

AGENDA
PUEBLO COUNTY PLANNING COMMISSION

Pueblo County Conference Room
1001 North Santa Fe Avenue

April 26, 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 March 22, 2011 Minutes.
3. Director's Report:
 - (a) Acceptance of Map Amendments
 - (b) Correspondence
 - (c) Continuances
 - (d) Withdrawals
 - (e) Board of County Commissioners' Action (NONE)
 - (f) Administrative Reviews
 - [Special Use Permit No. 2001-001](#), LaFarge North America, AC&A U.S. West Region - aka LaFarge West, Inc. (Applicant), Mineral Reserves, Inc. (Owner), Sean Frisch, Land Manager (Representative). This is an administrative review of a special use permit for a sand and gravel extraction and processing operation on 45.72± acres in an A-1, Agricultural (minimum 35 acre) Zone District. The property is located south of the Bessemer Ditch, approximately 2.0 miles south of State Highway 50 East, and 0.6 mile east of Cortner Road.

- [Special Use Permit No. 2007-003](#), David Valdez, District Manager, Colorado City Metropolitan District (Applicant/Representative), Colorado City Metropolitan District (Owner). This is an administrative review of a special use permit, which established at Greenhorn Meadow Park, a public park, recreational facility, and campground including all structures and facilities necessary and appurtenant to their operation and associated uses directly related to site facilities and activities. Greenhorn Meadow Park contains 84.74± acres in an S-1, Public Use Zone District and is located between Colorado State Highway No. 165 and Cibola Drive in the Colorado City area.
- [Special Use Permit No. 2007-006](#), Stonewall Springs Quarry, LLC (Owner/Applicant), LJ Development, Inc., c/o Joe P. Gagliano (Representative), 42500 East State Highway 96. This is an administrative review of a special use permit for 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. 2009-006](#), Colorado Interstate Gas (Applicant). This is an administrative review of a special use permit for construction of a 16-inch diameter, natural gas pipeline. The pipeline is part of the Raton 2010 Expansion Project, extending from Las Animas County to El Paso County. The portion of the pipeline within Pueblo County is approximately 50 miles in length. The pipeline is below ground within a 50-foot easement.
- [Special Use Permit No. 2009-007](#), Pamela J. Houston (Owner/Applicant), 1446 Martin Lane. This is an administrative review of a special use permit for a dog boarding kennel facility on a 2.0± acre parcel in an A-1, Agricultural (minimum 35 acre) Zone District. The property is located approximately 850 feet south of East U.S. Highway 50 on the east side of Martin Lane.
- [Special Use Permit No. 2010-003](#), Pueblo Christian Academy (Applicant), Sunset Park Christian Church - dba Wild West Cowboy Church (Owner), Joy Cress (Representative), 1401 South McCulloch Boulevard. This is an administrative review of a special use permit which allows a private school in an A-2, Agricultural (minimum 5 acre) Zone District. The property for the school contains 6.17 acres, which is a part of Parcel A, Subdivision Variance No. 111. The property is located on the south side of U.S. Highway No. 50 West, on the north side of McCulloch Boulevard, west of South Lone Cowboy Drive in Pueblo West.
- [Special Use Permit No. 2010-005](#), Aaron S. Hackerott, Alta Fuels, LLC (Applicant), Blue Ribbon Storage, Inc. (Owner), 1739 East Platteville Boulevard. This is an administrative review of a special use permit, which allows “bulk storage of gasoline and diesel” in an I-2, Light Industrial Zone District. The property contains 30.27 acres, and is located at the northeast corner of the intersection of Platteville Boulevard and States Avenue in the north part of Pueblo West.

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. 2011-004](#) - Ecumenical Church of Pueblo West (Applicant/Owner)
Mr. J. Walter Frazier (Representative)
434 South Conquistador Avenue

The applicant is requesting a special use permit to allow the establishment of a *Child Care Center* (with a maximum capacity of 135 children) within the existing building and facilities of the Ecumenical Church of Pueblo West. The property is located at the northwest corner of the intersection of South Spaulding Avenue and South Conquistador Avenue in Pueblo West.

- 2) [BUTCHER'S BLUFF SUBDIVISION PRELIMINARY PLAN NO. 2011-001](#) - Judy L. Butcher (Owner)
James H. and Judy L. Butcher (Applicants)
Rex Graber (Representative)
1 Judy's Dream Lane

Applicant requests preliminary plan approval to subdivide a 36-acre parcel into two lots and two parcels. Lot 1 is 6.6150 acres in area and contains a residence; Lot 2 is 2.6028 acres in area and is vacant; Parcel A is 22.1591 acres in area; and Parcel B is 4.7829 acres in area. Both Parcels have conservation easements and are reserved for private open space with no building sites allowed. The existing well, allowed to serve three residences, is on Lot 1 and will serve potable water to Lot 2. Access is by private roads (60-foot wide private easements)--Stoneridge Drive and Judy's Dream Lane. The property is within an A-4, Agricultural (minimum 1/2 acre) Zone District and is located west of the end of McCarthy Boulevard in the Stonemoor Hills area.

Butcher's Bluff Subdivision Preliminary Plan No. 2011-001 will be heard in conjunction with Butcher's Bluff Subdivision Final Plat No. 2011-001.

- 3) [BUTCHER'S BLUFF SUBDIVISION FINAL PLAT NO. 2011-001](#) - Judy L. Butcher (Owner)
James H. and Judy L. Butcher (Applicants)
Rex Graber (Representative)
1 Judy's Dream Lane

Applicant requests final plat approval to subdivide a 36-acre parcel into two lots and two parcels. Lot 1 is 6.6150 acres in area and contains a residence; Lot 2 is 2.6028 acres in area and is vacant; Parcel A is 22.1591 acres in area; and Parcel B is 4.7829 acres in area.

Both Parcels have conservation easements and are reserved for private open space with no building sites allowed. The existing well, allowed to serve three residences, is on Lot 1 and will serve potable water to Lot 2. Access is by private roads (60-foot wide private easements)--Stoneridge Drive and Judy's Dream Lane. The property is within an A-4, Agricultural (minimum 1/2 acre) Zone District and is located west of the end of McCarthy Boulevard in the Stonemoor Hills area.

Butcher's Bluff Subdivision Final Plat No. 2011-001 will be heard in conjunction with Butcher's Bluff Subdivision Preliminary Plan No. 2011-001.

REGULAR ITEMS:

- a) [SPECIAL USE PERMIT NO. 2010-009](#) – NE Colorado Cellular, Inc. (Applicant),
AMENDMENT dba Viaero Wireless c/o Richard D. Bailey
(Representative)
Lawrence E. Fillmore (Owner)
A portion of Section 32, Township 20 South,
Range 61 West of the 6th P.M.

The applicant requests that Condition No. 2c, as imposed by the Pueblo County Planning Commission through the approval of Special Use Permit No. 2010-009 on July 27, 2010, be removed. The condition required a specific access easement be drafted, agreed to, and signed by all affected parties. It appears through the review of a survey plat submitted by the applicant that not all of the land utilized for the access easement is owned by one (1) party; it is the applicant's contention that should there be a property line dispute then the dispute should be handled as a private matter and not be made subject to the use of the land for access to a newly designated one (1) acre leased tower site which is intended to support a lattice-type telecommunications tower with an overall height of 200 feet and related accessory buildings and support facilities on a one (1) acre leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within the southwest corner of a 160± acre parcel that is located northeasterly of North Baker Avenue (as it dead-ends), approximately ½-¾ of a mile north of the Town of Boone.