

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

Pueblo County Conference Room  
1001 North Santa Fe Avenue

MARCH 22, 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 February 22, 2011 Minutes.
3. Director's Report:
  - (a) Acceptance of Map Amendments
  - (b) Correspondence
  - (c) Continuances
  - (d) Withdrawals
  - (e) Board of County Commissioners' Action
  - (f) Administrative Reviews
    - [Special Use Permit No. 2008-003](#), Koury Real Property, LLC (Applicant/Owner), Environmental Alternatives, Inc., Angela Bellantoni (Representative). This is an administrative review for a special use permit, which allows natural deposits, extraction, and processing of construction material on 33.3 acres of a 62.85-acre parcel of land described as Parcel D of Subdivision Variance No. 320. The temporary extraction will be referred to as Koury Gravel. No crushing or material washing will occur on site. The extraction will be conducted in four (4) phases and take approximately 10 years to complete. The property is in the A-1, Agricultural (minimum 35 acre) Zone District. The property is located on the west side of Interstate 25 at the Pinon Exit (Exit No. 110).

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. 2011-001 - AMENDMENT** - Summit Pressed Brick and Tile Company, c/o Joe Welte (Applicant)  
Rocky Mountain Ranch and Land (Owner)  
LJ Development, Inc., c/o Joe P. Gagliano (Representative)  
Portion of the S½ of Section 27 and the N½ of Section 34, Township 24 South, Range 66 West of the 6<sup>th</sup> P.M.

Applicant requests that condition of approval Nos. 10 and 11 as imposed by the Pueblo County Planning Commission on February 22, 2011 be removed from Special Use Permit No. 2011-001. It was determined after the special use permit was approved that the highwall for the mine had already been evaluated by the Division of Reclamation, Mining and Safety; therefore, the Colorado Geological Survey has no further requirement for any additional investigation or study. The mine area is located on the south side of Pickney Road (CR 343) approximately 3,200± feet southwest of the intersection of Pickney Road and Pardee Drive and known as the Cedarwood Clay Mine.

**REGULAR ITEMS:**

- a) **SPECIAL USE PERMIT NO. 2004-008** - John C. Musso, PJ's, Inc. (Applicant/Owner)  
2641 North I-25

This is an administrative review matter for a special use permit, which allows the sale of manufactured homes in an I-2, Light Industrial Zone District. The manufactured home sales area is located on 3± acres within a 30± acre tract, and is located on the west side of I-25 approximately ¼ mile north of the Eden Interchange. The Planning Commission shall make a determination if this special use shall be deemed abandoned per Title 17, LAND USE, Division 1, ZONING, Chapter 17.140.070 *Establishment of Special Uses: Administrative reviews*, specifically Section D of the **Pueblo County Code** or allow the use for a specific number of years or be scheduled for a Show Cause Hearing at its April 26, 2011 meeting.

- b) SPECIAL USE PERMIT NO. 2007-015 - Robert C. Norris (Original Applicant/Landowner)  
**SHOW CAUSE HEARING** BJ Ranches, LLC (Current Landowner)  
c/o Timothy C. Cutforth (Representative)  
7180 Overton Road

This is a Show Cause Hearing initiated by Pueblo County to consider revocation of a special use permit that 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 in an A-1, Agricultural (minimum 35 acre) Zone District. 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. The special use permit was originally approved on January 22, 2008 with six (6) conditions of approval and a directive to staff.

This hearing will allow the applicant an opportunity to provide evidence to the Pueblo County Planning Commission as to why Special Use Permit No. 2007-015 should not be revoked for failure to maintain valid permits and to comply with the conditions of approval placed upon it.