

**RESOLUTION NO. PCPC 17- 022**

**THE PUEBLO COUNTY PLANNING COMMISSION (PCPC)**

**A RESOLUTION RESCINDING APPROVAL OF SPECIAL LARGE AREA PLAN NO. 1-83 (ALSO KNOWN AS SPECIAL LARGE AREA PLAN NO. 1983-001 FOR FILING PURPOSES ONLY) FOR LOTS 1 THROUGH 5, BLOCK 2, TRACT 367, PUEBLO WEST, PUEBLO COUNTY, COLORADO**

**WHEREAS**, an application for Special Large Area Plan was submitted on October 5, 1983 by Adams-Mangini, Inc. (c/o Fred Adams) on behalf of MCO Properties to develop 19.17 acres (Lots 1-5, Block 2, Tract 367, Pueblo West) with a cluster development consisting of 127 single-family attached and detached units (to be known as Rangeview Townhouses) in an R-5, Multiple Residential and Office Zone District; and

**WHEREAS**, a public hearing, preceded by proper public notice, was opened by the Pueblo County Planning Commission on October 25, 1983 and, based upon a request by the applicant's representative, was continued to the November 22, 1983 public hearing of the Pueblo County Planning Commission; and

**WHEREAS**, a public hearing was held by the Pueblo County Planning Commission on November 22, 1983, at which time, all those present at the hearing who desired to be heard were heard and their testimony recorded; and

**WHEREAS**, the Pueblo County Planning Commission tabled action on Special Large Area Plan 1-83 until its January 24, 1984 public hearing; and

**WHEREAS**, a public hearing was held by the Pueblo County Planning Commission on January 24, 1984, at which time the Pueblo County Planning Commission tabled action on Special Large Area Plan 1-83 until its March 27, 1984 public hearing; and

**WHEREAS**, the Pueblo County Planning Commission approved Special Large Area Plan 1-83 on March 27, 1984 with the following conditions:

- 1) The concept of the plan be recommended for approval.
- 2) Rangeview's 1st Filing be recommended for approval.
- 3) The project be approved with a 0' side yard setback where there is a common wall instead of the 5' required.
- 4) The provision of curb and gutter is consistent with the subdivision improvement policy of the County given the density of this subdivision, and curb and gutter will be needed to channel the flow of stormwater runoff.
- 5) The applicant will pay park site and school site fees in lieu of dedication of land.

**RESOLUTION NO. PCPC 17- 022 (CONT.)**

- 6) Staff contact the Pueblo West Architectural Committee regarding maintenance responsibility for the drainage easement and the improvements therein.

**WHEREAS**, since the original approval was granted, the properties associated with the proposed development have since been reconfigured and/or resubdivided; and

**WHEREAS**, the current property owner (Pueblo West Metropolitan District) intends to market the affected properties as independent lots for commercial development and desires to eliminate any perceived development standards which were imposed with the 1984 approval of Special Large Area Plan No. 1-83; and

**WHEREAS**, a public hearing, preceded by proper public notice, was opened by the Pueblo County Planning Commission on August 16, 2017, at which time, based upon a request by a member of the audience to hold a full public hearing, the Pueblo County Planning Commission CONTINUED the request to its September 20, 2017 public hearing; and

**WHEREAS**, a public hearing, was held by the Pueblo County Planning Commission on September 20, 2017, at which time, all those present at the hearing who desired to be heard were heard and their testimony recorded; and

**WHEREAS**, the Pueblo County Planning Commission has reviewed and taken administrative notice of the application documents, evidence presented at the hearing, and the contents of the Planning Director's file.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of Pueblo County, Colorado, by a vote of 6-0-1, with Ms. Leonard recusing her vote, does hereby **RESCIND APPROVAL** of Special Large Area Plan No. 1-83 (also known as Special Large Area Plan No. 1983-001 for filing purposes only).

**PASSED AND ADOPTED** this 20th day of September 2017, in Pueblo County, Colorado.

**THE PLANNING COMMISSION  
OF PUEBLO COUNTY, COLORADO:**

By: Donald R. Bruestle  
Donald L. Bruestle, Chairman

**ATTEST:**

By: Sandra M. Smith  
Recording Secretary