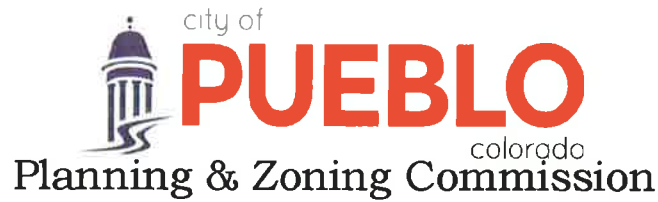


Brandice Eslinger  
Chair

Brian Lucas  
Vice Chair

Bob Schilling  
City Council Representative



Mike Castellucci

Jean Latka

Yvonne Lujan-Slak

David Webb

## V-16-04

**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:** Alley Vacation  
**APPLICANT:** Melvin R. Ortiz  
**LOCATION:** Alley adjacent to 302 E. City Center Drive  
West 118 feet of the north ½ of Block 2, Pueblo  
**EXISTING ZONE:** R-6, Mixed Commercial and Office District  
**CONCURRENT REQUESTS:** None

**Request:**

To vacate the North ½ of the alley adjacent to 302 E. City Center Drive

**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 DENIED; however, if the Planning and Zoning Commission chooses to approve the vacation, staff recommends the following conditions:

1. Correct the spelling of Kelly Avenue on the vacation plat.

**Staff review and findings:**

The applicant is requesting to vacate ½ of the alley adjacent to the property located at 302 E. City Center Drive for the purpose of providing additional area for commercial improvements. Staff does not support this vacation request and recommends the vacation be denied. First, the alley is located on the bluff overlooking the property. As such, no additional development on the bluff would be possible. Second, the remaining alley would be 8 feet wide, which is too narrow for access to the properties to the south of the alley. An existing overhead electric line is located along the southern portion of the alley (the portion that would remain), making it impossible to access the end of the alley, and making it impossible for maintenance of the utilities that would remain in the alley.



**ATTACHMENTS:**

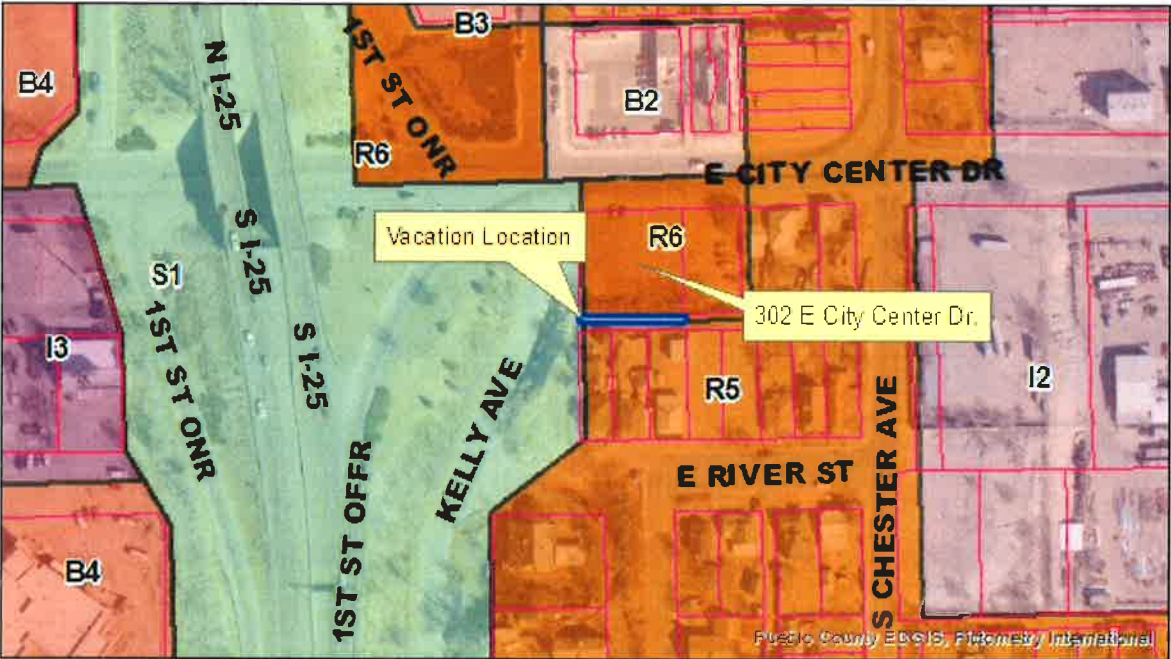
- A. Aerial Map
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Site Photographs
- E. Vacation Plat
- F. Vacation Application



**ATTACHMENTS:**



**A. Aerial Photograph**



**B. Zoning Map**





C. Comprehensive Plan Map





**Attachment D. Site Photos**



**Alley from 302 E. City Center Drive**



**Alley from Chester St.**





Approximate location of alley to be vacated

**Alley to be vacated**



**Properties losing access if vacated**



## Planning & Zoning Application

Please type or print clearly. Illegible applications will not be accepted. Case #: V-16-04

<b>Contact Info</b>	<b>Property Owner</b>		<b>Applicant</b>	
	Name: Melvin R. Ortiz		Name: Melvin R. Ortiz	
	Company:		Company:	
	Address: 3900 Azalea	Zip: 81005	Address:	Zip:
	Phone: (719)564-7425		Phone: ( )	
	Email:		Email:	
	<b>Engineer</b>		<b>Surveyor</b>	
	Name:		Name: Gary Amella	
	Company:		Company: Amella Surveying	
	Address:	Zip:	Address: 54 MacArthur Road	Zip: 81001
Phone: ( )		Phone: (719)-543-1974		
Email:		Email: Amellasurveying@yahoo.com		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
<b>Property Info</b>	<b>Project Location:</b> 302 E. 1st (now City Center Drive) <u>302 East City Center Dr</u>			
	<small>(address or general description)</small>			
	Parcel No(s): 431235011			
	Existing Zone: R-6		Proposed Zone (if applicable):	
PUD Name (if applicable):				
<b>Project Scope</b>	<b>Project Name:</b> <u>Alley Vacation</u>			
	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 type="checkbox"/> Subdivision				
<input type="checkbox"/> Text Amendment				
<input checked="" type="checkbox"/> Vacation:				
<input type="radio"/> Street <input checked="" type="radio"/> Alley <input type="radio"/> Easement <input type="radio"/> Other: _____				
<input type="checkbox"/> Other: _____				

(Continue Next Page)

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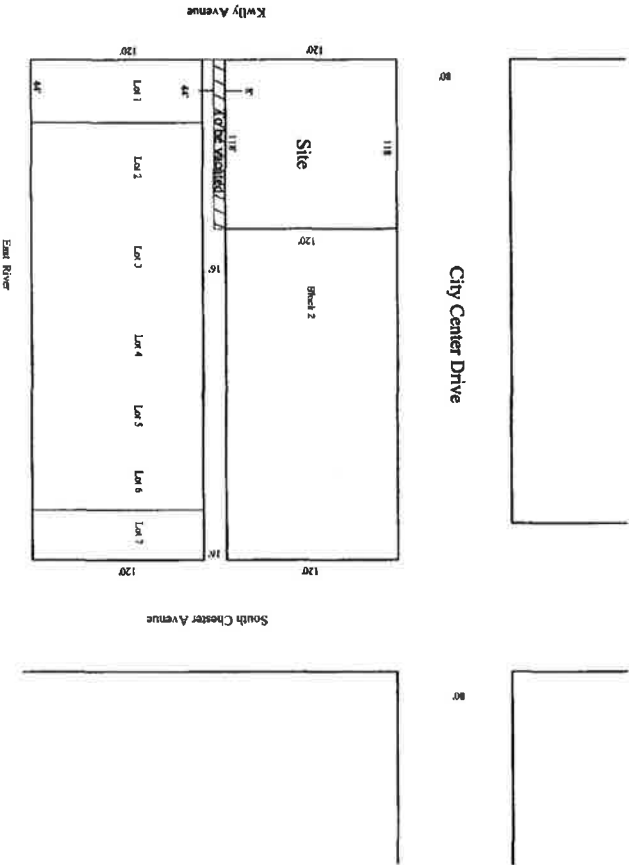
(Continued from previous page)

<b>Project Information</b>	Provide a brief description of the proposed request: (separate narrative as Attachment A also required) <u>request to vacate 1/2 of alley</u>	
	<u>South of 302 City Center Dr.</u>	
	What is the total acreage included in the project? <u>0.325 Acres</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please list:	
<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>	<b>By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:</b>	
	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. 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. 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.	
<b>Signatures</b>	<b>Property Owner</b>	
	Print Name:	<u>Melvin R. Ortiz</u>
	Signature:	Date: <u>3/5/16</u>
	<b>Applicant, if different from Property Owner</b>	
Print Name:		
Signature:	Date:	

<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	
	Case #:	<input type="checkbox"/> Approved w/conditions	

# Alley Vacation

Block 2 Pueblo, Pueblo, Colorado



**LEGAL DESCRIPTION**

One-half (1/2) of alley lying South of the West 118 ft. of the North 1/2 of Block 2 Pueblo, County of Pueblo, State of Colorado.

Purpose: To provide additional area for Commercial Improvements.

Ordinance No. \_\_\_\_\_

Filed for Record \_\_\_\_\_

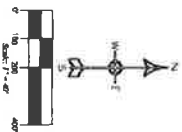
Ordinance Reception No. \_\_\_\_\_

Plan Reception No. \_\_\_\_\_

Prepared by: **Amelia Surveying**

Gary C. Amelia Professional Land Surveyor \_\_\_\_\_

Date \_\_\_\_\_



**Mel Ortiz**  
**3/7/16**  
**AMELIA SURVEYING**  
 501 N. Main # 1051LLW  
 Pueblo, Colorado  
 (719) 543-1974

25200

- View Property in GIS  
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.
- Find Comparable Land Sales
- Download Notice of Valuation: 2015 ▼ Go
- Download Tax Notice : 2015 ▼ Go

Printer Friendly Version  
 Include Sketch(es)  
 Include Photo(s)

View Property Card In: PDF Format

Schedule: 431235011  
 Name(s): ORTIZ MELVIN  
 Location Address: 302 E 1ST ST PUEBLO CO 81003-  
 Mailing Address: 3900 AZALEA ST PUEBLO CO 81005-3012  
 Location Information: Neighborhood: 0 () Analysis Area: 0 Tax District: 60B

*Legal description as represented below may NOT be sufficient for transfer of property!  
 PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!*

Legal Description: W 118 FT OF N 1/2 BLK 2 PUEBLO

Value Information

	Area/Frontage	Depth	Unit	Abstract Code	Value	Assessed Value
Land Value Information	14160	0	S	VACANT LOT - COMMERCIAL	20030	5809
Improvement Value Information					N/A	N/A
Totals	N/A				20030	5809

Inventory Information

No Residential Improvement Records Available.

Current Tax Information

Mill Levy Property Type Total Tax Amount

N/A	FEE	1.98
89.276	REAL	518.6

Additional Treasurer Information

*NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.  
 PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.*

Show 10 ▼ entries

Search:

Transfer History

Sale Date	Amt	Reception	Type	Code	Grantor	Grantee	Book	Page	Joint Tenancy
12/01/15	70000	2022925	WD	SEE COMMENT/ LAND SALE	GURULE ALBERT L	ORTIZ MELVIN	0	0	no
10/03/97	75000	1188473	WD	SEE COMMENT LAND	JACKSON ROBERT A	GURULE ALBERT L	3042	954	no



### County Assessor's Office Online Property Search

Click on Parcel Number to display parcel information

Show  entries

Search:

#### Land Information Search Results

Parcel Number	Owner Name	Street Number	Street Name	GIS Parcel Maps	GIS Zoning Maps	Assessor Tax Maps	Septic Permits	Legal Description
431235011	ORTIZ MELVIN	302	E 1ST ST	<a href="#">View GIS Map</a>	<a href="#">View Zoning</a>	<a href="#">View Map</a>	No Permits Available	W 118 FT OF N 1/2 BLK 2 PUEBLO

Showing 1 to 1 of 1 entries

[First](#)[Previous](#)[Next](#)[Last](#)

[Return to Search for Property page](#)

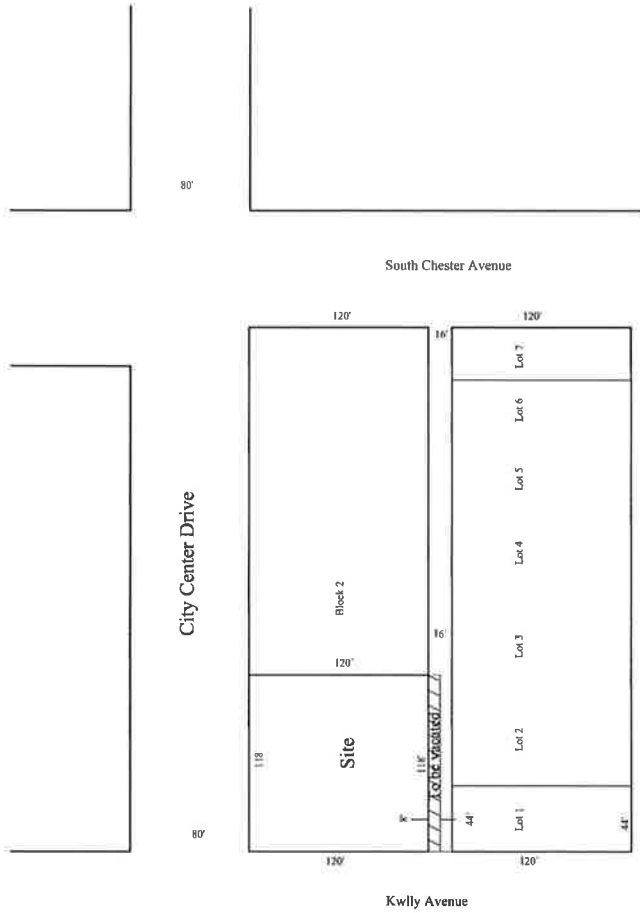
©Pueblo County Colorado 2013

## **Legal Description**

**The West 118 feet of the North ½ of Block 2, Pueblo, County of Pueblo, State of Colorado.**

# Alley Vacation

Block 2 Pueblo, Pueblo, Colorado



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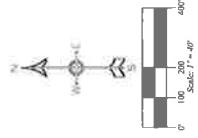
Filed for Record \_\_\_\_\_

Ordinance Reception No. \_\_\_\_\_

Plan Reception No. \_\_\_\_\_

Prepared by: Amella Surveying

Gary C. Amella Professional Land Surveyor \_\_\_\_\_ Date \_\_\_\_\_



Mel Ortiz  
3/7/16

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