The owner/applicant is proposing subdividing a 2.03± acre lot into two lots, each 1.015± acres in size. The property is within an A-3, Agricultural (minimum 1-acre lot area) Zone District. (Exhibits 1 and 2). This is a re-subdivision of a lot within Bradley Subdivision, approved and recorded in 2004.

A waiver is requested, to waive the requirement to submit a new Geologic Suitability Report. The applicant proposes using the previous Geologic Suitability Report prepared for the Bradley Subdivision in 2004.
LOCATION

The site is located approximately 350 feet east of the northeast corner of 24th Lane and Everett Road (Exhibit 3). It is legally described as Lot 1, Bradley Subdivision, originally within Lot 5 Block 22, St. Charles Mesa. The property is within a portion of the NW ¼ of Section 3, Township 21 South, Range 64 West of the 6th P.M. Pueblo County.

ZONING AND LAND USE

This area of the County is predominantly low-density residential, with some agricultural-type uses in the area as well. The subdivision property is zoned A-3, Agricultural (minimum 1-acre lot area). A zoning and land use map is attached as Exhibit 4. Zoning and land use adjacent to the proposed subdivision is below.

NORTH: Single family residential, zoned A-3. Similar-sized lots at the northeast corner of the subject property are also single family residential, zoned R-A, Residential Agricultural.

EAST: Single family residential use, zoned A-3.

SOUTH: Everett Road; Single family residential use, zoned A-4, Agricultural (minimum ½acre lot area).

WEST: Single family residential use, zoned A-3.

PUEBLO REGIONAL DEVELOPMENT PLAN

The “Future Land Use” map in the 2002 Pueblo Regional Development Plan (amended August 26, 2014), label the subject site as “Country Residential.” This designation recommends this area provide for development with residential lots “...typically ranging from one to five acres in size. This land use is intended to remain more rural in character without public sewer service, but having some suburban amenities such as public water service designed with sufficient capacity for fire protection services.” Each of the two lots will exceed one acre in size. With the development patterns that exist in this area of the county, staff does not find this proposed subdivision to be inconsistent with the recommendations of the Development Plan.

BACKGROUND / RELATED CASES

The subject property, Lot 1 of Bradley Subdivision, was created by approval of Bradley Subdivision in 2004, which created three lots, 2.03 acres (the subject property), 1.01 acres, and 2.07 acres in size. Bradley Subdivision was recorded on July 30, 2004, at Reception No. 1577929. Originally the property was part of Lot 5 Block 22, St. Charles Mesa, and then was later part of Parcel C of Subdivision Variance 390, recorded on December 31, 1986 in Book 2326, Page 462.
WATER AND WASTEWATER

Central water is provided by the St. Charles Mesa Water District, who have provided comments regarding their conditions and costs for water service, attached as Exhibit 5.

The Pueblo City-County Health Department provided comments, attached as Exhibit 6. The Health Department specifies requirements to be met for installing an on-site wastewater treatment system (OWTS), which would be necessary for constructing a residence on these lots.

FIRE PROTECTION

The property is located within the service area of Pueblo Rural Fire District. No comments have been received from the District, however prior to any final plat review by the Board of County Commissioners, the applicant must request the District determine whether a “Downward Modification” is necessary, and for which a letter must be obtained from the District which approves less stringent requirements for water flows, or the District must determine that flows are adequate at this location, and that no Downward Modification is necessary.

Lot 1 of Bradley Subdivision paid a fire impact fee of $750.00, in 2004. With that, the new Housman Subdivision proposes two building sites, where one of the two fire impact fees has been paid previously. The applicant has paid $375.00 of the $750.00 fire impact fee, with submittal of the Housman final plat application on 8/1/16. The remaining $375.00 must be paid prior to zoning authorization for a building permit signoff to construct a residence on one of the two lots of Housman Subdivision. This will be required to be noted on the final plat.

FLOODPLAIN

The subject property is not within a Special Flood Hazard Area according to the Federal Emergency Management Agency’s Flood Insurance Rate Map, Community Panel No. 080147 0245 B, effective date September 29, 1989.

ACCESS, DRAINAGE

The Pueblo County Department of Public Works has reviewed the subdivision proposal, with their comments attached as Exhibit 7. The additional building site being created will require the applicant to pay a road fee; a drainage letter submitted for the subdivision has been determined to be adequate. Public Works has no additional comments or concerns. Payment of a road fee, prior to recordation of the subdivision plat, will be a recommended condition of approval for the final plat.
SOILS/GEOLOGY

The applicant has requested a waiver of the requirement to submit a Geologic Suitability Report, as a Report was prepared for the Bradley Subdivision in 2004, which was submitted to the Colorado Geological Survey (CGS) for review. The CGS’s comments on the Housman Subdivision are attached as Exhibit 8. The CGS notes that there are swelling soils and hydrocompactive soils present, and recommends measures be taken in developing the property to avoid potential negative impacts on structures, etc. Staff will recommend these measures be required to be noted on the subdivision final plat, which involve surface drainage control measures, site-specific foundation investigations, and site-specific septic investigations.

STAFF COMMENTS

1. Staff visited the property on August 3, 2016 and observed the two proposed lots are undeveloped, with flat topography (Exhibit 9).

2. At this writing, other than the comments above, other agencies to which this subdivision application was referred for comment have not replied. Staff is aware of no opposition to the proposed subdivision.

3. Chapters 16.12 and 16.16 of the Pueblo County Code requires that the Pueblo County Planning Commission review the comments, suggestions, and recommendations of outside agencies, conduct a public meeting, and deliver to the Board of County Commissioners and to the subdivider any comments, suggestions, and recommendations regarding the proposed subdivision.

   Pursuant to Chapter 16.12, Section 020F of the Pueblo County Code, the Planning Commission shall only recommend for approval those preliminary plans which it finds to be developed in accordance with the intent, standards, and criteria specified in these regulations (Pueblo County Subdivision Regulations, Pueblo County Zoning Resolution, the Pueblo Regional Development Plan and other applicable regulations that may apply).

4. The Housman Subdivision complies with the development standards of the A-3, Agricultural Zone District regarding minimum required lot area, width and depth.

5. The two proposed lots appear to comply with the intent of and recommendations made by Pueblo Regional Development Plan.

RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval of the applicant’s waiver request, allowing them to submit a Geologic Suitability Report that was previously prepared for the Bradley Subdivision in lieu of submitting a new Geologic Suitability Report.
Staff recommends the Pueblo County Planning Commission forward a recommendation of approval of the Housman Subdivision Preliminary Plan No. 2016-003 to the Board of County Commissioners with the following comments and conditions:

** COMMENTS **

- The proposed subdivision complies with the recommendations of the Pueblo Regional Development Plan.
- The proposed subdivision complies with the standards of the A-3, Agricultural (minimum 1-acre lot area) Zone District.

** CONDITIONS **

1. The plat of Housman Subdivision Preliminary Plan No. 2016-003 shall be modified to include all technical wording and corrections as requested by the Department of Planning and Development and/or the Department of Public Works including, but not limited to the depiction of any easements (public or private); plat notes, etc.

   Upon final approval, the owner/applicant’s representative shall submit to the Department of Planning and Development the final version of the Preliminary Plan plat in the appropriate digital formats (i.e., .dwg & .pdf).

2. Prior to the Board of County Commissioners’ review of the Housman Subdivision Preliminary Plan No. 2016-003, the applicant shall either obtain a “Downward Modification” letter from Pueblo Rural Fire District, or obtain documentation from the District that a Downward Modification letter is not necessary.

jmw

Attachments:  
Exhibit 1 – Letter of Request  
Exhibit 2 – Reduced Copy of Preliminary Plan Drawing  
Exhibit 3 – General Vicinity Map  
Exhibit 4 – Zoning and Land Use Map  
Exhibit 5 – St. Charles Mesa Water District Comments  
Exhibit 6 – Pueblo City-County Health Dept. Comments  
Exhibit 7 – Pueblo County Dept. of Public Works  
Exhibit 8 – CGS Comments  
Exhibit 9 – Photograph

c:  
Brett Housman  
Bob Housman  
Atencio Engineering, Inc.  
Alf Randall, Pueblo County Department of Public Works  
Marci Day, Assistant County Attorney
To: Pueblo County Planning Commission  
   Board of County Commissioners  
   Pueblo, CO  

Application Date: June 29, 2016  

Property Owner: Bob Housman  
   63 Cornell Circle  
   Pueblo, CO 81005  
   (719) 250-1999  
   email: BobHousman@comcast.net  

Owner Representative: Atencio Engineering LLC  
   Amanda Atencio  
   P.O. Box 20364  
   #1 N. Parkway, Suite B  
   Colorado City, CO 81019  
   Office #: (719) 676-2551  
   Fax#: (719) 676-2554  
   email: aatencio@atencioengineering.com  

The property is located on the north side of Everett Road between 24th and 25th Lanes in the St. Charles Mesa area. The property dimensions are approximately 317 feet by 278 feet. The area of the property is approximately 2.03 acres. The current zoning of the property is A-3.  

Be it known that Bob Housman formally requests from the Pueblo County Planning Commission and the Board of Commissioners to subdivide the approximately 2 acre property with legal description of "LOT 1 BRADLEY SUBDIVISION FORMERLY #14-030-28-003" located in Pueblo County into approximately two equal size 1 acre lots.  

There are no existing structures on the property. There are no proposed facilities, structures, or roads planned for the property at this time.  

Best Regards,  

[Signature]  

Chris Lesser, Engineer  
ATENCIO ENGINEERING, INC.  
clesser@atencioengineering.com
May 12, 2016

Chris Lesser, Engineer
Atencio Engineering, Inc.
PO Box 20364
Colorado City, CO 81019

RE: Bob Housman Subdivision
Application for Water Service for Two Residential Lots

Dear Mr. Lesser:

The St. Charles Mesa Water District Board of Directors, at its regular scheduled board meeting May 12, 2016 approved service to the above mentioned subdivision subject to the property owner's compliance with the following conditions:

1. Mike Bradley provided one (1) share of Bessemer Irrigating Ditch Company Stock. The District purchased the share therefore Lot 1 can purchase a water tap for the fee of $9,710.

2. One (1) share of Bessemer Irrigating Ditch Company stock must be provided for Lot 2. The share shall be turned into the District as required by the District Regulations. Lot 2 then can purchase a water tap for $6,710.

3. The purchaser of the water tap will pay the fee in place at the time of purchase. The fees mentioned above are the current and fees and may be subject to change.

4. The Subdivider will supply the District with an AutoCad file of the final plat when the Subdivision is approved by the Pueblo County Commissioners.

5. All service is subject to the District's Regulations.

The District will take no further action on this matter unless and until the District receives a copy of this letter signed by you (the property owner) and initialed where provided by representatives of the Pueblo County Planning Commission and your engineering firm, as well as the signed Bessemer Irrigating Ditch Company stock agreement. Upon receipt of the foregoing, the District will provide a commitment letter to Pueblo County Planning & Development.
Exhibit C cont'd

By signing and returning this Application, you understand and consent to the District recording a copy of this Application in the books and records of the County Clerk and Recorder for Pueblo County, Colorado.

Please give me a call if you have any questions.

Sincerely,

David K. Simpson
District Manager

DKS/sl
Enclosures
MEMORANDUM

TO: Bob Housman - Applicant
    6 Cornell Circle
    Pueblo, CO 81005

    Amanda Atencio, Atencio Engineering, Inc. – Agent
    P.O. Box 20364
    Colorado City, CO 81019

    Jeffery Woeber, Planner II – Pueblo County Planning and Development
    229 W. 12th St
    Pueblo, CO 81003

FROM: Chad Wolgram, MPA, REHS, Program Manager
      Environmental Health Division

DATE: June 30, 2016

SUBJECT: Housman Subdivision Preliminary Plan Number: PRELIM 2016-003 for Property
         Located Between 24th Lane and 25th Lane on Everett Rd. (Legal Description is
         Lot 1 Bradley Subdivision Formerly #14-030-28-003)

This Department has reviewed the submitted application and other supportive documents. The
applicant is proposing to create two lots both containing 1.015 acres. We find these to be in
compliance with the requirements of the Pueblo City-County Health Department Regulation
VIII, Section III-G (Land Use Planning Review). Based on the information submitted PCCHD has
no objection to this subdivision. PCCHD has the following comments / stipulations:

- Prior to construction of any residential or commercial structures the property owners
  must apply for on-site wastewater treatment system (OWTS) installation permits.
- Site and soil evaluations must be conducted on both lots 1 and 2.
- Any commercial structures will require a professional engineer to design the OWTS to
  accommodate all wastewater generated by the commercial activities.
- During installation of the OWTS the installer / owner must ensure that the soil treatment
  area of the OWTS is greater than 150 feet from any wells on the property or neighboring
  properties.
- The installation of the OWTS for these properties must comply with OWTS Reg. VIII.

If you have any further questions or comments, feel free to contact me at (719)583-4339.

Prevent • Promote • Protect
A Handicapped Accessible Facility
PUEBLO COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
Engineering Division • Road and Bridge Division

MEMORANDUM

TO: Jeffrey Woeber, Planner II
Department of Planning & Development

THRU: Alf Randall, Director of Engineering & Public Works

FROM: Pat Coffee, General Services Engineer

DATE: July 20, 2016

SUBJECT: Housman Subdivision Preliminary Plat No. 2016-003 – Housman c/o Atencio Engineering, Inc.

The developers are requesting preliminary plan approval to re-subdivide Lot 1 Bradley Subdivision containing 2.03 acres into two (2) lots: Lot 1 will contain 1.015 acres; Lot 2 will contain 1.015 acres. The properties are in the A-3, Agricultural (minimum 1 acre) Zone District. The property is located on the north side of Everett Road between 24th and 25th Lanes in the St. Charles Mesa area. The developers are requesting the Geologic Suitability Report for Bradley Subdivision be used for the Geologic Suitability Report for Housman Subdivision thereby requesting waiver of submitting a new Geologic Suitability Report.

This subdivision is part of the Bradley Subdivision that was approved in 2004. The drainage fees and right-of-way needs were addressed with that development. This subdivision is creating an additional building site therefore a road fee for one lot will be assessed in the amount of $702.36. The applicant submitted a drainage letter addressing the conditions of the property and it is adequate to address the drainage requirement.

This department does not have any additional comments or concerns. If the Board of County Commissioners chooses to approve this application we would recommend that the following condition be made a part of the final plat approval:

The final plat of Housman Subdivision shall not be recorded until the road fee of $702.36 has been received and acknowledged by the Department of Engineering and Public Works.

cc: Bob Housman
Atencio Engineering, Inc.

33601 United Avenue • Pueblo, Colorado 81001 • (719) 583-6040 • FAX (719) 948-9641
July 29, 2016
Mr. Jeffrey Woeber
Department of Planning and Development
Pueblo County
229 West 12th Street
Pueblo, CO 81003

Location:
SE ¼ NW ½ of Section 3,
T21S, R64W of the 6th PM
38.253°, -104.5457°

Subject: Housman Subdivision – Preliminary Plan (No 2016-003)
Pueblo County, CO; CGS Unique No. PU-17-0001

Dear Mr. Woeber:

The Colorado Geological Survey has reviewed the Housman Subdivision preliminary plan referral. The applicant proposes 2 agricultural lots on 2.03 acres located on the north side of Everett Rd, east of 24th lane on the St. Charles Mesa. CGS originally reviewed this site in 2004 (CGS Unique No. PU-04-0008) as part of the Bradley Subdivision; this subdivision is a further division of Lot 1 of the Bradley Subdivision. Water will be provided, and lots will include individual septic treatment systems.

Included in the referral documents were: the letter requesting review (Pueblo County, 7/15/16), subdivision application and summary form (signed 6/29/16), letter of request (Atencio Engineering, Inc., 6/29/16), letter of waiver request for geologic suitability report (Atencio Engineering, Inc., 6/1/16), and drainage summary letter (Atencio Engineering, Inc., 5/25/16).

Based on air photos, a structure of some sort was located in the northern part of proposed lot 2 in 2011 and 2012. A site visit was conducted on July 27, 2016. The site is currently vacant and CGS understands that no new development is currently planned.

The site is located on a relatively flat slope south of the Arkansas River. The geology of the site is eolian (windblown) sand deposits over alluvial terrace (Louviers Formation). Bedrock is the Pierre Shale, which is estimated to be greater than 30 feet below ground surface, based on available geologic mapping. The Pierre Shale and the clays soils derived from the Pierre Shale may have swell potential. The eolian deposits are known to be hydrocompactive, and can collapse under a load when they become wet. Both swelling soils and hydrocompactive soils can create differential settlement that can be destructive to utilities, foundations, and developed areas and will require designed mitigation if they are encountered.

No new or revised subsurface geologic information has been provided for CGS to review since the initial subdivision in 2004. In addition to the water-sensitive hydrocompaction and swelling soil conditions described above, the County should consider long-term contamination from the increased...
density of septic system influences. Specific considerations to be given for this subdivision include:

- Surface drainage control measures should be established and maintained to minimize water infiltration into the subsurface near structures, and to control potential hydrocompaction or swelling soils.
- For new construction, site-specific foundation investigations, including geotechnical testing, should be done to identify if water-sensitive soils are present that may impact foundation design and to provide design recommendations. Subsurface drainage may be used around structural elements to prevent seasonal groundwater or surface water infiltration from accumulating in water-sensitive soils.
- Site-specific septic investigations, including percolation testing, should also be done to determine whether engineered systems may be needed.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2655, or e-mail tcwait@mines.edu.

Sincerely,

**TC Wait**

TC Wait  
Engineering Geologist  

Cc: File
FACING SUBDIVISION PROPERTY FROM EVERETT ROAD, TOWARDS THE NORTH.
PUEBLO COUNTY ZONING PROOF OF COMPLIANCE

Brett + Bob Housman (Owners), Bob Housman (Applicant), Atencio Engineering, Inc., c/o Amanda Atencio (Representative), Lot 1, Bradley Subdivision

Applicant, Address of Premises Involved

Preliminary Plan No. 2016-003
Zoning Action Number

I, Joan Armstrong, Pueblo County Zoning Administrator, as Secretary of the

x (1) Pueblo County Planning Commission
x (2) Board of County Commissioners
__________ (3) Pueblo County Zoning Board of Appeals

do hereby certify that I gave notice of the above numbered and designated hearing by depositing the same in the United States mail on July 28, 2016, to the following owners of real property and other persons as provided in the Pueblo County Code, Title 16, at the following addresses:

(Applicant), Bob Housman, 63 Cornell Circle, Pueblo, CO 81005
(Representative), Atencio Engineering, Inc., c/o Amanda Atencio, P.O. Box 20364, Colorado City, CO 81019
1403007003, Massett, Carl Anthony + Judith, 780 Crystal Ln., Pueblo, CO 81006-2098
1403009012, Manweiler, Stacey R., 770 24th Ln., Pueblo, CO 81006-2005
1403010001, Espinoza, David E. + Karen R., 24070 Crystal Ln., Pueblo, CO 81006-2097
1403010002, Swanson, Kyle, 24150 Crystal Ln., Pueblo, CO 81006-2097
1403011027, Pisciotta, Samuel J. + Kathy J., 910 24th Ln., Pueblo, CO 81006-2004
1403011035, Vigil, Gloria, 924 24th Ln., Pueblo, CO 81006-2004
1403011047, Giadone Family Trust, 931 25th Ln., Pueblo, CO 81006-2009
1403022003, Bewley, Mitchell L. + Lori M., 125 Gale Ave., Pueblo, CO 81004-1221
1403022004, Banville, Crystal K., 24168 Cactus Flower Way, Pueblo, CO 81006-2079
1403022005, Castro, Anita D., 24585 Cactus Flower Way, Pueblo, CO 81006-2080
1403022006, James, George J. + Katrina M., 24615 Cactus Flower Way, Pueblo, CO 81006-2080
1403028001, Sherwood, James H., 890 24th Ln., Pueblo, CO 81006-3003
1403028002, Otte, Alan D. + Kimera, 24225 Everett Rd., Pueblo, CO 81006-2064
1403037002, Garcia, Geraldine, 937 Clover Ln., Pueblo, CO 81006-2068
1403037003, Parker, Lester A. + Elizabeth, 24500 Everett Rd., Pueblo, CO 81006-2022
1403040001, Vigil, Jasper M., 24320 Everett Rd., Pueblo, CO 81006-2022
1403040002, Martinez, Epifanio M., Jr., 24320 Everett Rd., Pueblo, CO 81006-2022
1403049001, Housman, Brett + Bob, 63 Cornell Circle, Pueblo, CO 81005-1644
1403049002, Equus Rentals, LLC, 1300 Court St., Pueblo, CO 81003-2714
1403049004, Trujillo, Brian T., 27850 E. U.S. Hwy. 50, Pueblo, CO 81006-9112
Alf Randall, Director, Department of Engineering and Public Works, 33601 United Avenue, Pueblo, CO 81001
Jody Carrillo, Director, Environmental Health and Emergency Preparedness, Pueblo City-County Health Department, 101 West 9th Street, Pueblo, CO 81003
United States Department of the Interior, Bureau of Land Management, District Manager, 3028 East Main Street, Canon City, CO 81212-2731
Marci Day, Assistant County Attorney, County Attorney’s Office, 215 West 10th Street, Room 312, Pueblo, CO 81003
Gary Raso, Special Assistant County Attorney, 215 E. Pitkin, Pueblo, CO 81004
It is further certified that Legal Notice be published as required in the Pueblo County Code, Title 16, and given as evidence by Publisher’s Certification retained and preserved in the office of the Zoning Administrator.

__________________________  Zoning Administrator