

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**

Pueblo County Conference Room  
1001 North Santa Fe Avenue

JANUARY 25, 2011

5:00 P.M.

***(The Record: The Planning Department staff report 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 December 14, 2010 Minutes.
3. Director's Report:
  - (a) Certificate of Appreciation to Outgoing Member
  - (b) Introduction of New Member
  - (c) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2011
  - (d) Acceptance of Map Amendments
    - [Map Amendment No. 2010-011](#), Raymond Helton (Applicant), Raymond D. and Karen Helton (Owners), c/o Brian Gray (Representative), 35950 State Highway 96 East. The applicant requests a map amendment to rezone a 1.2± acre portion of a 3.0± acre parcel of land from a split zoned district designation of A-2, Agricultural (minimum 5 acre) Zone District and A-4, Agricultural (minimum ½ acre) Zone District to an A-2, Agricultural Zone District in order to bring the property into one (1) uniform zone district. The property is located on the south side of Colorado State Highway No. 96 East, approximately 225 feet west of the intersection of Lane 36 (Colorado State Highway No. 231) and Colorado State Highway No. 96 in the Vineland area.
  - (e) Correspondence
  - (f) Continuances
  - (g) Withdrawals
  - (h) Board of County Commissioners' Action

(i) Administrative Reviews

- [Special Use Permit No. 1999-040](#), Kirkland Construction, LLP (Applicant), c/o Baxter W. Kirkland (Representative), John H. Thatcher, Jr. (Owner), north of Pueblo Memorial Airport. This is an administrative review for a special use permit, which allowed the extraction and processing of sand, gravel, and borrow; and established a portable crusher and screening plant on a 30± acre leased area in an A-1, Agricultural (minimum 35 acre) Zone District. The leased land is part of a 597.42± acre parcel and is located approximately one mile north of the Pueblo Memorial Airport.
- [Special Use Permit No. 2006-023](#), The Church of Jesus Christ of Latter Day Saints (Applicant/Owner), Victor Lauer, Bryan Keys & Associates Architects (Representative), 144 South Abarr Drive. This is an administrative review for a special use permit, which established a church in an R-6, Multiple Residential and Commercial Zone District. The property contains 4.0± acres, and is located east of South Abarr Drive, south of East Spaulding Drive, west of East Stardust Drive, and north of South Wiggins Drive in Pueblo West.
- [Special Use Permit No. 2007-015](#), Robert C. Norris (Applicant/Owner), c/o Timothy C. Cutforth (Representative), a portion of the NW¼ of Section 6, Township 18 South, Range 64 West of the 6<sup>th</sup> P.M. This is an administrative review for a special use permit, which allowed the establishment of six (6) 200-foot lattice-type guyed towers and related accessory buildings and operation equipment on a 60± acre leased parcel of land in northern Pueblo County. The specific proposed use of the towers is for the operation of two (2) radio broadcast facilities (KCEG 780 kHz-Pueblo and KJME 890 kHz-Fountain). The leased tower site is located immediately south of the Pueblo County/El Paso County line on the east side of Overton Road and south of North County Line Road. It is more commonly known as a portion of the T-Cross Ranch.
- [Special Use Permit No. 2008-027](#), Greg E. Coolidge (Applicant/Representative), Roger L. Wright (Owner), 972 South Purcell Boulevard. This is a three month administrative review of a special use permit, which allowed the operation of a *Home, Elderly-Foster* (as defined in Title 17, LAND USE, Division 1, Zoning, Chapter 17.040.040 of the Pueblo County Code) for three (3) clients and one (1) live-in staff person in an A-3, Agricultural (minimum 1 acre) Zone District. The 1.60± acre property is located on the south side of Purcell Boulevard, southwest of its intersection with South Glenbrook Drive in the Pueblo West area.
- [Special Use Permit No. 2009-020](#), David Valdez, District Manager, Colorado City Metropolitan District (Applicant), Colorado City Metropolitan District (Owner), Atencio Engineering, Inc., Amanda Atencio, P.E. (Representative). This is an administrative review of a special use permit, which allowed the existing Cold Springs Water Treatment Facility in an S-1, Public Use Zone District. The property contains 5.60 acres, and is located on the northwesterly side of State Highway No. 165, north and east of the intersection of Stanley Avenue and Highway No. 165 in the Colorado City area.

4. Statement of Hearing Procedures by Chairperson.

5. Public Hearing.

## **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) [SPECIAL USE PERMIT NO. 2010-018](#) – Nick's Bikes, LLC (Applicant)  
c/o Bradney J. Jensen (Representative)  
Pueblo West Retail Center, LLC (Owner)  
74 North McCulloch Boulevard, Suite 190

The applicant requests a special use permit to allow an established retail use (bicycle shop) to also include repair and maintenance of merchandise in a B-4, Community Business Zone District. The property is located in the Wal-Mart Center retail area between North McCulloch Boulevard and North Aspen Ski Way in the Pueblo West area.

- 2) [MAP AMENDMENT NO. 2010-011](#) – Raymond Helton (Applicant)  
Raymond D. and Karen Helton (Owners)  
c/o Brian Gray (Representative)  
35950 State Highway 96 East

The applicant requests a map amendment to rezone a 1.2± acre portion of a 3.0± acre parcel of land from a split zoned district designation of A-2, Agricultural (minimum 5 acre) Zone District and A-4, Agricultural (minimum ½ acre) Zone District to an A-2, Agricultural Zone District in order to bring the property into one (1) uniform zone district. The property is located on the south side of Colorado State Highway No. 96 East, approximately 225 feet west of the intersection of Lane 36 (Colorado State Highway No. 231) and Colorado State Highway No. 96 in the Vineland area.

## **REGULAR ITEMS:**

- a) [SPECIAL USE PERMIT NO. 2009-010](#) – Jose Pena and Frances Navarro (Owners/Applicants)  
**SHOW CAUSE HEARING** 3124 Lane 36

This is a Show Cause Hearing initiated by Pueblo County to consider rescission of a special use permit that allowed the establishment of a *Race Track*, more specifically a horse racing track and an *Equestrian arena, commercial/club*, for calf/cow roping activities for approximately 150-200 participants, in an A-1, Agricultural (minimum 35 acre) Zone District. The special use permit was originally approved on June 23, 2009 with eight (8) conditions of approval and a directive to staff. The Pueblo County Planning Commission, at its public hearing held on July 27, 2010, voted to schedule Special Use Permit No. 2009-010 for a Show Cause Hearing at its January 25, 2011 hearing. The intent of the six (6) month review was to allow the owners/applicants additional time to do what was necessary to comply with the conditions of approval, specifically Condition Nos. 1a-1d as originally imposed.

## **OTHER BUSINESS**

- Election of New Officers
- Possibility of E-mailing PCPC Packets to Members