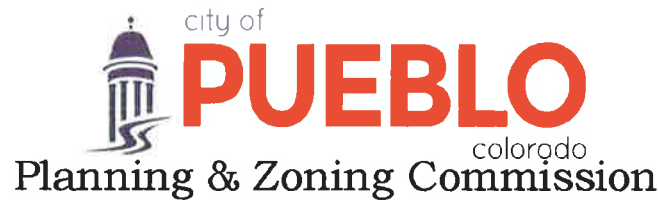


Brandice Eslinger  
Chair

Brian Lucas  
Vice Chair

Bob Schilling  
City Council Representative



Mike Castellucci

Jean Latka

Yvonne Lujan-Slak

David Webb

## V-16-02

**TO:** City of Pueblo, Planning and Zoning Commission  
**FROM:** Kelly Grisham, Senior Planner  
**THROUGH:** Steven Meier, Director of Planning and Community Development  
**DATE:** June 8, 2016  
**SUBJECT:** **Mass Street Vacation**  
**APPLICANT:** **D.W. Kercheval**  
**PROPERTY OWNER:** E.R. Dill and Julia Dill  
**LOCATION:** Mass Street, west of Kennedy Street  
**EXISTING ZONE:** R-2, Single Family Residential  
**CONCURRENT REQUESTS:** S-15-10, Dill Subdivision

**Request:**

To vacate Mass Street, west of Kennedy Street.

**Applicable Regulations:**

Sec. 12-5-1 through 6 of the Pueblo Municipal Code (PMC) concerning vacations of streets, alleys, etc.

**Recommended Action:**

Staff recommends that the Vacation be APPROVED with the following conditions:

1. Upon approval of the vacation, construct full curb, gutter and sidewalk for the portion of Mass Street that will be vacated, along Kennedy Street. The requirement of these improvements shall be included in the Subdivision Improvement Agreement and shall be constructed with the improvements associated with the Dill Subdivision.

**Staff review and findings:**

The applicant is requesting to vacate the dead-end section of Mass Street, which is east of the property that they are subdividing concurrently with this request. The vacated portion of Mass Street will be deeded to the property owners to the north and south of Mass Street. Staff is recommending the applicant be required to construct curb, gutter and sidewalk along Mass Street once the vacation is approved by City Council, eliminating the confusion of Mass Street being a street.

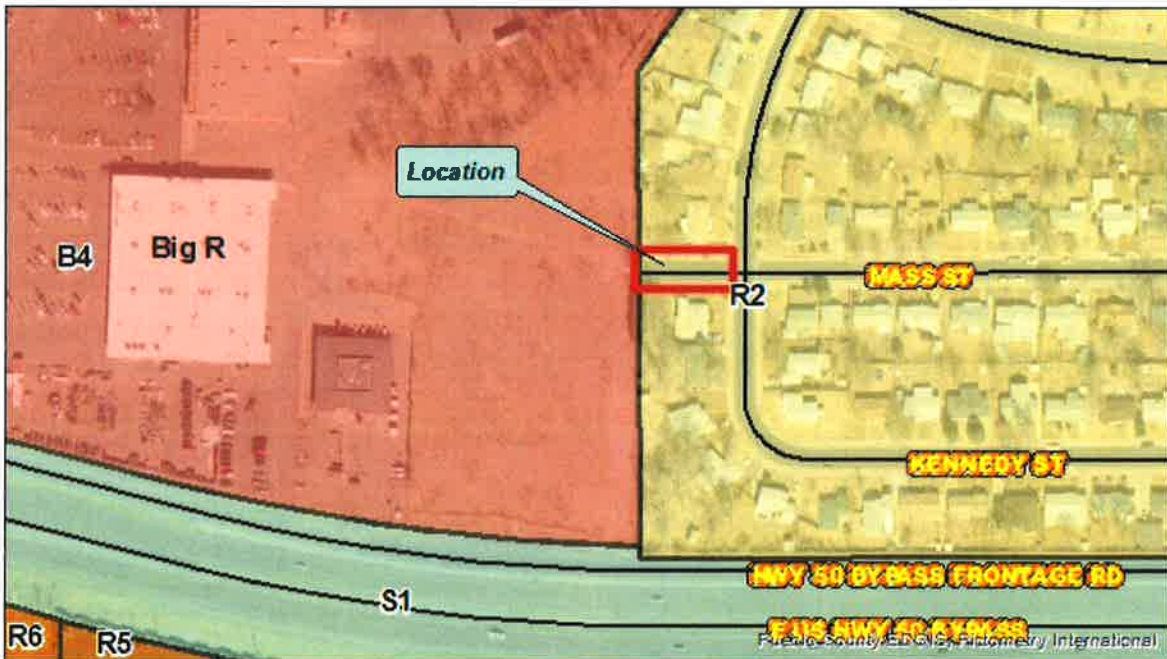
**ATTACHMENTS:**

- A. Aerial Map
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Site Photographs
- E. Vacation Plat
- F. Vacation Application

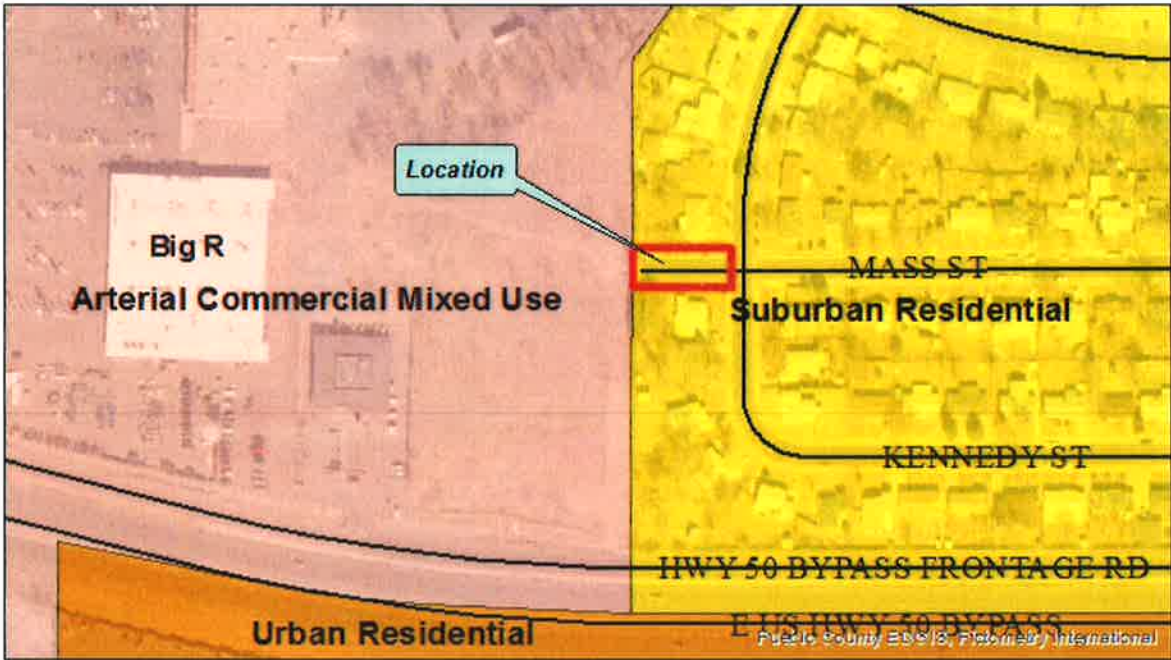
**ATTACHMENTS:**



**A. Aerial Photograph**



**B. Zoning Map**



C. Comprehensive Plan Map

**Attachment D. Site Photos**



**Site Photo**



**Public Notice Poster**

# ROAD/STREET VACATION NO.

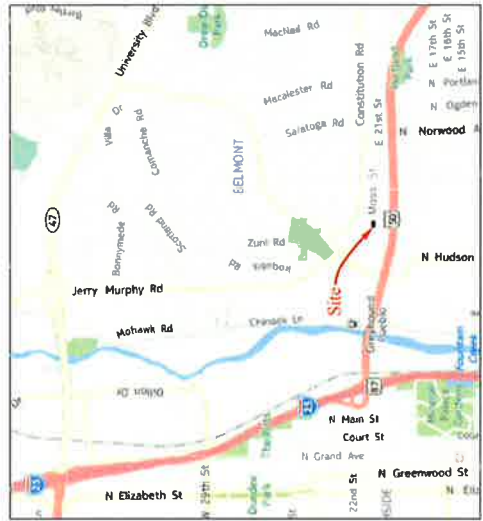
A VACATION OF THE PLATTED 50 FOOT MASS STREET RIGHT OF WAY  
 LOCATED WESTERLY OF KENNEDY STREET, BELMONT 2ND FILING  
 IN SECTION 30, TOWNSHIP 20 SOUTH, RANGE 64 WEST  
 OF THE 6th PRINCIPAL MERIDIAN  
 CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO



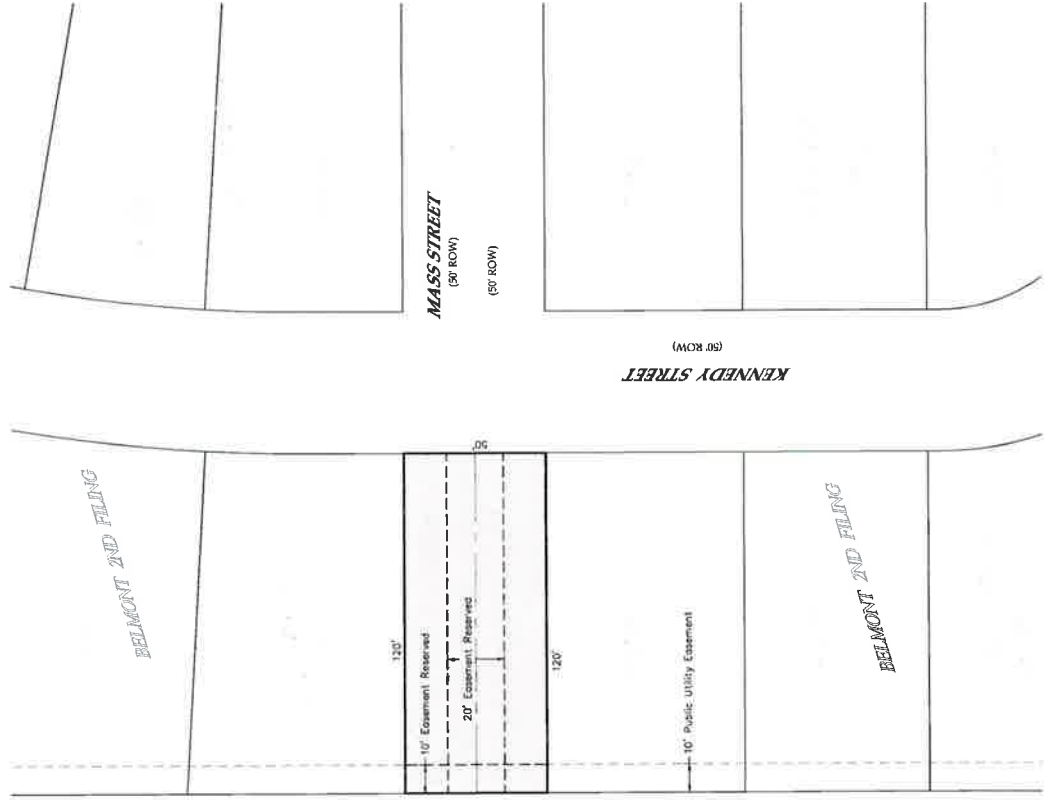
SCALE: 1" = 30'



Proposed Vacation



Vicinity Map  
Not to Scale



**LEGAL DESCRIPTION**  
 THE 50 FOOT MASS STREET, being westerly of the Kennedy Street Right of Way, as shown on the plat of Belmont 2nd Filing, according to the recorded plat thereof on file in Book 16, at Page 8, in the Pueblo County Clerk and Recorder's Office in Pueblo, CO

**RESERVATIONS:** A 20 foot wide water main and electrical power easement being 10 feet each side of the existing centerline of Mass Street AND a 10' wide Public Utility Easement, being the Western 10' of Mass St, as platted.

**PURPOSE:** Requested by the City of Pueblo

**SURVEYOR'S CERTIFICATE**  
 I, Daniel L. Boyd, a professional land surveyor registered in the State of Colorado, hereby certify that the above described plat was prepared by me or under my direct supervision and that the information shown on the plat of Belmont, Second Filing, as recorded June 5, 1992 in Book 16 at Page 8 of the records of the Pueblo County Clerk and Recorder.

Daniel L. Boyd  
 Professional Land Surveyor No. 11550

Date

**KIDD**  
**ENGINEERING**  
**AND**  
**CONSTRUCTION**  
**MANAGEMENT**  
**SERVICES, INC**

RICKY A. KIDD - PRESIDENT  
 44811 EAST HIGHWAY 50  
 AVONDALE CO 81022  
 719-644-0229 (O) 719-655-1216 (F)  
 rickkidd@kiddengineering.com

# 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: E.R. DILL and JULIA D. DILL		Name: D.W. (WOODY KERCHEVAL	
	Company		Company:	
	Address: 733 SE ST LUCIE BLVD STUART, FL	Zip: 34996	Address: 13365 EASTONVILL RD ELBERT, CO	Zip: 80106
	Phone: ( )		Phone: (303) 549-9319	
	Email: ERDILL@AOL.COM, JDILLY2@MSN.COM		Email: WK KERCHEVAL@MSN.COM	
	<b>Engineer</b>		<b>Surveyor</b>	
	Name: RICKY A. KIDD		Name: DANIEL BOYD	
	Company: KIDD ENGINEERING & CONST MGT SERV		Company: ALATA SURVEYS OF COLORADO, INC	
	Address: 44811 E US HWY 50 AVONDALE, CO	Zip: 81022	Address: 813 DESERT FLOWER BLVD PUEBLO, CO	Zip: 81001
Phone: (719) 544-5239		Phone: (719) 542-9169		
Email: RICKKIDD@KIDDENGINEERING.COM		Email: ALTASURVEY@COMCAST.NET		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	<b>Project Location:</b> UNDEVELOPED AREA NORTH OF BYPASS HIGHWAY 50 AND EAST OF THE BELMONT (address or general description) US POST OFFICE AND BIG R STORE			
	Parcel No(s): 04-301-11-005 and 04-194-27-031			
	Existing Zone: B-4		Proposed Zone (if applicable):	
	PUD Name (if applicable):			
Project Scope	<b>Project Name:</b> DILL SUBDIVISION			
	Scope of work: <input type="checkbox"/> Lot Line Rearrangement:			
	# of existing lots: _____ Total acres: _____			
	<input type="checkbox"/> Overall Development Plan			
	<input type="checkbox"/> Rezoning From: _____ To: _____			
	<input type="checkbox"/> Site Plan Review:			
	<input type="radio"/> HARP <input type="radio"/> Development Plan <input type="radio"/> PUD <input type="radio"/> 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>1</u> Total acres: <u>5.1</u>				
<input type="checkbox"/> Text Amendment				
<input checked="" type="checkbox"/> Vacation: THE PORTION OF MASS STREET WEST OF KENNEDY STREET				
<input type="radio"/> Street <input type="radio"/> Alley <input type="radio"/> Easement <input type="radio"/> Other: _____				
<input type="checkbox"/> Other: _____				

(Continue Next Page)

(Continued from previous page)

<b>Project Information</b>	Provide a brief description of the proposed request: (separate narrative as Attachment A also required) <u>VACATE A DEAD-END SECTION OF MASS STREET EAST OF THE PROPERTY. COMBINE THE CURRENT TWO PARCELS INTO ONE PARCEL. INTENT IS TO DEVELOP THE PROPERTY FOR MINI RV STORAGE</u>	
	What is the total acreage included in the project? <u>5.1 ACRES + 0.14 ACRES IN VACATION</u>	
	What is the proposed use of the property: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Multi-family <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	If yes, please list: <u>SUBDIVISION APPLICATION CASE NO. S-15-10</u>	
<b>Attachments</b>	<b>Attachment Checklist</b>	
	The following list of attachments are required to accompany all applications: <input type="checkbox"/> A. Detailed explanation of the request as listed above. Be specific <input type="checkbox"/> B. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. <input type="checkbox"/> C. Pueblo County Assessor's Property Information print out ( <a href="http://www.co.pueblo.co.us">www.co.pueblo.co.us</a> ) <input type="checkbox"/> D. 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>	<b>Property Owner</b>	
	Print Name:	<u>E.R. DILL &amp; JULIA D. DILL</u>
	Signature:	<u>ER Dill &amp; Julia D. Dill (copy)</u> Date: <u>4/2/16</u>
	<b>Applicant, if different from Property Owner</b>	
Print Name:	<u>D.W. KERCHEVAL</u>	
Signature:	<u>DW Kercheval</u> Date: <u>4/2/16</u>	

<b>Office Use Only</b>	<b>Zoning Compliance (Completed by City Staff)</b>		<b>Receipt:</b>
	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	
	Case #:		