

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

**Pueblo County Conference Room**  
**1001 North Santa Fe Avenue**

**January 24, 2012**

**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 December 13, 2011 Minutes.
3. Director's Report:
  - (a) Introduction of New and Reappointed Members
  - (b) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2012
  - (c) Acceptance of Map Amendments
    - [Map Amendment No. 2011-002](#), John A. Salazar (Owner/Applicant), Pueblo County Planning and Development (Representative), 10199 Singer Lane, Rye. The applicant is requesting a map amendment to rezone a 1.25± acre parcel of land from an S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District in order to recognize the private ownership, use, and size of the property. The parcel is located north of Greentower Lane, south of Kinnikinick Avenue, west of Singer Lane. Due to the housekeeping nature of the application, the owner has authorized the Department of Planning and Development to represent the map amendment request.
  - (d) Correspondence
  - (e) Continuances
  - (f) Withdrawals
  - (g) Board of County Commissioners' Action (NONE)

(h) Administrative Reviews

- [Special Use Permit No. 1999-040](#), Kirkland Construction, LLP (Applicant), c/o Baxter W. Kirkland (Representative), John H. Thatcher, Jr. (Owner), north of Pueblo Memorial Airport. This is an administrative review for a special use permit, which allowed the extraction and processing of sand, gravel, and borrow; and established a portable crusher and screening plant on a 30± acre leased area in an A-1, Agricultural (minimum 35 acre) Zone District. The leased land is part of a 597.42± acre parcel and is located approximately one mile north of the Pueblo Memorial Airport.
- [Special Use Permit No. 2006-023](#), The Church of Jesus Christ of Latter Day Saints (Applicant/Owner), Victor Lauer, Bryan Keys & Associates Architects (Representative), 144 South Abarr Drive. This is an administrative review for a special use permit, which established a church in an R-6, Multiple Residential and Commercial Zone District. The property contains 4.0± acres, and is located east of South Abarr Drive, south of East Spaulding Drive, west of East Stardust Drive, and north of South Wiggins Drive in Pueblo West.
- [Special Use Permit No. 2010-018](#), Nick's Bikes, LLC (Applicant), c/o Bradney J. Jensen (Representative), Pueblo West Retail Center, LLC (Owner), 74 North McCulloch Boulevard, Suite 190. This is an administrative review for a special use permit, which allows an established retail use (bicycle shop) to also include repair and maintenance of merchandise in a B-4, Community Business Zone District. The property is located in the Wal-Mart Center retail area between North McCulloch Boulevard and North Aspen Ski Way in the Pueblo West area.

(i) Planning Department Update

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) **RESCISSION OF SPECIAL USE - PERMIT NO. 326** (also known as Special Use Permit No. 1978-005) Sharon Ann Johnson (Current Owner/Applicant)  
Homer W. and Gayle S. Magrath (Original Owners)  
5881 Vine Mesa Avenue (Original Address for Mobile Home)

The applicant, at the request of the Department of Planning and Development, requests **rescission** of a special use permit that was originally approved on May 23, 1978. The permit allowed the establishment of a mobile home in an A-3, Agricultural (minimum 1 acre) Zone District. The special use permit is no longer necessary due to the removal of the mobile home from the property and the original lots merged with additional lots under the same ownership of

the current owner. The property contains 0.54± acre and is located on the west side of Vine Street, approximately 625 feet southwest of its intersection with Cascade Avenue in the Beulah area.

- 2) SPECIAL USE PERMIT NO. 2006-022 - John G. Kent (Owner/Applicant)  
c/o Mangini and Associates, Inc. (Representative)  
59413 Highway 96 East

The Department of Planning and Development requests the Planning Commission issue a Declaration of Abandonment due to the applicant's failure to establish the proposed use for a period of five (5) years or more. This special use permit is intended to allow the use of a 19.72± acre parcel of land for the operation of Retail, Wholesale, Rental and Service of Construction Equipment and Agricultural Implements in an A-1, Agricultural (minimum 35 acre) Zone District. The property is located between Highway 96 East and the Atchison, Topeka, and Santa Fe Railroad tracks, east of Boone Road in Eastern Pueblo County.

- 3) MAP AMENDMENT NO. 2011-002 - John A. Salazar (Owner/Applicant)  
Pueblo County Planning and Development (Representative)  
10199 Singer Lane, Rye

The applicant is requesting a map amendment to rezone a 1.25± acre parcel of land from an S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District in order to recognize the private ownership, use, and size of the property. The parcel is located north of Greentower Lane, south of Kinnikinick Avenue, west of Singer Lane. Due to the housekeeping nature of the application, the owner has authorized the Department of Planning and Development to represent the map amendment request.

- 4) MOSER SUBDIVISION - John Moser (Applicant/Owner)  
PRELIMINARY PLAN NO. 2011-004 Boundaries Unlimited (Representative)

Applicant is requesting approval of a Preliminary Plan for Moser Subdivision to create three lots. Two of the lots are proposed to be 1.18 acres, and one lot is proposed to be 1.45 acres in size. The property is within an A-3, Agricultural Zone District. The property is located at the southwest corner of the intersection of 28th Lane and South Road. The proposal involves dedication of 10 feet of right-of-way along both 28th Lane and South Road.

Moser Subdivision Preliminary Plan No. 2011-004 will be heard in conjunction with Moser Subdivision Final Plat No. 2011-004.

- 5) MOSER SUBDIVISION - John Moser (Applicant/Owner)  
FINAL PLAT NO. 2011-004 Boundaries Unlimited (Representative)

Applicant is requesting approval of a Final Plat for Moser Subdivision to create three lots. Two of the lots are proposed to be 1.18 acres, and one lot is proposed to be 1.45 acres in size. The property is within an A-3, Agricultural Zone District. The property is located at the southwest corner of the intersection of 28th Lane and South Road. The proposal involves dedication of 10 feet of right-of-way along both 28th Lane and South Road.

Moser Subdivision Final Plat No. 2011-004 will be heard in conjunction with Moser Subdivision Preliminary Plan No. 2011-004.

**REGULAR ITEM:**

- a) SPECIAL USE PERMIT NO. 2011-013 - Edward D. Alcon (Applicant)  
Equity Trust Company (Custodian)  
F.B.O. Brian Van Dielen (Owner)  
152 West Baldwin Drive

The applicant is requesting a special use permit to allow the operation of a *Specialized Group Facility* for a maximum of ten (10) "residents" in an R-5, Multiple Residential and Office Zone District. The property carries a physical address of 158 West Baldwin Drive and is located south of West Baldwin Drive, east of South Angus Drive, north of West Cokedale Drive, and west of South Del Norte Avenue in the Pueblo West area. Title 17, LAND USE; Division 1, Zoning, Chapter 17.040.040 of the Pueblo County Code defines *Specialized Group Facilities* as follows:

***"Specialized group facilities"*** means a residential structure, established and supervised by the Pueblo County Department of Social Services or a licensed child placement agency, which provides 24-hour care for five (5) to twelve (12) children from the ages of three (3) years old to eighteen (18) years old and those persons twenty-one (21) years old who are placed by court order prior to their eighteenth birthday whose special needs may be met through the medium of the small group. Children in care are from different family households and are not related to the caregiver. Caregivers are required to be licensed by the State of Colorado and/or the Pueblo County Department of Social Services. The definition of "Specialized Group Facilities" includes a "Specialized Group Home" and a "Specialized Group Center" as defined by the State of Colorado, Department of Human Services, Division of Child Care.

**OTHER BUSINESS:**

- Election of Officers