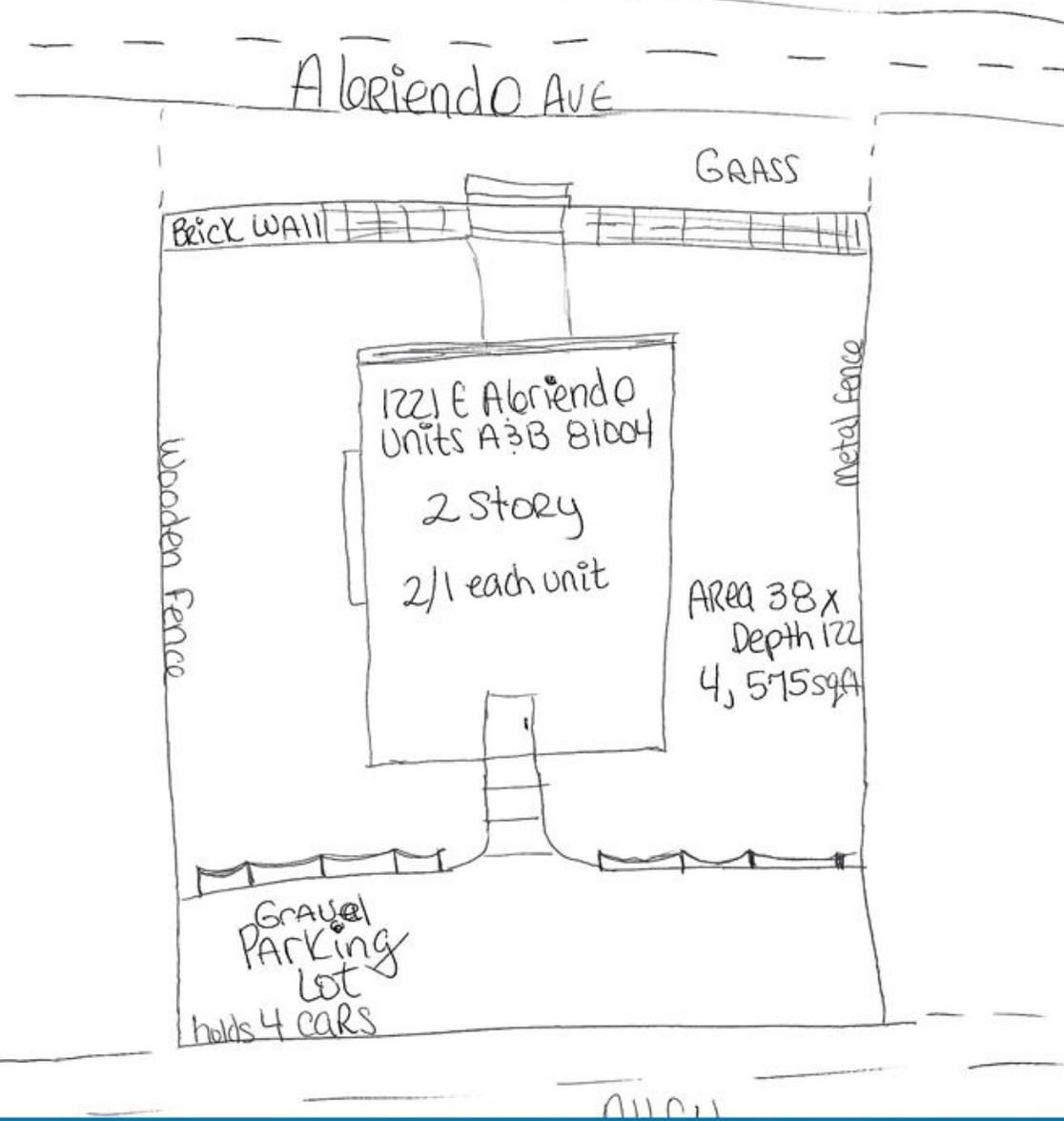


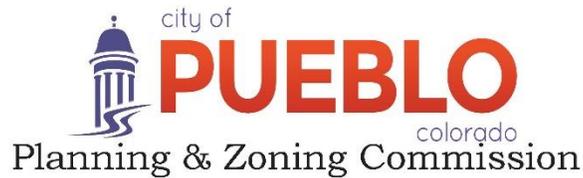
Legal 10 1/2 of lots 42 + ALL Lot 43  
BLK 49 CHY HALL PL



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, 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-22-06-1221 E Abriendo Ave.-** Rezoning 4,575 sq. ft. from B-4 (Central Business District) to CCN (Commercial Charter Neighborhood) Staff report by Sr. Planner Wade Broadhead  
Staff report by Beritt Odom.

Staff report by Wade Broadhead

**BACKGROUND AND ANALYSIS:**

Currently, the subject property sits in a large area of B-4 zoned land in Bessemer centered around Northern Avenue and zoned as such since 1968. The B-4 served as a district for mixed commercial uses to serve the Bessemer neighborhood when the steel mill was at its height, but the area has undergone numerous changes in the intervening 54 years. While many commercial store fronts on Northern and adjoining streets were zoned appropriately, many single-family homes were rezoned B-4 with an aspiration that commercial uses would expand a block out from each side of Northern Avenue. The reduction in the demand for small commercial space has resulted in high vacancy in the adjoining area and the homes continuing as residential uses. Periodically residential owners have rezoned their properties R-4 in the area (see figure D). The R-4 Zone District requires a 50-foot lot width, 1221 E. Abriendo has a 37.5-foot lot width; therefore, the applicants are requesting a zone change to Commercial Charter Neighborhood which allows a minimum 25-foot lot width and a mixture of commercial and residential uses.

The building at 1221 E. Abriendo Avenue was listed as a single-family residence in 1968 according to the City Directories, but sometime after 2005 it was converted into a duplex. Duplexes, granny flats, house conversions to multifamily, have been common in the Bessemer Neighborhood and the expansion of housing options is appropriate in the area. While R-4 makes up most of the surrounding residential area; the CCN Zone District was created to maintain the character of the City's original neighborhoods, often referred to as Charter Neighborhoods. The zone district is designed to retain and conserve suitable areas for commercial, office, and mixed-use development that primarily serve the residents of the surrounding neighborhood. The CCN allows the residential use to change to a low-level commercial use if conditions change in the future. A duplex is a use by right in a CCN and one other duplex is located on the 1200 block of Abriendo just north. The property complies with all performance standards except the rear parking is gravel and not paved. The applicant will have to pave the two required spaces or ask the Zoning Board of Appeals for a waiver which is allowed in CCN. Mr. Broadhead stated that he received 18 letters of support, five of the letters were included in the staff report.

**COMPREHENSIVE PLAN COMPLIANCE:**

The proposed rezoning request conforms with the Pueblo Comprehensive Plan designation of Urban Mixed Use. Urban Mixed Use land use classifications are reserved for the central business district as are "parts of Northern Avenue". According to Pueblo's Comprehensive Plan, "Some higher density, freestanding residential may also fit in this land use category". This rezoning will accommodate a higher density residential use and allow the flexibility for later small-scale retail commercial uses to emerge if conditions change, both of which are in line with the Urban Mixed Use category designation. Staff has determined that the proposed rezoning is consistent with the comprehensive plan designation.

**RECOMMENDED ACTION:**

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

- Pave one parking space adjacent to the alley or apply for a variance to allow the space to remain gravel.

**QUESTIONS OF STAFF:**

**Cheryl Spinuzzi** – Where is the entrance for the duplex? Broadhead deferred to the applicant.

**HEARING:**

**Don Etherton/Prairie Fire LLC, property owner and applicant testified in favor of the application.**

Spinuzzi asked if the Etherton residence is currently a single-family residence and if he wants to convert the residence to a duplex. The applicant stated that it is currently a duplex but inhabited by one family. The rear entrance provides access to the second residence on the second floor.

No one spoke in opposition.

**COMMISSION ACTION:**

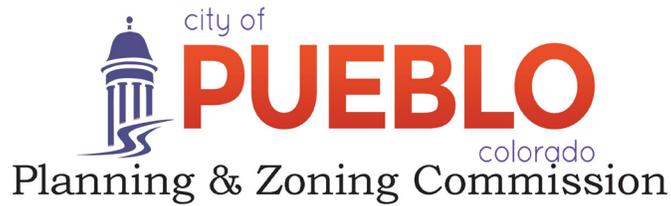
Bailey moved to approve Z-22-06 with staff condition that the applicant pave the required parking area or request a variance for the parking requirement. Second by Aznar.

**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-22-06

**TO:** City of Pueblo, Planning and Zoning Commission  
**FROM:** Wade Broadhead, Senior Planner  
**THROUGH:** Scott Hobson, Acting Director of Planning and Community Development  
**DATE:** June 8th, 2022  
**SUBJECT:** Rezone from B-4, Central Business District to CCN, Commercial Charter Neighborhood District  
**APPLICANT:** Don Etherton / Prairie Fire LLC.  
**PROPERTY OWNER:** Same  
**LOCATION:** 1221 E. Abriendo Avenue  
N ½ of Lot 42 and all of Lot 43, Block 49, City Hall Place  
**CONCURRENT REQUESTS:** None

### **REQUEST:**

The applicant is requesting to rezone 1221 E. Abriendo Ave. a 4,575 Sq ft parcel from B-4, Central Business District to CCN, Commercial Charter Neighborhood.

### **BACKGROUND AND ANALYSIS:**

Currently, the subject property sits in a large area of B-4 zoned land in Bessemer centered around Northern Avenue and zoned as such since 1968. The B-4 served as a district for mixed commercial uses to serve the Bessemer neighborhood when the steel mill was at its height, but the area has undergone numerous changes in the intervening 54 years. While many commercial store fronts on Northern and adjoining streets were zoned appropriately, many single-family homes were rezoned B-4 with an aspiration that commercial uses would expand a block out from each side of Northern Avenue. The reduction in the demand for small commercial space has resulted in high vacancy in the adjoining area and the homes continuing as residential uses. Periodically residential owners have rezoned their properties R-4 in the area (see figure D). The R-4 Zone District requires a 50-foot lot width, 1221 E. Abriendo has a 37.5-foot lot width; therefore, the applicants are requesting a zone change to Commercial Charter Neighborhood which allows a minimum 25-foot lot width and a mixture of commercial and residential uses.

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**PLANNING AND COMMUNITY DEVELOPMENT COMMENTS**

**CHARACTER AND COMPATIBILITY:**

❑ **Site Character:**

The project is in an area of single-family residences and small commercial storefront. Gus’s, La Tronica’s and other establish neighborhood commercial businesses are located a block away.

❑ **Neighborhood Compatibility:**

- North B-4 mostly single-family residences, vacant neighborhood tavern, and a vacant auto body use. bar
- East B-4, single-family and duplex residential uses.
- South B-4, single-family residences.
- West B-4, multifamily residential, single-family residential, and commercial uses.

❑ **Comprehensive Plan Compliance:**

The proposed rezoning request conforms with the Pueblo Comprehensive Plan designation of Urban Mixed Use. Urban Mixed Use land use classifications are reserved for the central business district as are “parts of Northern Avenue”. According to Pueblo’s Comprehensive Plan, “Some higher density, freestanding residential may also fit in this land use category”. This rezoning will accommodate a higher density residential use and allow the flexibility for later small-scale retail commercial uses to emerge if conditions change, both of which are in line with the Urban Mixed Use category designation. Staff has determined that the proposed rezoning is consistent with the comprehensive plan designation.

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

❑ Minimum lot size and area:

- The CCN Zone District requires a minimum of 2,500 square foot of lot area, with a minimum of 25-foot-wide street frontage.
- 1221 E. Abriendo Ave. is 4,575 square feet and has a lot width of 37.5-feet along Abriendo Ave. The existing site has been reviewed, and it complies with the minimum lot area and width for the proposed zone district.

❑ Lot coverage:

- The property meets all side, front and rear yard setbacks.
- The current structure on the property meets with maximum lot coverage and floor area ratio.
- At the time of building permit, any additional structures will be required to comply with the lot coverage and floor area ratio requirements.

❑ **Zone District performance standards:**

The CCN Performance Standards provide the requirements relating to minimizing the impact of the development on the surrounding neighborhood and are described in detail below:

**1. Parking Standards, Sec 17-4-42**

- Single and two-family dwellings need to provide one permanent parking space per unit (two total), the applicant is providing four. **The current parking is gravel and will need to be paved.**
- Section 17-4-5(4)(a) allows the owners to apply the Zoning Board of Appeals to vary and off-street parking requirements in this chapter to promote flexibility in design. **The applicant may apply for a variance to waive the paving requirement.**

**2. Landscape Standards.**

- A duplex use in the CCN Zone District does not trigger the requirements in CCN for three or more-unit residential developments.
- The applicant has no plans for additional improvements or buildings.  
Section 17-4-5(1), g. of the Pueblo Municipal Code (PMC) provides the requirements for outdoor storage.

**3. Additional Performance Standards.**

- Sections 17-4-5(1)g.5 and 6. of the Pueblo Municipal Code (PMC) provide additional requirements for properties zoned CCN, which are adjacent to minor arterials, collectors and local streets.
- Additional performance standards will be reviewed at the time of commercial site plan request if any projects are planned in the future.

**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.**

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

- Comments      **The applicant proposes to use the property as a duplex.**

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

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

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

- Comments      **The applicant indicated that duplex is already in use.**

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, but the use is already occurring and appears viable.**

**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 **APPROVE with the following conditions:**

1. Pave one parking space adjacent to the alley or apply for a variance to allow the space to remain gravel.

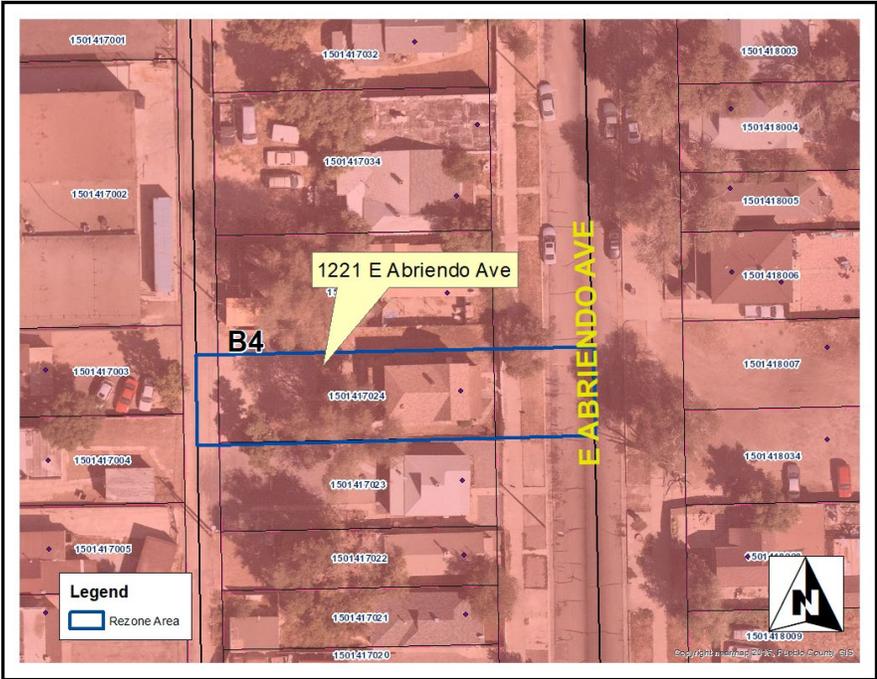
**ATTACHMENTS:**

- A. **Arial Photograph**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**
- D. **Vicinity Map Showing neighboring rezones to residential uses**
- E. **Site Photographs**
- F. **CCN District Information Sheet**
- G. **Application and Statement of Facts**
- H. **Rezoning Map Exhibit**

**ATTACHMENTS:**



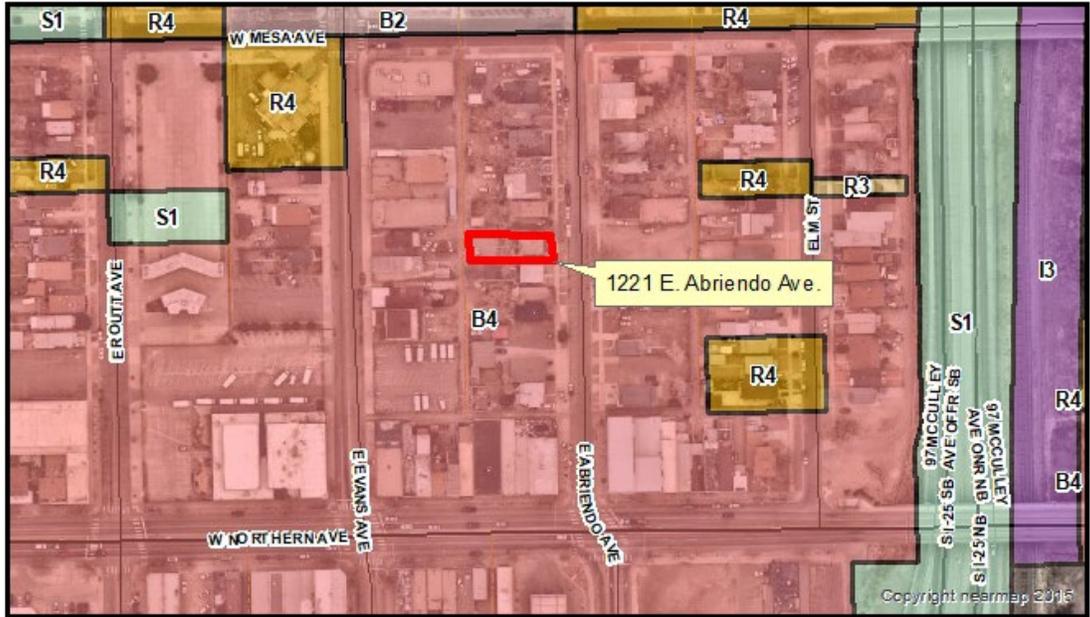
**A. Aerial Photograph**



**B. Zoning Map**



C. Comprehensive Plan Map



D. Vicinity Map Showing neighboring rezones to residential uses



Looking West from Abriendo Ave.



Parking area in the rear along the alley.



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 #: \_\_\_\_\_

**Owner or Applicant**

Name: Donald Etherton

Company: Prairie Fire Properties LLC

Address: 1221 E. Abriendo Ave Zip: 81004

Phone: ( 720-210-8339 Email: don@prairiefiresllc.com

**Applicant**

Name: Donald Etherton

Company: Prairie Fire Properties LLC

Address: 85 N> Grant St , Wickenburg, AZ Zip: 85390

Phone: ( 720-210-8339 Email: don@prairiefiresllc.com

**Person or Firm Representing (If Different From) Owner or Applicant**

Name:

Company:

Address: Zip:

Phone: ( ) Email:

*The applicant will be the primary contact unless otherwise noted.*

**Project Location:**  
(address or general description) 1221 E. Abriendo Ave

Parcel#

Legal Description:

Subdivision: Acreage:

**Existing Zone District:** B-4

**Proposed Zone District:** CCN

**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.

**Description of area surrounding proposed development:**

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.

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:

Estimated date for completion of project:

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

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:

Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections.

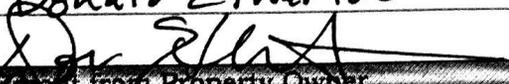
**Zoning Compliance (Completed by City Staff)**

Application received by:	Date:
Application checked for completeness by:	Date:
Case Manager:	Fee Paid:
Hearing date:	

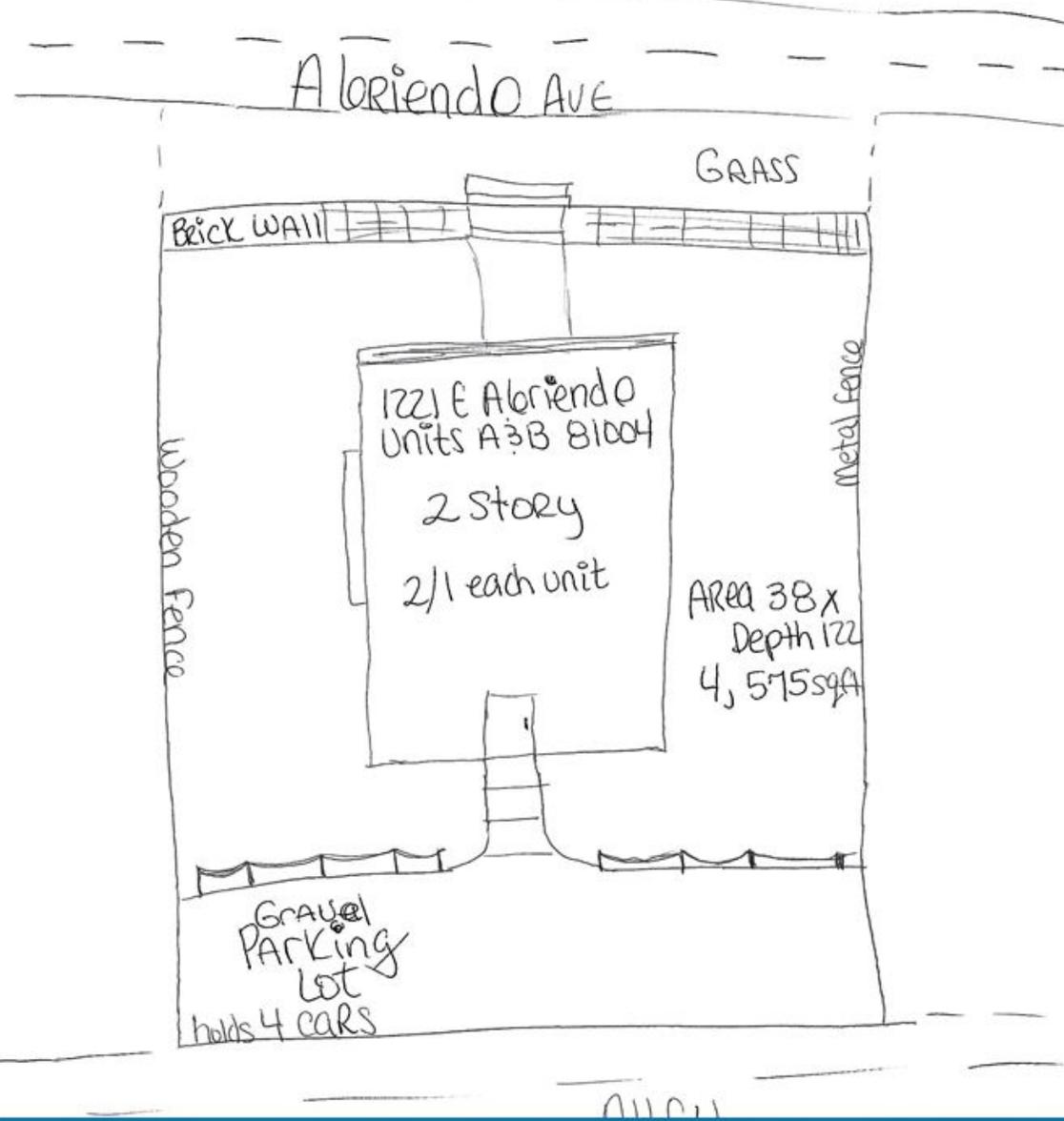
- Approved
- Denied
- Approved w/conditions

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

- . There are no known hazards or vicious animals present on the subject property.
- . All information contained in this application, is true and accurate to the best of my knowledge.
- . 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:	Donald Etherton	
Signature:		Date: 5/18/2022
PROPERTY OWNER		
Print Name:		
Signature:		Date:

Legal 10 1/2 of lots 42 + ALL Lot 43  
BLK 49 CHY HALL PL



May 20, 2022

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

**Z-22-06: 1221 E. Abriendo Avenue** rezoning approximately 4,575 sq. ft. located at 1221 E. Abriendo Avenue legally described as the north ½ of Lot 42 and all of Lot 43, Block 49, City Hall Place, currently zoned B-4, (Central Business District) being rezoned to CCN (Commercial Charter Neighborhood District).

**The Planning and Zoning Commission meeting will be held on June 8th, 2022, at 3:30 p.m., by Zoom: Meeting ID:927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston) or in-person at 1 City Hall Pl (3<sup>rd</sup> 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](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, Director  
Planning & Community Development  
**Wade Broadhead**, Sr. Planner  
(719) 553-2280

May 20, 2022

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

CASE NUMBER Z-22-06

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 1221 E Abriendo Avenue 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 1221 E Abriendo Avenue, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

5-20-22

\_\_\_\_\_  
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

Owner	OwnerStree	OwnerCity	Owr OwnerZip
RYAN + ROBIN LLC	101 N MAIN ST	PUEBLO	CO 81001-3232
COLORADO CITY HOLDINGS LLC	11307 BELL CROSS CIR	PARKER	CO 80138-8766
LUSERO JAMES	12 BARRINGTON CT	PUEBLO	CO 81005-3517
ROME ENTERPRISES LLC	120 S 6TH ST STE 2100	MINNEAPOLIS	MN 55402-1823
MORALES MARIA L	1200 E EVANS AVE	PUEBLO	CO 81004-2905
BENAVIDEZ ROXY M + FUENTEZ D	1201 E ABRIENDO AVE	PUEBLO	CO 81004-2901
BOYD SLADE C/BOYD AMELIA A	1201 E EVANS AVE	PUEBLO	CO 81004-2904
CARHUAMACA JANETH	1209 E ABRIENDO AVE	PUEBLO	CO 81004-2901
RAY ALBERT + RAY DONNA	1210 E ABRIENDO AVE	PUEBLO	CO 81004-2902
BARELA DONNA	1211 E ABRIENDO AVE	PUEBLO	CO 81004-2902
JOHNSON NATASHA K	1213 ELM ST	PUEBLO	CO 81004-2955
ALLEN BRYAN	1214 E ABRIENDO AVE	PUEBLO	CO 81004-2902
ERB HAROLD + ERB TASHICA	1217 E ABRIENDO AVE	PUEBLO	CO 81004-2901
MAURELLO VITO + MAURELLO JAC	1217 E EVANS AVE	PUEBLO	CO 81004-2904
BOUGHTON SCOTT M	1217 ELM ST	PUEBLO	CO 81004-2955
RAMIREZ RAQUEL	1218 E ABRIENDO AVE	PUEBLO	CO 81004-2969
GREER MITCHAL L	1223 ELM ST	PUEBLO	CO 81004-2955
MONTOYA TONIANN M	1227 ELM ST	PUEBLO	CO 81004-2955
PADILLA DONNA MARIE	1235 E ABRIENDO AVE	PUEBLO	CO 81004-2901
MONTOYA GILBERT A + MONTOYA	1237 ELM ST	PUEBLO	CO 81004-2955
SOUTHERN COLORADO HARM RED	1249 E ROUTT AVE	PUEBLO	CO 81004-2908
HOLMAN ANDREW P/HOLMAN VE	13 FULL MOON CT	PUEBLO	CO 81001-1874
MERCADO ARMANDO	134 SAN CARLOS RD	PUEBLO	CO 81005-2642
BUMSTEAD ANGELA KATHRYN	140 W 29TH ST # 323	PUEBLO	CO 81008-1034
CASADOS CHARLIE JOHN/CASADO	143 MELROSE AVE	PUEBLO	CO 81004-1050
GAGLIANO VINCENT A	145 FORDHAM CIR	PUEBLO	CO 81005-1614
GRADISHAR WILLIAM B + GRADISH	152 BRIDLE TRL	PUEBLO	CO 81005-2648
PUEBLO COUNTY + GARY RASO	215 E PITKIN AVE	PUEBLO	CO 81004-2111
DANGREMOND SAMUEL T + DANG	216 DUNSMERE AVE	PUEBLO	CO 81004-1027
LARA ELIZLABETH M	217 VAN BUREN ST	PUEBLO	CO 81004-1818
PIZZABOI ENTERPRISES LLC	232 S UNION AVE	PUEBLO	CO 81003-3428
RABELO SERGIO / PINTO REBECA	2325 SPRUCE ST	PUEBLO	CO 81004-3947
WITTY KATHLEEN S/WITTY FRANK	27965 HILLSIDE RD	PUEBLO	CO 81006-9743
MERCADO MIGUEL	2834 LAKE AVE	PUEBLO	CO 81004-3831
JAVARAS HARRY MIKE REVOCABLE	29306 N 130TH DR	PEORIA	AZ 85383-5219
MANZANARES ROBERT DEAN + M	3 OSPREY CT	PUEBLO	CO 81005-5537
DOMINGUEZ THOMAS R JR	305 W NORTHERN AVE	PUEBLO	CO 81004-3109
LAYTON WILLIAM H	3225 BRENNER PL	COLORADO SPRINGS	CO 80917-5808
CASAS MARCUS LLC	4566 CASTLEPOINT DR	COLORADO SPRINGS	CO 80917-1365
PACHECO SAMUEL J	47 WILLIS CIRCLE	RYE	CO 81069-8697
D L L LLC	503 N MAIN ST STE 720	PUEBLO	CO 81003-3143
GRAY GARY L	528 ALFREDO AVE	WALSENBURG	CO 81089-1932
BANEGAS FIDELIA	5545 ANAHEIM WAY	DENVER	CO 80239-3737
MC PHERSON TONY/MC PHERSON	5664 VERDE RD	PUEBLO	CO 81004-9735
GUERIN PHILIP ANDREW	5800 E COLFAX AVE	DENVER	CO 80220-1507
HULTSMAN ST CLAIR	5949 MAGAZINE ST	NEW ORLEANS	LA 70115-3220

GARCIA CHRISTOPHER/GARCIA T F 624 COLORADO AVE	PUEBLO	CO 81004-2015
NUNEZ RONALD S/NUNEZ GENIEV 702 E MESA AVE	PUEBLO	CO 81006-1023
PRICE FRANCES P C/O RICHARD T F 7787 RADCLIFF ST	LAS VEGAS	NV 89123-0904
GAGLIANO ANTHONY C + GAGLIAN 89 PRINCETON ST	PUEBLO	CO 81005-1909
TOTAL LONGTERM CARE INC 8950 E LOWRY BLVD	DENVER	CO 80230-7030
QUIJADA CARLOS ANDRES 921 E 14TH ST	PUEBLO	CO 81001-2926
PIONEER INVESTMENTS LLC PO BOX 11214	DENVER	CO 80211-0214
GOMEZ LUNA WALTER MAURICIO PO BOX 172851	DENVER	CO 80217-2851
MISSION PROPERTIES LLC PO BOX 448	RYE	CO 81069-0448
P P F NEWCO LLC PO BOX 51012	COLORADO SPRINGS	CO 80949-1012