

AGENDA
PUEBLO COUNTY PLANNING COMMISSION

Pueblo County Conference Room
1001 North Santa Fe Avenue

APRIL 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 March 27, 2012 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments.
 - (b) Correspondence.
 - (c) Continuances.
 - (d) Withdrawals.
 - (e) Board of County Commissioners' Action.
 - (f) Administrative Reviews.
 - [Special Use Permit No. 2001-001](#), LaFarge North America, AC&A U.S. West Region - aka LaFarge West, Inc. (Previous Applicant), Martin Marietta Materials (Current Operator), Mineral Reserves, Inc. (Owner), c/o Eric Reckentine and Sean Frisch, Land Manager (Representatives). This is an administrative review of a special use permit which allows a sand and gravel extraction and processing operation on 45.72± acres in an A-1, Agricultural (minimum 35 acre) Zone District. The property is located south of the Bessemer Ditch, approximately 2.0 miles south of State Highway 50 East, and 0.6 mile east of Cortner Road.

- [Special Use Permit No. 2007-003](#), David Valdez, District Manager, Colorado City Metropolitan District (Applicant/Representative), Colorado City Metropolitan District (Owner). This is an administrative review of a special use permit, which established at Greenhorn Meadow Park, a public park, recreational facility, and campground including all structures and facilities necessary and appurtenant to their operation and associated uses directly related to site facilities and activities. Greenhorn Meadow Park contains 84.74± acres in an S-1, Public Use Zone District and is located between Colorado State Highway No. 165 and Cibola Drive in the Colorado City area.
- [Special Use Permit No. 2007-006](#), Stonewall Springs Quarry, LLC (Owner/Applicant), LJ Development, Inc., c/o Joe P. Gagliano (Representative), 42500 East State Highway 96. This is an administrative review of a special use permit which allows natural deposits extraction and processing, a hot mix asphalt plant, stockpiling, crusher and screening plant, concrete batch plant, scale houses, and an office on a 1,030± acre parcel. The application includes a proposal to reclaim 783± surface acres to water storage reservoirs. The site is within an A-1, Agricultural (minimum 35 acre) Zone District and is east and west of Nyberg Road, south of Highway 96 East at the intersection of Highway 96 East and Nyberg Road. The gravel pit was named Stonewall Springs Quarry Gravel Pit.
- [Special Use Permit No. 2010-003](#), Pueblo Christian Academy (Applicant), Sunset Park Christian Church - dba Wild West Cowboy Church (Owner), Joy Cress (Representative), 1401 South McCulloch Boulevard. This is an administrative review of a special use permit which allows a private school in an A-2, Agricultural (minimum 5 acre) Zone District. The property for the school contains 6.17 acres, which is a part of Parcel A, Subdivision Variance No. 111. The property is located on the south side of U.S. Highway No. 50 West, on the north side of McCulloch Boulevard, west of South Lone Cowboy Drive in Pueblo West.
- [Special Use Permit No. 2010-009](#) Amended, NE Colorado Cellular, Inc. (Applicant), dba Viaero Wireless, c/o Richard D. Bailey (Representative), Lawrence E. Fillmore (Owner), a portion of Section 32, Township 20 South, Range 61 West of the 6th P.M. This is an administrative review of a special use permit which allows a lattice-type telecommunications tower with an overall height of 200 feet and related accessory buildings and support facilities on a one (1) acre leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within the southwest corner of a 160± acre parcel that is located northeasterly of North Baker Avenue (as it dead-ends), approximately ½ -¾ of a mile north of the Town of Boone.
- [Special Use Permit No. 2011-004](#), Ecumenical Church of Pueblo West (Applicant/Owner), Mr. J. Walter Frazier (Representative), 434 South Conquistador Avenue. This is an administrative review of a special use permit which allows a *Child Care Center* (with a maximum capacity of 135 children) within the existing building and facilities of the Ecumenical Church of Pueblo West. The property is located at the northwest corner of the intersection of South Spaulding Avenue and South Conquistador Avenue in Pueblo West.

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.

- 1) [SPECIAL USE PERMIT NO. 2012-007](#) - Steven and Theresa Waker (Owners/Applicants)
Theresa Waker (Representative)
570 North Abeyta Drive

Applicant requests a special use permit to allow a "Child Care Home (Large)" in an A-3, Agricultural (minimum 1 acre) Zone District. The Large Child Care Home, if permitted, will allow the applicant to have a maximum capacity of twelve (12) children at any given time. The property is addressed as 570 North Abeyta Drive, is legally described as Lot 18, Block 19, Tract 236, Pueblo West, and is located between Milt and Matt Drives on the east side of Abeyta Drive in the Pueblo West area.

- 2) [SPECIAL USE PERMIT NO. 2012-006](#) - Atlas Towers USA, LLC (Applicant)
c/o Corey Springfield (Representative)
SSE Enterprises, LLC (Owner)
1051 Aspen Place

Applicant requests a special use permit to allow the establishment of a monopole-type telecommunications tower (with an overall height of 95 feet) and related accessory buildings and support facilities on a 3,600-square foot leased parcel of land in an I-3, Heavy Industrial Zone District. The leased parcel is encompassed within an 11.98± acre parcel of land which is located on the west side of Aspen Place (Street) approximately 700 feet north of its intersection with Santa Fe Drive (Highway 50 East) in the Blende area.

REGULAR ITEMS:

- a) [SPECIAL USE PERMIT NO. 2012-005](#) - Ellyn Koury, Project Manager, Sangre de Cristo Hospice (Applicant)
David Gene and Billie Jean Cortese (Owners)
148 East Assembly Drive

Applicant requests a special use permit to allow the establishment of a flea market in an I-2, Light Industrial Zone District. The property contains 0.83± acre, is located south of East Assembly Drive, west of North Research Drive, north of East Industrial Boulevard, and east of North Aspen Ski Way in the Pueblo West area.

7. Unfinished Business.
8. New Business.
 - a) Planning Commission Bylaws Amendment—Formal Action
9. Reports of Committees.
10. Adjournment.