

AGENDA
PUEBLO COUNTY PLANNING COMMISSION

Pueblo County Conference Room
1001 North Santa Fe Avenue

JULY 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 June 28, 2011 Minutes.
3. Director's Report:
 - (a) Acceptance of Map Amendments
 - [Map Amendment No. 2011-001](#), Clinton O. and Patsy (also known as Pat) R. Johnson (Owners/Applicants), Department of Planning and Development (Representative), 9774 State Highway No. 165. Applicants request a map amendment to rezone Lots 46 (containing 0.55± acre), 47 (containing 0.64± acre), and 48 and 49 (both combined containing 0.79± acre) of San Isabel Mountain Park Subdivision (1954) containing a total of 1.98± acres from an S-1, Public Use Zone District to an A-4, Agricultural (minimum ½ acre) Zone District in order to recognize the private ownership, use, and size of the property. San Isabel Mountain Park Subdivision is located within a portion of the NW¼ of the SE¼ of Section 7, Township 24 South, Range 68 West of the Sixth Principal Meridian. Lot 46 is improved with a cabin and detached garage physically addressed as 9774 State Highway No. 165 located south of the intersection of Circle Road and Exit Road as platted in San Isabel Mountain Park Subdivision and west of State Highway No. 165. Due to the housekeeping nature of the application, the applicants have authorized the Department of Planning and Development to represent the map amendment request.
 - (b) Correspondence
 - (c) Continuances
 - (d) Withdrawals
 - (e) Board of County Commissioners' Action

(f) Administrative Reviews

- [Special Use Permit No. 2007-010](#), Grant Koury (Owner/Applicant). This is an administrative review for a special use permit which allowed the use of a “Boat and RV Storage” on a 5.77± acre parcel of land in an I-2, Light Industrial Zone District. The property is located near Rocky Mountain Travel Center on I-25 North.
- [Special Use Permit No. 2009-012](#), Verizon Wireless, c/o Kindra Gatewood (Applicant), Q3 Consulting, Inc., c/o Mark Paiz (Representative), Naich A. and Charlene F. Cordo (Owners), 25960 Highway 50 East. This is an administrative review for a special use permit which allowed the establishment of a windmill replica type telecommunications tower with an overall height of 94 feet and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-4, Agricultural (minimum ½ acre) Zone District. The new facility replaced an existing 67’6” tower which was originally approved and established in 2003 through the approval of Special Use Permit No. 2003-033. The leased parcel is encompassed within a 9.89± acre parcel that is located on the south side of Highway 50 East (Santa Fe Drive) between Pleasantview Drive and Lane 26¼ (if extended northerly) in the St. Charles Mesa area.
- [Special Use Permit No. 2010-007](#), 360networks (USA) Inc. (Applicant), Walker AG Group, Inc. (Owner), Randy Whitehead (Representative), A portion of Section 19, Township 25 South, Range 61 West of the 6th P.M. This is an administrative review for a special use permit which allowed the establishment of telecommunication buildings containing optronix equipment and backup electric power generators on a 0.51 acre leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. There are three existing buildings located on the leased property; the applicant requested to establish two additional buildings. The leased parcel is encompassed within the East ½ of Section 19, Township 25 South, Range 61 West of the 6th P.M, Pueblo County, Colorado, approximately 5 miles north of Highway 10, east of Red Top Road.
- [Special Use Permit No. 2010-008](#), 360networks (USA) Inc. (Applicant), Heritage Independent Baptist Church (Owner), Randy Whitehead (Representative), 2122 Overton Road. This is an administrative review for a special use permit which allowed the establishment of telecommunication buildings containing optronix equipment and backup electric power generators on a 0.51 acre leased parcel of land in an A-4, Agricultural (minimum 0.50 acre) Zone District. There are three existing buildings located on the leased property; the applicant requested to establish two additional buildings. The leased parcel is encompassed within Lot 3, Block 1, Trani Estates, located east of Overton Road and north of 2122 Overton Road.
- [Special Use Permit No. 2010-010](#), Burnell D. and Pam A. Zercher (Owners/Applicants), 6650 Zercher Road. This is an administrative review for a special use permit which allowed an existing wind turbine for residential purposes in an A-1, Agricultural (minimum 35 acres) Zone District on Parcel “C” of Zercher Ranch Subdivision Amended. The property is a 41.65± acre parcel of land located within a portion of the N½ of the SE¼ of Section 8, Township 23 South, Range 66 West of the Sixth Principal Meridian. The property is located west of the intersection of Zercher Road and Burnt Mill Road on the south side of Zercher Road.

- [Special Use Permit No. 2010-011](#), Bishop of Pueblo, a Corporation Sole, c/o Father William Gleeson (Applicant), Bishop of Pueblo, a Corporation Sole (Owner), Abel Consulting Services, Inc. (Representative), 1145 Aspen Road. This is an administrative review for a special use permit which allowed a church and religious buildings being the existing St. Joseph's Church, associated buildings, and proposed new remodeling project for the church in an R-2, Single-Family Residential Zone District. The property contains 12.95 acres, and is located on the west side of Aspen Road south of Santa Fe Drive in Blende.
- [Special Use Permit No. 2011-001](#), 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 6th P.M. This is an administrative review for a special use permit which allowed natural deposits extraction and processing; blasting; stockpiling, crusher and screening plant; scale house; and an office on a 93.25± acre mining area in the A-1, Agricultural (minimum 35 acre) Zone District. The application included a proposal to reclaim the mined area to its post mining use of rangeland/agricultural. The mining area is within an 116.41± acre leased area located within a portion of the S½ of Section 27 and the N½ of Section 34, Township 24 South, Range 66 West of the Sixth Principal Meridian. 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. The gravel pit is named Cedarwood Clay Mine.

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.

[MAP AMENDMENT NO. 2011-001](#) - Clinton O. and Patsy (also known as Pat) R. Johnson (Owners/Applicants)
Department of Planning and Development
(Representative)
9774 State Highway No. 165

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West of the Sixth Principal Meridian. Lot 46 is improved with a cabin and detached garage physically addressed as 9774 State Highway No. 165 located south of the intersection of Circle Road and Exit Road as platted in San Isabel Mountain Park Subdivision and west of State Highway No. 165. Due to the housekeeping nature of the application, the applicants have authorized the Department of Planning and Development to represent the map amendment request.