

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**May 15, 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. Approve Agenda of May 15, 2019.
3. Approval of April 17, 2019 Minutes.
4. Chairperson's Report.
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
  - (b) Correspondence.
  - (c) Continuances.
  - (d) Withdrawals.
  - (e) Board of County Commissioners' Action.
  - (f) Administrative Reviews.
    - [Special Use Permit No. 2016-003](#), Volunteers for Community (Applicant). This is an administrative review of a special use permit allowing a community center within an existing facility located on a 1.7± acre parcel. The parcel is in an S-1 Zone District. The property is located south of Santa Fe Drive, approximately 1,000 feet southwest of the intersection of Santa Fe Drive and Cuerno Verde Boulevard in Colorado City.



- [Special Use Permit No. 2016-012](#), Marvin Hamann, Hudson Ranch, LLC (Owner/Applicant), 6675 Highway 78 West. This is an administrative review of a special use permit allowing several uses-by-review in an A-1 Zone District. The uses proposed under this special use permit are: (1) Equestrian Arena, Commercial/Club; (2) Recreational Vehicle Park; (3) Shooting Range, Outdoor; (4) Educational Facility; (5) Rocketry; and (6) Shooting Range, Indoor. The property is on the north side of State Highway 78, approximately 2 miles west of the intersection of Highway 78 and Galbreth Road.



- [Special Use Permit No. 2018-006](#), NE Colorado Cellular, Inc., dba Viaero Wireless (Applicant). This is an administrative review of a special use permit allowing the establishment of a lattice type telecommunication tower with an overall height of 195 feet and related accessory buildings and support facilities on a five (5) acre leased parcel of land in an A-1 Zone District. The leased parcel is encompassed within a 60.89± acre parcel of land. The supporting ingress/egress easement crosses the adjacent 23.26± acre parcel also owned by the same individual. The entire 89.15± acre parcel is located on the west side of Interstate 25 South approximately 1.5 miles south/southwest of Exit 83 (Verde Road) in the proximity of that property addressed as 6291 South Interstate 25.



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) [JORDAN SUBDIVISION](#) - Renee Jordan (Owner/Applicant)  
[FINAL PLAT NO. 2019-002](#) Amella Surveying, c/o Gary Amella (Representative)  
1232 21<sup>st</sup> Lane



Applicant requests final plat approval to subdivide 4.19± acres into four (4) lots, including right-of-way dedication, as follows: Lot 1 will contain 1.00± acre, Lot 2 is proposed at 1.09± acres in size, Lot 3 will contain 1.03± acres, Lot 4 will contain 1.03± acres, and 0.04± acre right-of-way

dedication for 21<sup>st</sup> Lane (10-foot dedication). The property is currently within an A-4 Zone District and is located approximately 435 feet north of the intersection of 21<sup>st</sup> Lane and Iris Road on the east side of 21<sup>st</sup> Lane.

- 2) [MIMI SUBDIVISION PRELIMINARY PLAN NO. 2019-003](#) - Mimi Morgan (Owner/Applicant)  
c/o NorthStar Engineering & Surveying, Inc.  
James B. Pioreschi, Project Manager (Representative)  
30368 Everett Road



The owner/applicant is requesting preliminary plan approval to subdivide 3.0± acres into two (2) lots consisting of 1.0± acre (Lot 1) and 1.96± acres (Lot 2) in an A-3 Zone District. A ten (10) foot road right-of-way dedication (consisting of 0.04± acre) and a ten (10) foot roadway easement are also proposed along the north property line for Everett Road. The property is located on the south side of Everett Road between Lane 30 and Lane 30½ in the St. Charles Mesa.

b) **REGULAR ITEMS:**

- 1) [ROAD/ALLEY VACATION NO. 2019-001](#) - Pamela DePue  
(Applicant and Owner Abutting Road/Alley Vacation)  
United States of America, c/o Denver Federal Center,  
GSA/PSC  
(Additional Owner Abutting Road/Alley Vacation)  
Wachob & Wachob, Inc., c/o Dan Wachob  
(Representative)



The applicant is requesting a road/alley vacation to vacate a portion of North Circle Road lying southwest of State Highway No. 165 within San Isabel Mountain Park. North Circle Road is a non-maintained Pueblo County road. North Circle Road is located southwest of State Highway No. 165 and south of Lake Site Road.

- 2) [ROAD/ALLEY VACATION NO. 2019-002](#) - Acme & Grace, LLC  
(Applicant and Owner Abutting Road/Alley Vacation)  
Leanora Gagliano, Tom's Landscape Supply,  
Francis Sanchez, Alfred Mixon et al.  
(Additional Owners Abutting Road/Alley Vacation)  
Amella Surveying, c/o Gary Amella (Representative)



The applicant requests a road/alley vacation to vacate all of the alley within Block 365, all of the alley within Block 355, a portion of Fir Street (south of Block 345), a portion of Grenadillo Street (south of Block 355), and a portion of Hickory Street (south of Block 365), all lying east of Reading Avenue (platted as Lawrence Street) as platted in Wiley and Chamberlin's Subdivision. Fir Street, Grenadillo Street, and Hickory Street are non-maintained Pueblo County roads. Fir Street, Grenadillo Street, and Hickory Street are located east of South Reading Avenue and southeast of Evergreen Street.

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

SMS