

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**April 17, 2019**  
**5:30 P.M.**

***(The Record: The Planning Department staff memorandum and the application submitted by the applicant for each agenda item and any supplemental information distributed by staff at the meeting are automatically incorporated as part of the Record unless specific objections are raised and sustained at the public hearing. Any additional materials used by the applicant or others in support of or in opposition to a particular agenda item may, at the discretion of the person or entity using the materials, be submitted for inclusion in the Record. Such materials for which a request for inclusion in the Record is made shall, at the discretion of the administrative body, be made a part of the Record. Note: Any materials including documents and/or instruments submitted for inclusion in the Record and admitted by the administrative body must be left with the Clerk.)***

1. Roll Call and Declaration of Quorum.
2. Approval of March 20, 2019 Minutes.
3. Approve Agenda of April 17, 2019 Meeting.
4. Chairperson's Report.
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments:
    - [Map Amendment No. 2019-002](#), on behalf of Pueblo County. The applicant requests a map amendment to rezone 10.4± acres from an A-2, Agricultural (minimum 5 acre) Zone District to a S-1, Public Use Zone District. The 10.4± acres are a portion of proposed Parcel A of Subdivision Exemption No. 2019-001 with said Parcel A containing a total area of 18.31 acres to be owned by Pueblo County.

*This case will be heard under Regular Item No. 2.*



- (b) Correspondence.

(c) Continuances:

- [Sun Haven at Pueblo West Preliminary Plan No. 2019-001](#), Jacques Machol, Sun Haven Construction, LLC (Applicant), Sun Haven Construction, LLC (Owner), Henry Design Group, c/o Karen Henry (Representative). The applicant requests a continuance of Sun Haven at Pueblo West Preliminary Plan No. 2019-001 to the June 19, 2019 Planning Commission meeting. *This item was continued from the February 20, 2019 PCPC meeting.*

The intent of the subdivision is to subdivide Parcel A of Subdivision Exemption No. 86-3 containing 15.61± acres into five (5) Blocks and one (1) Tract as follows: Block 1 - 5.05± acres, Block 2 - 3.48± acres, Block 3 - 0.96± acre, Block 4 - 2.67± acres, Block 5 - 2.86± acres, and Tract A Existing Access – 0.59 acre. The applicant intends to develop the blocks in two (2) phases: Phase 1 - Blocks 1 and 2; Phase 2 - Blocks 3, 4, and 5. The property is developed with a restaurant on Block 1, and a hotel that has been renovated into apartment homes on Block 2. Blocks 3, 4, and 5 are vacant and are proposed to be sold or self-developed. The property is within the B-4, Community Business Zone District, is physically addressed as 201 South McCulloch Boulevard, and is located west of the intersection of McCulloch Boulevard and Abarr Drive in the Pueblo West Metropolitan District.



- [JS Hunter Subdivision Preliminary Plan No. 2018-003](#), Justin and Sarah Hunter (Owners/Applicants), Altman, Keilbach, Lytle, Parlapiano, & Ware, P.C., c/o David Lytle, Attorney-at-Law (Representative), 7094 State Highway 165. The owners/applicants request continuance of JS Hunter Subdivision Preliminary Plan No. 2018-003 to the June 19, 2019 Planning Commission meeting. *This item was continued from the February 20, 2019 PCPC meeting.*

The intent of the subdivision is to subdivide a 25.51± acre parcel into two (2) lots as follows: Lot 1 will contain 1.325± acres and Lot 2 is proposed at 24.138± acres in size. The property is currently within an A-3, Agricultural (minimum 1 acre) Zone District and is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Cibola Drive in the Colorado City area.



- [Map Amendment No. 2018-009](#), Justin and Sarah Hunter (Owners/Applicants), Altman, Keilbach, Lytle, Parlapiano, & Ware, P.C., c/o David Lytle, Attorney-at-Law (Representative), 7094 State Highway 165. The owners/applicants request continuance of Map Amendment No. 2018-009 to the June 19, 2019 Planning Commission meeting. *This item was continued from the February 20, 2019 PCPC meeting.*

The intent of the map amendment is to rezone a 1.325± acre parcel of land (proposed Lot 1, JS Hunter Subdivision) from an A-3, Agricultural (minimum 1 acre) Zone District to a B-4, Community Business Zone District. The property is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Cibola Drive in the Colorado City area.



(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2007-006](#), Stonewall Springs Quarry, LLC (Owner/Applicant), 42500 East State Highway 96. This is an administrative review of a special use permit, which allows natural deposits extraction and processing, a hot mix asphalt plant, stockpiling, crusher and screening plant, concrete batch plant, scale houses, and an office on a 1,030± acre parcel. The application includes a proposal to reclaim 783± surface acres to water storage reservoirs. The site is within an A-1, Agricultural (minimum 35 acre) Zone District and is east and west of Nyberg Road, south of Highway 96 East at the intersection of Highway 96 East and Nyberg Road. The gravel pit was named Stonewall Springs Quarry Gravel Pit.



- [Special Use Permit No. 2018-002](#), Rick Roberson (Applicant), Stefanie Roberson (Representative), Ryan Klaic (Owner), 4868 West Graneros Road. This is an administrative review of a special use permit, which allows a motor vehicle retail sales use on property located in an I-2, Light Industrial Zone District. The property contains 1.01 acres, and is located south of West Graneros Road, west of Interstate 25 in the Colorado City area.



- [Special Use Permit No. 2018-003](#), Armor Storage, LLC, Dennis Ross (Original Owner/Applicant), c/o Pam Snow (Current Owner), 517 East Industrial Boulevard, Pueblo West. This is an administrative review of a special use permit, which allows an “*Office, as principal use*” in the I-2, Light Industrial Zone District for four (4) office units with storage areas. The property is developed with mini-warehouse units, an office, management residence and office with storage area. The property is located on the north side of Industrial Boulevard between Magneto Drive and Dynamics Drive in Pueblo West.



6. Statement of Hearing Procedures by Chairperson.

7. Hearing of Cases.

a) **CONSENT ITEMS:**

The **Consent Agenda** contains items for which staff is recommending approval and as of the publication of the agenda, there was no known opposition and the applicants are in agreement with staff's recommended conditions of approval. Staff will present the **Consent Agenda** in a summary format. If any member of the Commission or a member of the audience wants to remove an item from the **Consent Agenda** to facilitate an individual, full public hearing regarding that item, they must request the item be removed from the **Consent Agenda** following the summary presentation of the Consent items. The item will be removed from the **Consent Agenda** and placed at the end of the **Regular Agenda**. Upon completion of the summary of the **Consent Agenda** items and the removal of any items requested for individual, full public hearing, the Commission will take action regarding the remaining items on the **Consent Agenda** in the form of a single vote.

- 1) [SUMMER WIND FARMS](#) - Summer Wind Farms, LLC (Owner/Applicant)  
[FINAL PLAT NO. 2019-001](#) c/o Rocky DeVency (Managing Member)  
Mangini & Associates, Inc. (Representative)  
1339 Lane 40



The owner/applicant is requesting final plat approval to subdivide 33.32± acres into two (2) lots being 1.0± acre and 32.32± acres in size.

The property is zoned PUD (pursuant to the approval of Summer Wind Farms PUD 2018-001) and is located at the northwest corner of the intersection of Lane 40 and Jersey Road in the Vineland area.

b) **REGULAR ITEMS:**

- 1) [ZUPAN FARM SUBDIVISION](#) - David and Elizabeth Zupan (Owners/Applicants)  
[PRELIMINARY PLAN NO. 2019-002](#) c/o Mangini & Associates, Inc. (Representative)  
33177 Jersey Road



The owners/applicants are requesting preliminary plan approval to subdivide a 19.92± acre parcel of land into three (3) lots consisting of 5.10± acres (Lots 1 and 3) and 8.38± acres (Lot 2). A thirty (30) foot road right-of-way dedication is also proposed along Lane 33 and Jersey Road.

The property is currently within an A-2, Agricultural (minimum 5 acre) Zone District and is located at the NE corner of the intersection of Lane 33 and Jersey Road in the Vineland area.

2) [MAP AMENDMENT NO. 2019-002](#) -



Pueblo County, c/o Cynthia Mitchell, Pueblo County Attorney and Gary Raso, Attorney (Applicant)  
El Pueblo Boys + Girls Ranch, Inc. (Owner)  
Cardinal Points Surveying, Inc., c/o Randy Reeves (Representative)

Applicant requests a map amendment to rezone 10.4± acres from an A-2, Agricultural (minimum 5 acre) Zone District to a S-1, Public Use Zone District. The 10.4± acres are a portion of proposed Parcel A of Subdivision Exemption No. 2019-001 with said Parcel A containing a total area of 18.31 acres to be owned by Pueblo County.

- 8. Unfinished Business.
- 9. New Business:
- 10. Reports of Committees.
- 11. Adjournment.

SMS