

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Pueblo County Conference Room
1001 North Santa Fe Avenue
NOVEMBER 15, 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 October 25, 2011 Minutes.
3. Director's Report:
 - (a) Acceptance of Map Amendments
 - (b) Correspondence
 - (c) Continuances
 - [Special Use Permit No. 1998-028 Amended](#), C&C Disposal (Applicant), Eden Leasing, Inc. (Owner), Gagliano Engineering, Inc. (Representative). Applicant requests an amendment to Special Use Permit No. 1998-028 to allow the approved Solid Waste Transfer station to be open to the general public. With approval of the Amendment, the public would be allowed to use the facility for solid waste disposal and as a drop-off location for "single stream" recyclable materials. The property is within an I-2, Light Industrial Zone District, addressed as 1401 Quartz Road, located west of the intersection of Quartz Road and the Interstate 25 Frontage Road, north of the City of Pueblo.

Special Use Permit No. 1998-028 Amended was continued from the September 27, 2011 Planning Commission meeting. The applicant is requesting a continuance to the December 13, 2011 Planning Commission meeting.

- [Similar Use Determination No. 2011-001](#), Earthwork Solutions, LLC (Applicant). The applicant is requesting a similar use determination, asking the Planning Commission to determine whether the use, "Steel Slag, Screening and Stockpiling" is a similar use to other uses that are currently allowed in an A-1, Agricultural Zone District.

Staff is requesting a continuance to the December 13, 2011 Planning Commission meeting.

- [Special Use Permit No. 2011-011](#), Earthwork Solutions, LLC (Applicant), Pueblo Land Investors, LLC (Owner). Applicant requests approval of a Special Use Permit to allow screening and stockpiling of steel slag in an A-1, Agricultural Zone District. The site of the proposed use is four acres in size, located approximately 1,000 feet southeast of the intersection of Overton Road and Apelt Ranch Road.

Staff is requesting a continuance to the December 13, 2011 Planning Commission meeting.

(d) Withdrawals

(e) Board of County Commissioners' Action

(f) Administrative Reviews

- [Special Use Permit No. 2010-015](#), Aurora Solar, LLC, c/o Jessica Singh, Solar Developer (Applicant/Representative), Stonewall Springs Quarry, LLC (Owner). This is an administrative review for a special use permit which allowed a scientific installation (a radiometer to measure solar energy) in an A-1, Agricultural Zone District. The radiometer is located on a 10-foot x 10-foot footprint, and is approximately 8 feet in height. The site is located approximately 2,000 feet south of the intersection of Highway 96 and 41st Lane.

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. 2011-010](#) - AT&T, c/o Chad Krahel (Applicant)
c/o Perry Carroll, Site Acquisition Manager
Black & Veatch (Representative)
Pueblo School District No. 70/State of Colorado (Owners)
661 West Capistrano Avenue

The applicant is requesting a special use permit to allow the installation of three (3) stealth building mounted enclosures that will contain up to 4 antennas each and related accessory buildings and support facilities within an 800 square foot leased ground area in an S-1, Public Use Zone District. The proposed facility is to be established on and adjacent to Pueblo West High School as located on the north side of Capistrano Avenue, west of its intersection with South Spaulding Avenue in the Pueblo West area.

- 2) [ST. JOSEPH CHURCH SUBDIVISION - PRELIMINARY PLAN NO. 2011-003](#) - Bishop of Pueblo (Applicant/Owner)
Gary Amella, Amella Surveying, Inc. (Representative)
1650 Santa Fe Drive, Blende

Applicant requests preliminary plan approval to subdivide 4.33 acres into two (2) lots: Lot 1 containing 3.12 acres (contains McDonald's) and Lot 2 containing 1.21 acres (vacant). The property is within a B-4, Community Business Zone District and is located at the southwest corner of U.S. Highway No. 50 and Aspen Drive in Blende.

- 3) [ST. JOSEPH CHURCH SUBDIVISION - FINAL PLAT NO. 2011-003](#) - Bishop of Pueblo (Applicant/Owner)
Gary Amella, Amella Surveying, Inc. (Representative)
1650 Santa Fe Drive, Blende

Applicant requests final plat approval to subdivide 4.33 acres into two (2) lots: Lot 1 containing 3.12 acres (contains McDonald's) and Lot 2 containing 1.21 acres (vacant). The property is within a B-4, Community Business Zone District and is located at the southwest corner of U.S. Highway No. 50 and Aspen Drive in Blende.

REGULAR ITEMS:

- a) [SPECIAL USE PERMIT NO. 2011-009](#) - Kim W. and Kimberly J. Barickman (Owners)
Colorado Moss Rock (Operator/Applicant)
LJ Development, Inc., c/o Joe P. Gagliano
(Representative)
8500 Park Road, Rye

The applicants are requesting a special use permit for natural deposits extraction and processing (surface clearing-rock picking); and stockpiling in a designated storage area on a 61.2± acre area in the A-3, Agricultural (minimum 1 acre) Zone District. The application includes a proposal to reclaim the mined area to residential/agricultural. The mine area is within a 217.26± acre parcel located within the E½ of Section 35, Township 24 South, Range 68 West of the Sixth Principal Meridian. The property is physically addressed as 8500 Park Road and located at the west end of Park Road, approximately 960 feet southwest of the intersection of Park Road and Preseren Road in the Rye area. The proposed mine is to be named Colorado Moss Rock.

Special Use Permit No. 2011-009 was continued from the October 25, 2011 Planning Commission meeting.