp;Z Submittal Requirements Sheet</b> .	
<b>Terms</b>	By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:	
	<ol style="list-style-type: none"> <li>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.</li> <li>2. There are no known hazards or vicious animals present on the subject property.</li> <li>3. All information contained in this application, is true and accurate to the best of my knowledge.</li> <li>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.</li> <li>5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.</li> </ol>	
<b>Signatures</b>	Property Owner	
	Print Name:	
	Signature:	Date:
	Applicant, if different from Property Owner	
	Print Name:	
	Signature:	Date:

<b>Office Use Only</b>	<b>Zoning Compliance (Completed by City Staff)</b>		
	Application checked for completeness by:	Date:	Fee Paid:

Jeff Hawkins, PE, CFM  
Director of Stormwater



211 E. "D" Street  
Pueblo, CO 81003

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

## Stormwater Utility

### MEMO

TO: Beritt Odom, Principal Planner  
FROM: John Sakariason, Stormwater Coordinator, Jared Perea Associate Engineer  
DATE: August 2, 2022  
SUBJECT: S-22-06 P&Z Conditions

---

This memo is intended to serve as the Stormwater Utility's review of the referenced project submittal. Please forward to the applicant's representative.

1. See relined plat comments. Remove drainage from the dedication statement for Parcel E if it is not intended to be utilized for drainage.
2. The stormwater facility maintenance agreement will be required to be recorded with the plat. Please use the attached form to execute this agreement.
3. Proposed inlets adjacent to the curb radius or centered on the curb radius at street intersections will not be allowed per City of Pueblo Stormwater Drainage Criteria Manuel. This is found on page 17 section 4.3.2 Storm Inlets letter B.

Andrew Hayes  
Director of Public Works

Melanie Turner, PE  
Traffic Engineer



350 Alan Hamel Avenue  
Pueblo, CO 81003

Phone (719) 553-2722  
Fax (719) 553-2723

## Department of Transportation

### MEMO

**TO:** Beritt Odom  
**FROM:** Melanie Turner, Interim Traffic Engineer  
**DATE:** 8/3/2022  
**SUBJECT:** 4<sup>th</sup> Review S-22-06 North Vista Highlands Subdivision and P&Z Conditions

---

Northstar submitted a Letter of Modifications to PUD and City standards. Below are the requests and responses.

**Request 1.** *The original North Vista Master Plan PUD recorded under the Reception No. 1804823 on May 8, 2009 envisioned utilizing an 88-foot right-of-way for the proposed North Vista Highlands Metropolitan District "Village streets" with two travel lanes and diagonal parking along both sides of the roadway, along with attached sidewalks with tree grates for landscaping placement. It has since been determined that a more effective and efficient traffic flow could be supported by utilizing the standard City of Pueblo Mixed Use Collector street cross-section. This cross-section allows two travel lanes as well as a turn lane in the center. In addition, the Mixed-Use Collector street cross-section utilizes a smaller 80-foot right-of-way, and with separate sidewalk and landscaping areas, should create a less expensive street and landscape design, from both the standpoint of initial cost to construct as well as with regards to long term maintenance costs.*

**Response 1.** This request is for the portion of El Principio, between Walking Stick Blvd and Codorniz Dr. The City Transportation Dept. approves a modified version of the Mixed Use Collector. It will have two travel lanes and a turn lane. But instead of 5' shoulders, there will be room for on-street parallel parking on each side.

**Request 2.** *Changing the cross-section of Cedarweed Boulevard through the subdivision from the PUD "Collector" to the standard City of Pueblo Mixed Use collector cross-section in order to match the existing Cedarweed Boulevard, south of Vision Hills Parkway.*

**Response 2.** The City Transportation Dept. approves this modification.

**Request 3.** *Modifying the maximum distance between intersections for Mariquita Drive and Beatrice Drive (Formerly Colibri Drive) from 660' to 1320'*

**Response 3.** The City Transportation Dept. approves this modification with the condition that that pedestrian access ways be provided for pedestrian connectivity. These parcels F and G have been provided and on the plat.

May 24, 2022

The City Planning and Zoning Commission will hold a public hearing on request from **Daniel Dinwiddie, NVH Phase 2A, LLC** for the approval of the following application:

S-22-06: North Vista Filing, No. 5. A subdivision of 55.954-acres into residential lots and multiple parcels for utilities, access, trails, and park purposes; generally located west of Walking Stick Blvd., east of Cedarweed Blvd., and north of Vision Hills Parkway and University Park, 18<sup>th</sup> Filing.

**The Planning and Zoning Commission meeting will be held on 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](http://www.pueblo.us/PandZ) and click on “Most Recent Agenda” no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

Scott Hobson, Acting Director  
Planning & Community Development  
By **Beritt Odom**, Principal Planner  
(719) 553-2339

May 24, 2022

The City Planning and Zoning Commission will hold a public hearing on request from **Daniel Dinwiddie, NVH Phase 2A, LLC** for the approval of the following application:

S-22-06: North Vista Filing, No. 5. A subdivision of 55.954-acres into residential lots and multiple parcels for utilities, access, trails, and park purposes; generally located west of Walking Stick Blvd., east of Cedarweed Blvd., and north of Vision Hills Parkway and University Park, 18<sup>th</sup> Filing.

**The Planning and Zoning Commission meeting will be held on 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](http://www.pueblo.us/PandZ) and click on “Most Recent Agenda” no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

Scott Hobson, Acting Director  
Planning & Community Development  
By **Beritt Odom**, Principal Planner  
(719) 553-2339

May 24, 2022

The City Planning and Zoning Commission will hold a public hearing on request from **Daniel Dinwiddie, NVH Phase 2A, LLC** for the approval of the following application:

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Planning & Community Development  
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(719) 553-2339

CASE NUMBER S-22-06

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the proposed final plat of the property commonly known as North Vista Highlands Fil NO 5 to be sent to the attached list of owners of the real property lying within three hundred (300) feet of the said property on which the final plat is proposed by depositing the same properly addressed and postage paid in the post office, as set forth in the Code of Ordinances, Section 17-6-2.

5-20-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

*KAREN ELGIN*

By \_\_\_\_\_

<b>Owner</b>	<b>OwnerStree</b>	<b>OwnerCity</b>	<b>Owr</b>	<b>OwnerZip</b>
ARMORY LLC	212 N WAHSATCH AVE STE	COLORADO SP	CO	80903-3476
KOCHENBERGER JACOB	3506 MODESTO DR	PUEBLO	CO	81005-2660
NORTH VISTA PUEBLO LAND INVESTMENT	3819 BROADVIEW PL	CASTLE ROCK	CO	80109-4507
PUEBLO HEIGHTS LLC	4068 CRYSTAL CT	BOULDER	CO	80304-0986
IRON BRUINS REVOCABLE TRUST	4288 CEDARWEED BLVD	PUEBLO	CO	81001
GONZALES MARK A + REYNA GONZALES	4292 CEDARWEED BLVD	PUEBLO	CO	81001
N V H PHASE 2A LLC + N V H PHASE 3, LLC	4408 TURNBERRY CRESCEI	PUEBLO	CO	81001-1162
NORTH VISTA HIGHLANDS METROPOLITAN	4725 S. MONACO DR. SUIT	DENVER	CO	80237
TOP LAND INVESTMENT LLC	4810 POLO CT	PUEBLO	CO	81001-1071
PUEBLO SPROUT DEVELOPMENT, LLC	6813 COMMERCE DR	HUBBARD	OH	44425-2945
ZERCHER BURNELL/ZERCHER PAM	7 GLENDALE CT	PUEBLO	CO	81001
PUEBLO SPROUT DEVELOPMENT LLC	PO BOX 248	HUBBARD	OH	44425-0248
S J P LLC + COURTYARD CREATIONS LLC	PO BOX 8024	PUEBLO	CO	81008-8024