

AGENDA
PUEBLO COUNTY PLANNING COMMISSION

Pueblo County Conference Room
1001 North Santa Fe Avenue

March 27, 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 February 28, 2012 Minutes.
3. Chairman's Report:
4. Director's Report:
 - (a) Acceptance of Map Amendments.
 - (b) Correspondence.
 - (c) Continuances
 - [Special Use Permit No. 2011-014](#), Tanja Brown (Applicant), Autism Behavior Associates (Applicant), Tanja and David E. Brown (Owners), 994 South Alexis Lane, Pueblo West. The applicant is requesting a special use permit to establish a Child Care Center, specifically a learning center for disabled children (children with Autism Spectrum Disorders and other developmental delays) for no more than ten (10) children, Monday through Friday, between the hours of 8:00 a.m. and 4:00 p.m., in an R-1, Single-Family Residential Zone District. The property contains 0.26[±] acre (11,700[±] square feet), and is located east of South Alexis Lane, north of West Alexis Drive, and west of Blue Hills Drive in Pueblo West.

The applicant has requested a continuance to the June 26, 2012 Planning Commission hearing. This special use permit was continued from the February 28, 2012 Planning Commission hearing.
 - (d) Withdrawals.
 - (e) Board of County Commissioners' Action.

(f) Administrative Reviews

- [Special Use Permit No. 2004-008](#), Tammy Fesmire, Sunflower Bank-NA (Current Owner), John C. Musso, (Applicant/Original Owner), Scott A. Midgley & Associates, (Representative), 2641 North I-25. This is an administrative review for a special use permit, which allows manufactured home sales in an I-2, Light Industrial Zone District. The manufactured home sales area is located on 3± acres within a 30± acre tract, and is located on the west side of I-25 approximately ¼ mile north of the Eden Interchange.
- [Special Use Permit No. 2008-003](#), Grant Koury, Koury Real Property, LLC (Original Applicant/Owner), Cañon National Bank (Current Owner), Angela Bellantoni, Environmental Alternatives, Inc. (Representative). This is an administrative review for a special use permit, which allows natural deposits, extraction, and processing of construction material on 33.3 acres of a 62.85-acre parcel of land described as Parcel D of Subdivision Variance No. 320. The temporary extraction will be referred to as Koury Gravel. No crushing or material washing will occur on site. The extraction will be conducted in four (4) phases and take approximately 10 years to complete. The property is in the A-1, Agricultural (minimum 35 acre) Zone District. The property is located on the west side of Interstate 25 at the Pinon Exit (Exit No. 110).
- [Special Use Permit No. 2007-015](#), Robert C. Norris (Original Applicant/Owner), BJ Ranches, LLC (Current Owner), Timothy C. Cutforth (Representative), 7180 Overton Road. This is an administrative review for a special use permit, which allows the establishment of six (6) 200-foot lattice type guyed towers and related accessory buildings and operation equipment on a 60± acre leased parcel of land in northern Pueblo County in an A-1, Agricultural (minimum 35 acre) Zone District. The specific proposed use of the towers is for the operation of two (2) radio broadcast facilities (KCEG 780 kHz-Pueblo and KJME 890 kHz-Fountain). The leased tower site is located immediately south of the Pueblo County/El Paso County line on the east side of Overton Road and south of North County Line Road. The special use permit was originally approved on January 22, 2008 with six (6) conditions of approval and a directive to staff.
- [Special Use Permit No. 2011-002](#), Parkview Medical Center, Inc. (Current Owner), Dr. Dana R. Bennett (Previous Applicant), BLP Investment, Ltd. (Previous Owner), Douglas D. Piersel, Esq., Mullans, Piersel & Reed, P.C. (Representative), 121 South Crescent Drive. This is an administrative review of a special use permit, which allows a health clinic in an R-5, Multiple-Residential and Office Zone District. The property contains 0.63 acre and is located between Crescent Drive and South McCulloch Boulevard, south of East Spaulding Avenue in Pueblo West.

This special use permit was continued from the February 28, 2012 Planning Commission meeting.

5. Statement of Hearing Procedures by Chairperson.

6. Hearing of Cases.

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.

There are no items on the Consent Agenda.

REGULAR ITEM:

There are no items on the Regular Agenda.

7. Unfinished Business.

8. New Business

a) Proposed Amendments to the Planning Commission Bylaws—Discussion (action on any amendments would occur at the April meeting)

b) Pueblo County Planning Commission Minutes Format

9. Reports of Committees.

10. Adjournment.