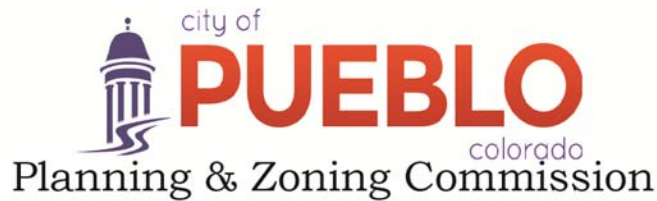


Brandice Eslinger
Chair

Mike Castellucci
Vice Chair

Bob Schilling
City Council Representative



Patrick Avalos

Elizabeth Bailey

Yvonne Lujan-Slak

Alex San Filippo-Rosser

SNC-19-01

TO: City of Pueblo, Planning and Zoning Commission
FROM: Kelly Grisham, Senior Planner
THROUGH: Steven Meier, Director of Planning and Community Development
DATE: March 13, 2019
SUBJECT: **Street Name Change**
APPLICANT: **Vestas Towers America**
PROPERTY OWNER: Same
LOCATION: Towers Drive, north of Lime Road

Request:

To change the street name of Towers Drive to Tower Road

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 Street Name Change be APPROVED.

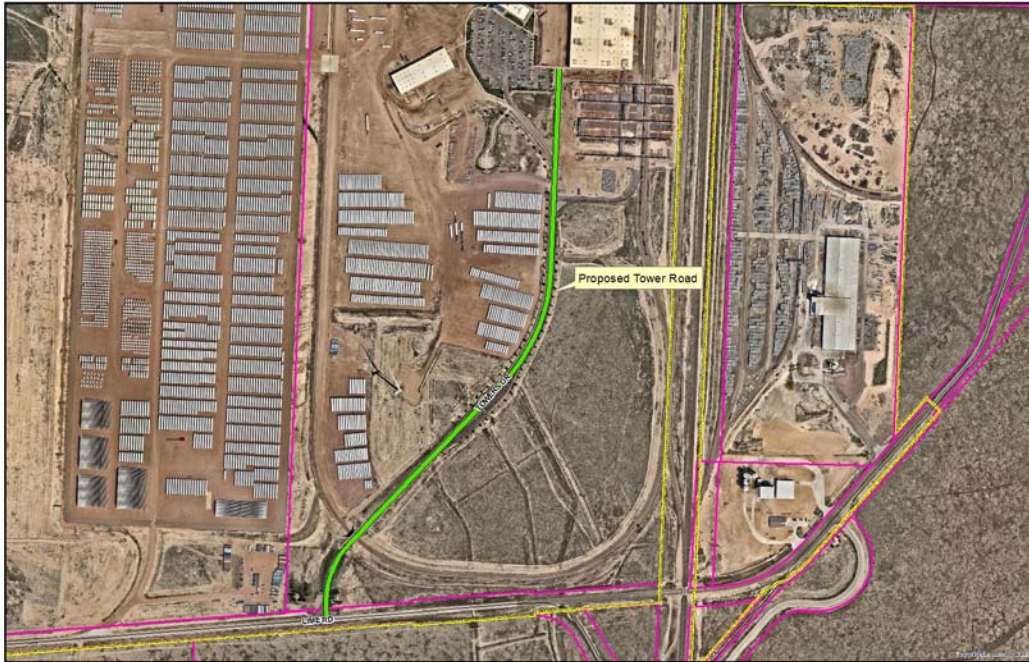
Staff review and findings:

The applicant is requesting to change the private street name of Towers Drive to Tower Road. This request was filed by Vestas Towers America and is strongly supported by the City's Transportation and GIS Departments. The current Towers Drive name is not used by Vestas, potentially making it difficult for emergency responders to locate the property. There are no properties addressed off Towers Drive as Vestas has used Tower Road for their address since opening in 2009. In addition, the address used to find the property through Google Maps is 100 Tower Road.

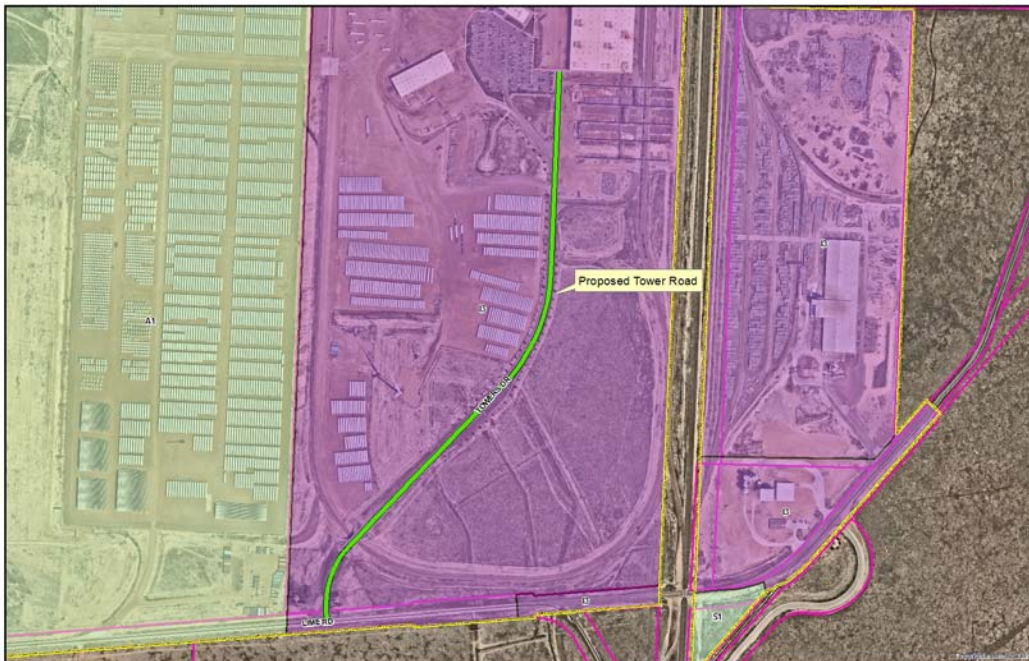
ATTACHMENTS:

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

ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan Map

Attachment D. Site Photos



Site from Lime Road

Planning & Zoning Application

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

Contact Info	Property Owner		Applicant	
	Name: <u>Vestas towers America</u>		Name:	
	Company: <u>Vestas towers America</u>		Company:	
	Address: <u>100 Towers Drive</u> Zip: <u>81004</u>		Address: _____ Zip: _____	
	Phone: <u>(719) 947-2129</u>		Phone: () _____	
	Email: <u>viprc@vestas.com</u>		Email: _____	
	Engineer		Surveyor	
	Name:		Name:	
	Company:		Company:	
	Address: _____ Zip: _____		Address: _____ Zip: _____	
Phone: () _____		Phone: () _____		
Email: _____		Email: _____		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Project Location: (address or general description)			
	Parcel No(s): <u>See attachment</u>			
	Existing Zone: _____		Proposed Zone (if applicable): _____	
	PUD Name (if applicable): _____			
Project Scope	Project Name: _____			
	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 checked="" type="checkbox"/> Street Name Change:			
	Existing Name: <u>Towers Drive</u> Proposed Name: <u>Tower Road</u>			
<input type="checkbox"/> Subdivision: # of lots: _____ Total acres: _____				
<input type="checkbox"/> Text Amendment				
<input type="checkbox"/> Vacation:				
<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)

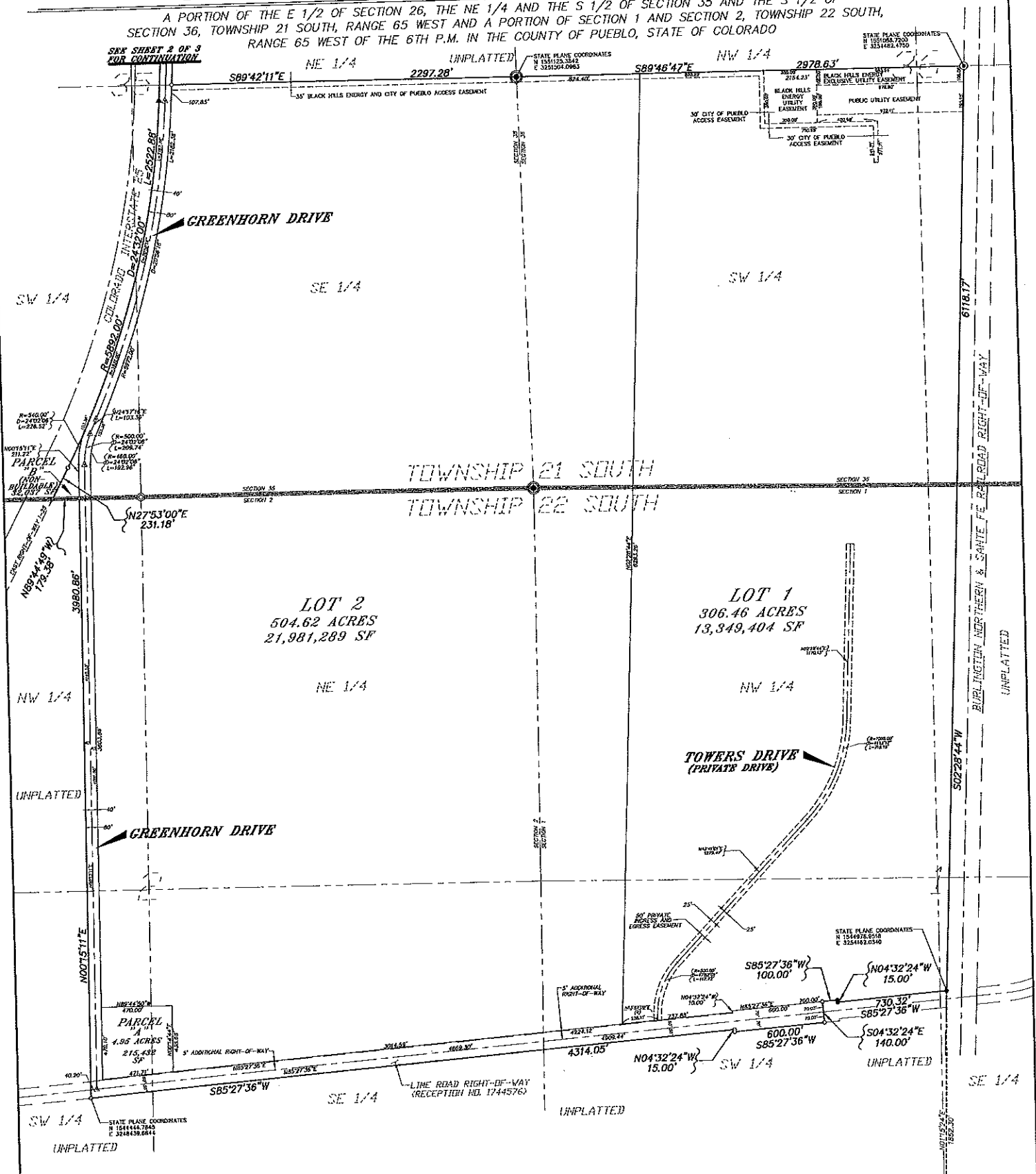
Project Information	Provide a brief description of the proposed request: (separate narrative as Attachment A also required)	
	The street name being used is Tower Road and not Towers Drive.	
	What is the total acreage included in the project? _____	
	What is the proposed use of the property: <input type="checkbox"/> 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 type="checkbox"/> No	
If yes, please list: _____		
Attachments	Attachment Checklist	
	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 (www.co.pueblo.co.us) <input type="checkbox"/> D. Additional information as required by the P&Z Submittal Requirements Sheet .	
Terms	By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:	
	1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections. 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.	
Signatures	Property Owner	
	Print Name:	
	Signature:	Date:
	Applicant, if different from Property Owner	
Print Name:	Vincent Pearce	
Signature:	<i>Vincent Pearce</i>	Date: 1-25-2019

Office Use Only	Zoning Compliance (Completed by City Staff)		Receipt:
	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		

VESTAS TOWERS AMERICA

A PORTION OF THE E 1/2 OF SECTION 26, THE NE 1/4 AND THE S 1/2 OF SECTION 35 AND THE S 1/2 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 65 WEST AND A PORTION OF SECTION 1 AND SECTION 2, TOWNSHIP 22 SOUTH, RANGE 65 WEST OF THE 6TH P.M. IN THE COUNTY OF PUEBLO, STATE OF COLORADO

SEE SHEET 2 OF 3 FOR CONTINUATION

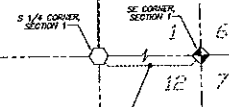


LEGEND

- ◆ FOUND NO. 8 REBAR WITH 3/4" DIAMETER ALUMINUM CAP, I.S. 10895 (APPROPRIATELY STAMPED)
- FOUND NO. 6 REBAR WITH 3/4" DIAMETER ALUMINUM CAP, I.S. 3181 (APPROPRIATELY STAMPED)
- FOUND NO. 6 REBAR WITH 3/4" DIAMETER ALUMINUM CAP (APPROPRIATELY STAMPED)
- ⊙ FOUND 6" x 6" CONCRETE FLEASER WITH 1" x 1" SQUARE STEEL STOCK
- ⊕ FOUND NO. 4 REBAR WITH 1" DIAMETER WHITE PLASTIC CAP, BLEEDER (INSIDE 9" DIAMETER STEEL PIPE)
- ▲ FOUND 3/4" DIAMETER ALUMINUM ROD WITH 3/4" DIAMETER ALUMINUM CAP, I.S. 12933 (COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MARKING)
- SET NO. 4 REBAR WITH YELLOW PLASTIC CAP, I.S. 12933
- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, I.S. 12933
- ▲ MONUMENT TO BE ESTABLISHED TO MEET ALL REVISION REQUIREMENTS

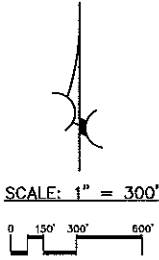
SCALE: 1" = 300'
0 150' 300' 600'

(BASIS OF BEARINGS)
N89°09'31"W 2657.84'



VESTAS TOWERS AMERICA

A PORTION OF THE E 1/2 OF SECTION 26, THE NE 1/4 AND THE S 1/2 OF SECTION 35 AND THE S 1/2 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 65 WEST AND A PORTION OF SECTION 1 AND SECTION 2, TOWNSHIP 22 SOUTH, RANGE 65 WEST OF THE 6TH P.M. IN THE COUNTY OF PUEBLO, STATE OF COLORADO

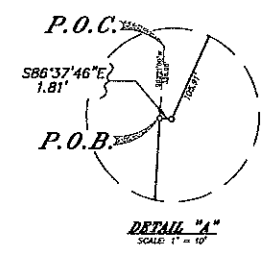
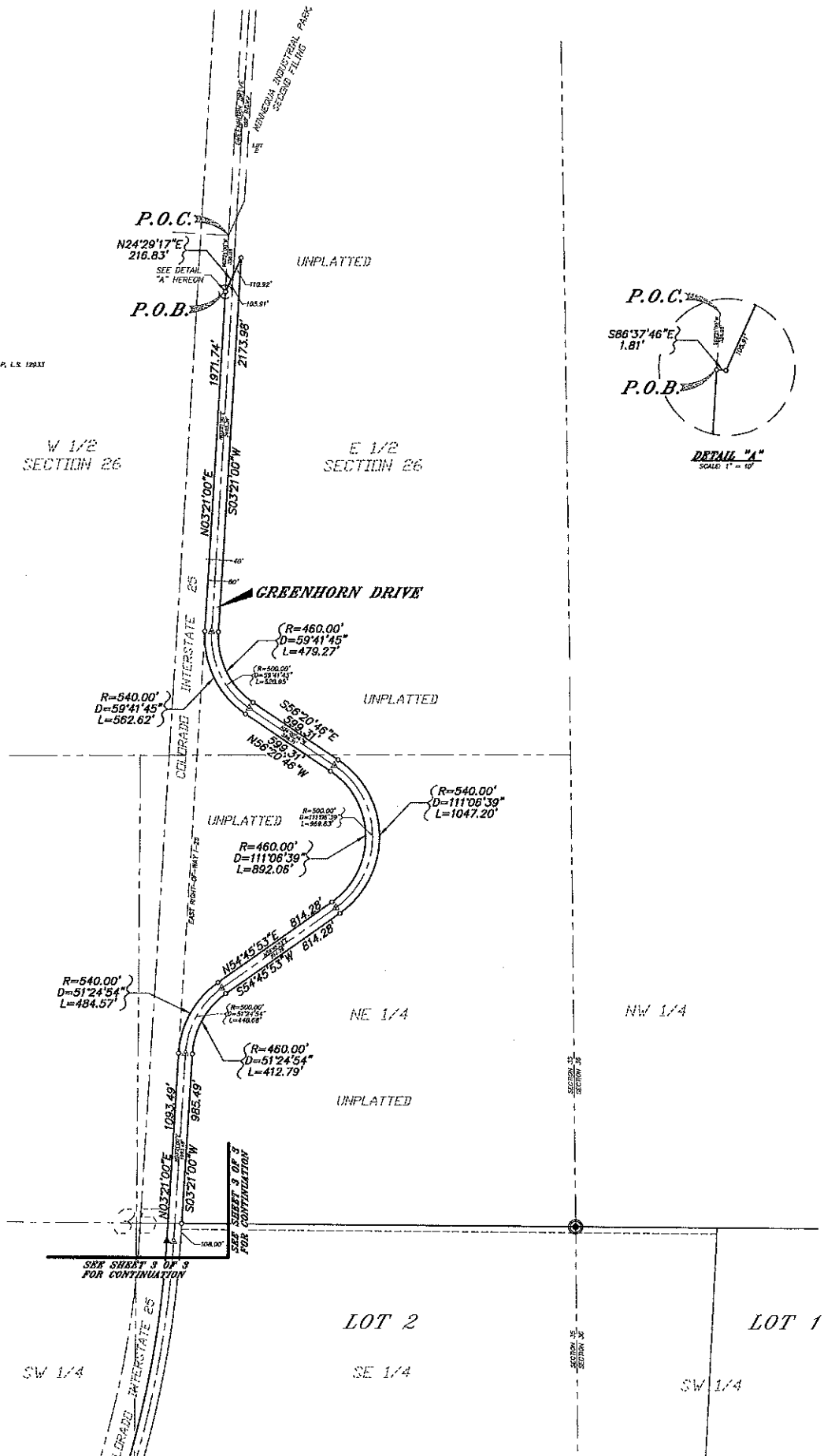


LEGEND

- ◆ FOUND NO. 2 REBAR WITH 3/4" DIAMETER ALUMINUM CAP, L.S. 10695 (APPROPRIATELY STAMPED)
- FOUND NO. 6 REBAR WITH 3/4" DIAMETER ALUMINUM CAP, R.L.S. 31161 (APPROPRIATELY STAMPED)
- ⊙ FOUND NO. 6 REBAR WITH 3/4" DIAMETER ALUMINUM CAP (APPROPRIATELY STAMPED)
- FOUND 6"x6" CONCRETE PILE WITH 1 1/2" SQUARE STEEL STOCK
- ⊖ FOUND NO. 4 REBAR WITH 1" DIAMETER WHITE PLASTIC CAP, ELEGIBLE (INSIDE 8" DIAMETER STEEL PIPE)
- ▲ FOUND 3/4" DIAMETER ALUMINUM ROD WITH 3/4" DIAMETER ALUMINUM CAP, L.S. 12933 (COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY INCREMENT)
- SET NO. 4 REBAR WITH YELLOW PLASTIC CAP, L.S. 12933
- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, L.S. 12933
- ▲ MONUMENT TO BE ESTABLISHED TO MEET CITY OF PUEBLO REQUIREMENTS

BASES OF BEARINGS

SOUTH LINE OF THE SE 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEARS N. 89°09'31" W.



VESTAS TOWERS AMERICA

A PORTION OF THE E 1/2 OF SECTION 26, THE NE 1/4 AND THE S 1/2 OF SECTION 35 AND THE S 1/2 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 65 WEST AND A PORTION OF SECTION 1 AND SECTION 2, TOWNSHIP 22 SOUTH, RANGE 65 WEST OF THE 6TH P.M. IN THE COUNTY OF PUEBLO, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Vestas Towers America, Inc., a Delaware Corporation, the City of Pueblo, a Municipal Corporation and the Board of Water Works of Pueblo, Colorado being the sole owners of the following property:

A parcel of land located in a portion of the E 1/2 of Section 26, the NE 1/4 and the S 1/2 of Section 35 and the S 1/2 of Section 36, Township 21 South, Range 65 West and a portion of Section 1 and Section 2, Township 22 South, Range 65 West of the 6th P.M. in the County of Pueblo and State of Colorado and being more particularly described as follows:

Considering the South line of the SE 1/4 of Section 1, Township 22 South, Range 65 West of the 6th P.M. to bear N. 89°03'11" W. and of bearings enclosed herein being relative thereto.

Commencing at the most Southerly corner of Shogren Industrial Park, Second Fltyg according to the recorded plat thereof on file for record at Reception No. 1489126 in the Pueblo County records and said point also being on the Southerly right-of-way line of Colorado Interstate No. 25 as presently located and the Westerly right-of-way line of Crawford Drive; thence S. 02°21'00" W. along the Westerly right-of-way line of said Colorado Interstate No. 25 a distance of 326.00 feet to the Point of Beginning; thence S. 85°27'46" E. a distance of 1.01 feet; thence S. 21°27'17" E. a distance of 216.83 feet; thence S. 02°21'00" W. a distance of 217.30 feet; thence Southeasterly along the arc of a curve to the left whose radius is 4502.00 feet a distance of 478.27 feet; thence S. 82°09'45" E. a distance of 559.21 feet; thence Southerly along the arc of a curve to the right whose radius is 540.00 feet, a distance of 1047.20 feet; thence S. 84°05'57" E. a distance of 814.28 feet; thence Southerly along the arc of a curve to the left whose radius is 4620.00 feet a distance of 412.79 feet; thence S. 02°21'00" W. a distance of 505.49 feet; thence S. 89°42'11" E. a distance of 2482.28 feet; thence S. 85°05'47" E. a distance of 2078.63 feet to a point on the Westerly right-of-way line of the Burlington Northern & Santa Fe Railroad; thence S. 02°21'00" W. along the Westerly right-of-way line of the said Burlington Northern & Santa Fe Railroad, a distance of 1118.17 feet to a point on the Northerly right-of-way line of Lina Road; thence along the Northerly right-of-way line of said Lina Road the following three (3) courses:

1. S. 85°27'30" W., a distance of 730.32 feet;
2. N. 04°32'24" E., a distance of 143.00 feet;
3. S. 85°27'30" W., a distance of 100.00 feet;

thence S. 04°32'24" E., a distance of 143.00 feet to a point on the Southerly right-of-way line of Lina Road; thence Westerly along the Southerly right-of-way line of said Lina Road the following three (3) courses:

1. S. 85°27'30" W., a distance of 600.00 feet;
2. N. 04°32'24" E., a distance of 143.00 feet;
3. S. 85°27'30" W., a distance of 434.05 feet;

thence N. 02°07'51" E., a distance of 2380.66 feet; thence N. 89°44'49" W., a distance of 179.34 feet to a point on the Easterly right-of-way line of Colorado Interstate No. 25 as presently located; thence Northerly along the Easterly right-of-way line of said Colorado Interstate No. 25, the following three (3) courses:

1. N. 87°51'00" E., a distance of 2338.98 feet;
2. Northerly along the arc of a curve to the left whose radius is 5892.00 feet, a distance of 2322.00 feet;
3. N. 03°21'00" E., a distance of 1093.19 feet;

thence Northeasterly along the arc of a curve to the right whose radius is 580.00 feet, a distance of 484.57 feet; thence N. 04°32'24" E., a distance of 814.28 feet; thence Northerly along the arc of a curve to the left whose radius is 4620.00 feet, a distance of 412.79 feet; thence N. 85°20'46" W., a distance of 508.31 feet; thence Northerly along the arc of a curve to the right whose radius is 540.00 feet, a distance of 1047.20 feet; thence Northerly along the arc of a curve to the left whose radius is 4620.00 feet, a distance of 412.79 feet; thence N. 02°21'00" W. along the Easterly right-of-way line of said Colorado Interstate No. 25, a distance of 1871.74 feet to the Point of Beginning.

Containing 85410 acrs, more or less.

Has caused the foregoing described property to be surveyed, platted and subdivided into lots, a street, and parcels and shows herein certain easements for public utilities, private ingress and egress and the same to be maintained, altered, extended, discontinued and removed or shown on the record and a purpose of creating a subdivision to be known as VESTAS TOWERS AMERICA.

All public utility easements, shown hereon, are hereby dedicated to the public for perpetual use.

All of the Block 105 Energy utility easements are hereby dedicated to Block 105/Colorado Electric Utility Company, LP DBA Block 105 Energy (Block 105 Energy) for utility purposes.

All of the Block 105 Energy access easements are hereby dedicated to Block 105/Colorado Electric Utility Company, LP DBA Block 105 Energy (Block 105 Energy) for access purposes.

All of the City of Pueblo access easements are hereby dedicated to the City of Pueblo for access purposes.

All of the private ingress and egress easements are hereby dedicated for the exclusive use of Lot 1 shown hereon.

Parcel A as created by Special Warranty Deed dated September 22, 2008 and recorded on September 29, 2008, at Reception No. 1783307 from Vestas Towers America, Inc., a Delaware Corporation, to the City of Pueblo, a political subdivision of the State of Colorado, subsequently divided by Partition and Sale Deed recorded on February 6, 2009 and recorded at Reception No. 2029188 from the City of Pueblo, a political subdivision of the State of Colorado, to the Board of Water Works of Pueblo, Colorado, is hereby dedicated to the Board of Water Works for water purposes.

Parcel B is hereby reserved for future development. The City of Pueblo shall not have any building permits for Parcel B until an application to re-subdivide has been received by the Planning and Zoning Commission, approved by City Council and recorded in the Pueblo County Clerk and Recorder's office.

Drainage facilities located within drainage easements shall be installed, repaired and maintained in good working order and condition by the owner(s) of the site or parcel upon which the easements are located. The City of Pueblo is hereby granted the right but not the obligation to inspect, maintain, repair, or replace the drainage facilities within such easements and to recover the costs thereof, plus administrative expenses from said owner(s).

IN WITNESS WHEREOF, Hans Jespersen, Secretary of Vestas Towers America, Inc., a Delaware Corporation, sets his hand and seal this 27th day of February, 2009, A.D.:

Vestas Towers America, Inc.
a Delaware Corporation
Hans Jespersen
Hans Jespersen, Secretary

STATE OF COLORADO }
COUNTY OF PUEBLO }

I, *Wm. F. Schaefer*, a Notary Public in and for the County of Pueblo, State of Colorado, do hereby certify that Hans Jespersen, Secretary of Vestas Towers America, Inc., a Delaware Corporation, who is personally known to me to be the identical person who signed the foregoing declaration, appeared before me this day in person and acknowledged the execution thereof to be his free and voluntary act for the uses and purposes therein set forth on the deed of said Corporation.

WITNESS my hand and notarial seal this 27th day of February, 2009.

My Commission Expires: 11-01-09
Address: 2204 Oakley Ave., Evans, CO 80629
Wm. F. Schaefer
Notary Public



IN WITNESS WHEREOF, the President of City Council and the City Clerk of the City of Pueblo, a Municipal Corporation set their hands and seals this 10th day of October, 2009, A.D.:

City of Pueblo
a Municipal Corporation
Vicki Ortega
Vicki Ortega, President of City Council

Attest:
Gene Dutcher
Gene Dutcher, City Clerk

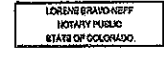


STATE OF COLORADO }
COUNTY OF PUEBLO }

I, *Lorene Brand-Neff*, a Notary Public in and for the County of Pueblo, State of Colorado, do hereby certify that Vicki Ortega, President of City Council and Gene Dutcher, City Clerk of the City of Pueblo, a Municipal Corporation, who are personally known to me to be the identical persons who signed the foregoing declaration, appeared before me this day in person and acknowledged the execution thereof to be their free and voluntary act for the uses and purposes therein set forth on the deed of said Corporation.

WITNESS my hand and notarial seal this 13th day of October, 2009.

My Commission Expires: 8-21-2011
Address: 211 City Hall Place
Pueblo, CO 81003
Lorene Brand-Neff
Notary Public



IN WITNESS WHEREOF, Alan C. Hornel, Executive Director of the Board of Water Works of Pueblo, Colorado, sets his hand and seal this 23rd day of March, 2009, A.D.:

Board of Water Works of Pueblo, Colorado
Alan C. Hornel
Alan C. Hornel, Executive Director

STATE OF COLORADO }
COUNTY OF PUEBLO }

I, *Leslie Martinez*, a Notary Public in and for the County of Pueblo, State of Colorado, do hereby certify that Alan C. Hornel, Executive Director of the Board of Water Works of Pueblo, Colorado, who is personally known to me to be the identical person who signed the foregoing declaration, appeared before me this day in person and acknowledged the execution thereof to be his free and voluntary act for the uses and purposes therein set forth on the deed of said Corporation.

SURVEYOR'S CERTIFICATION

This is to certify that we have prepared the enclosed plat and that it complies with the minimum standards for Land Survey Plats as set forth in Section 38-81-106 R.S., C.R.S. 1994 (as amended). We have performed the accompanying survey and it was conducted by me or under my responsible charge. All data and dimensions are correctly shown herein to the best of my knowledge and belief.

Date: 3-5-09
NORTHSTAR ENGINEERING AND SURVEYING, INC.
171 E. 5th Street
Pueblo, CO 81003



David M. Street
David M. Street,
Colorado Registered Professional
Land Surveyor No. 12533

IMPROVEMENT CERTIFICATION

This is to certify that the Subdivider has complied with Article No. 4 of Section 12-4-7 (1) and with Section 12-4-9 (5) of the 1971 Code of Ordinances, City of Pueblo, County of Pueblo, State of Colorado.

Gene Dutcher
Director of Public Works

Date: 1/13/09

PLANNING COMMISSION CERTIFICATION

This is to certify that this subdivision was approved by the Planning Commission of the City of Pueblo, County of Pueblo, State of Colorado.

John Collier
Chairman Planning Commission

Date: 3/3/2009

NOTICE

NOTICE is hereby given that acceptance of this platted subdivision by the City of Pueblo does not constitute an acceptance of the dedicated public roads, park, and other public improvements for maintenance by the City. Such such dedicated public roads, park and other public improvements must be maintained, standards, and specifications of the City, its subdivision ordinances, and when appropriate, its Park Department specifications, and such are specifically approved and accepted in writing by the City Director of Public Works and when applicable the City Director of Parks and Recreation, the maintenance, construction, and all other matters pertaining to or affecting said dedicated public roads, park and other public improvements and rights-of-way are the sole responsibility of the Subdivider or any subsequent owner(s) of the land within this subdivision. City does not accept any private roads, easements, or facilities that may be created hereon, nor shall the City be obligated to maintain, construct, or repair such private roads, easements, and facilities.

APPROVAL FOR RECORDING

Approved by the City Council of Pueblo, Colorado, by Ordinance No. 7991

This is to certify that the plat of VESTAS TOWERS AMERICA has been approved for recording in the office of the County Clerk of Pueblo County, Colorado.

Date: 10-13-09
Gene Dutcher
City Clerk

