

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**July 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. Approve Agenda of July 17, 2019 Meeting.
3. Approval of June 19, 2019 Minutes.
4. Chairperson's Report.
  - (a) Introduce New Member – Mike Schuster
  - (b) Members' Term Dates
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
    - [Map Amendment No. 2019-003](#), Eric Baker (Owner/Applicant), BH2 Land Surveying, c/o William B. Bechaver, PLS (Representative). The applicant requests a map amendment to rezone a 0.37± acre parcel of land from an R-2, Single-Family Residential Zone District to an R-4, Mixed Residential Zone District. As the current zoning only allows for a single-family residence, the request would allow the owner/applicant to construct a four-family residence on the property. The vacant property is legally described as Parcel A, Lot Line Vacation No. 2009-001. It is located on the north side of Anza Drive at the northeast corner of its intersection with Hicklin Drive in Colorado City. [Regular Agenda Item No. 2]
  - (b) Correspondence.



(c) Continuances.

- [Road/Alley Vacation No. 2019-004](#), Frank Palcic (Applicant), Alondra Drive within Colorado City, Unit No. 34. The applicant, with the concurrence of the majority of the twelve (12) adjacent landowners, is proposing to vacate a portion of the eighty (80) foot wide roadway (Alondra Drive), lying between Lots 18-24 and Lots 212-218, as platted on the recorded plat map of Colorado City, Unit No. 34 AND reserve a 24-foot wide ingress-egress and utility easement within the same area of the platted roadway. The roadway is located between Base Street (if extended north) and Red Cloud Road in the westerly portion of Colorado City.

*The applicant has requested a continuance to the September 18, 2019 Planning Commission meeting.*



(d) Withdrawals.

(e) Board of County Commissioners' Action. (Information only. No formal action required.)

(f) Administrative Reviews:

- [Special Use Permit No. 2017-006](#) on behalf of Robert Lucero, Colorado Cannabis Association, LLC, dba The Spot. This is an administrative review of a special use permit allowing a retail marijuana-infused products manufacturer in the B-1 Zone District. The proposed marijuana business will be located in the existing building addressed as 2025 Independence Drive in Blende. The property contains 15,000 square feet (0.34 acre) and is located at the northwest corner of the intersection of Independence Drive and Eagle Street.



- [Special Use Permit No. 2018-008](#) on behalf of Xcel Energy Public Service Company of Colorado (Applicant), c/o Adam R. Pena (Representative), Juan F. Dominguez Lozano (Owner), 1125 East Industrial Boulevard. This is an administrative review of a special use permit, which allows a *Public Utility*, more specifically a X-82 Gas Regulator System, on a 50-foot by 50-foot leased easement in an A-3 Zone District. The easement is located at the northeast corner of Lot 1, Block 4, Tract 253 Amended, Pueblo West, Colorado, that contains 1.20 acres. The project consists of installing a new regulator station and protective shed and connecting this station into the existing gas main system to the west of the site. The lot is located on the north side of Industrial Boulevard at the its intersection with North Lilac Drive (if extended northerly) in Pueblo West.



- [Special Use Permit No. 2018-010](#), Nature and Wildlife Discovery Center (Applicant), c/o Patty Kester (Current Representative), Jonathan Pilarski (Original Representative), City of Pueblo (Owner), c/o Steven Meier, Director, City of Pueblo Community Development, Planning Department, Director – Parks and Recreation, 5200 Nature Center Road. This is an administrative review of a special use permit, which allows a “*Child Care Center*” in an S-1, Public Use Zone District. In 2018, the applicant was informed by the State of Colorado, Department of Human Services, Office of Early Childhood that to the recent merger of the Nature Center and Mountain Park Environmental Center, a new license was required to replace the original license held for the property. The original PERMANENT CHILD CARE LICENSE – School Aged Child Care (Provider ID: 1553008) was issued in 2008. The Nature Center facility is located at the west end of Nature Center Road, along the Arkansas River.



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) [RESCISSION OF SPECIAL USE PERMIT NO. 303 \(ALSO KNOWN AS SPECIAL USE PERMIT NO. 1977-012 FOR FILING PURPOSES ONLY\)](#) - Eliseo R. Vasquez (Original Applicant/Owner)  
Mimi Morgan (Current Owner)  
30367 Everett Road



The current owner, at the direction of the Department of Planning and Development, is requesting **RESCISSION** of a special use permit that was originally approved on May 24, 1977. The special use permit allowed the “*establishment of a mobile home for residential use for son*” in an A-3, Agricultural (minimum 1 acre) Zone District. The request is being submitted due to the removal of the mobile home from the property and the reconfiguration of the property through proposed Mimi Subdivision. The property is located on the south side of Everett Road between Lane 30 and Lane 30½ in the St. Charles Mesa.

- 2) [SPECIAL USE PERMIT NO. 2019-003](#) - Community Power Group, LLC  
c/o Michael Borkowski (Applicant/Representative)  
Carl Prutch (Owner)



Applicant requests approval of a special use permit to allow a 2-megawatt dc solar facility for generation of electricity for the use of *utilities* in an A-1, Agricultural Zone District. The project would involve installing 5,263 solar panels, a small transformer pad, a security fence, and an access path. The project would be located on 84.34± acres of land with 12.75± acres of disturbance. The site is located north of the intersection of State Highway 96 and 36th Lane to the east of the Pueblo Memorial Airport Industrial Park.

- 3) [SPECIAL USE PERMIT NO. 2019-004](#) - Viaero Wireless (Applicant)  
c/o Kyle DeNardo (Representative)  
Wait Properties, LLC (Owner)  
Colorado State Highway 96 West and Rex Road



The applicant is requesting a special use permit to allow the establishment of a lattice type telecommunications tower with an overall height of 195 feet and related accessory buildings and support facilities on a four (4) acre leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 35.20± acre parcel of land that is located at the northeast corner of the intersection of Colorado State Highway 96 West and Rex Road in Western Pueblo County.

- 4) [SPECIAL USE PERMIT NO. 2019-005](#) - Pueblo County Sheriff's Office  
Emergency Services Bureau - CSEPP (Applicant)  
c/o Mark Mears, Chief (Representative)  
U.S. Government Ammunitions Depot (Owner)  
Pueblo Chemical Depot



The applicant is requesting a special use permit to allow the installation and operation of an Outdoor Warning System, specifically two (2) 50-foot emergency evacuation towers with sirens (referred to as P21 & P22) on two (2) 10,000 square foot leased parcels of land in a S-1, Public Use Zone District. The leased parcels are encompassed within the Pueblo Chemical Depot, specifically in the W½ of the NW¼ of Sections 2 and 10, Township 20 South, Range 62 West of the 6<sup>th</sup> P.M.

b) **REGULAR ITEMS:**

- 1) [SPECIAL USE PERMIT NO. 2014-006](#) - Bridger Wireless, c/o Julie DeCuypere and  
**DECLARATION OF ABANDONMENT** Steven A. Portnoy, Esq. (Original/Current  
Applicant and Current Representative)  
Robert M. and Gina M. Johnson (Owners)  
61905 Huckleberry Road



The special use permit, originally approved by the Pueblo County Planning Commission on June 24, 2014, allows the establishment of a 195-foot lattice type guyed telecommunications tower and related accessory buildings and support facilities on a 6,400 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District.

Pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.140 **APPEALS – Article 1**, Subsection 070 *Establishment of Special Uses: Administrative Reviews*, Paragraph D. of the Pueblo County Code, the Pueblo County Department of Planning and Development is requesting the Pueblo County Planning Commission issue a Declaration of Abandonment for the use approved under Special Use Permit No. 2014-006, inasmuch as the approved use has not been established for a period of five years.

- 2) [MAP AMENDMENT NO. 2019-003](#) - Eric Baker (Owner/Applicant)  
BH2 Land Surveying, c/o William B. Bechaver, PLS  
(Representative)



Applicant requests a map amendment to rezone a 0.37± acre parcel of land from an R-2, Single-Family Residential Zone District to an R-4, Mixed Residential Zone District. As the current zoning only allows for a single-family residence, the request would allow the owner/applicant to construct a four-family residence on the property. The vacant property is legally described as Parcel A, Lot Line Vacation No. 2009-001. It is located on the north side of Anza Drive at the northeast corner of its intersection with Hicklin Drive in Colorado City.

8. Unfinished Business.
9. New Business:
  - PuebloPlex – Proposed Text Amendment Presentation
10. Reports of Committees.
11. Adjournment.

SMS