

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Pueblo County Commissioners' Chambers
Pueblo County Courthouse
215 West 10th Street
August 28, 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 July 24, 2012 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments.
 - (b) Correspondence.
 - (c) Continuances:
 - [Map Amendment No. 2012-002](#), Bobby L. Coble and Randy L. Coble (Owners/Applicants), 1804 South LaCrosse Avenue. Applicants request a map amendment to rezone a 2.2± acre parcel of land from an A-3, Agricultural Zone District to an I-2, Light Industrial Zone District. The property is located approximately 1,100 feet north of the northeast corner of the intersection of LaCrosse Avenue and Santa Fe Avenue.

Continued from the July 24, 2012 Planning Commission meeting. The applicants are requesting a continuance to the September 25, 2012 Planning Commission meeting.

- (d) Withdrawals.
- (e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 1982-022, 3rd Amended](#) (also known as Special Use Permit No. 479), Valco, Inc. (Applicant/Owner), Transit Mix Concrete, c/o Mark Klune (Representative). This is an administrative review of a special use permit, which allows the extraction and processing of natural deposits in the A-1, Agricultural (minimum 35 acre) and A-2, Agricultural (minimum 5 acre) Zone Districts. The property contains 262± acres and is located north and south of the Arkansas River, north of State Highway 96, and west of the Nature Center.
- [Special Use Permit No. 2004-004, Amended](#), Pete Lien & Sons, Inc. (Owner/Applicant), Paul Banks and Associates, LLC (Representative). This is an administrative review of a special use permit, which allows the extraction and processing of sand and gravel on 364± acres of a parcel containing 467 acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The Amendment, approved in 2011, allows the post-mining use to include developed water storage. The site is located south of Highway 96 East/Highway 50 East, east and adjacent to Nyberg Road, and north of the Arkansas River.
- [Special Use Permit No. 2007-012](#), Centennial State Paving, Inc. (Applicant), Charles H. Bedard (Owner), L.J. Development, Inc., c/o Joe Gagliano (Representative), 3130 Nepesta Road. 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 house, and office on a 92.7± acre parcel. The application includes a proposal to reclaim the mined area to its post mining use of rangeland. The site is within an A-1, Agricultural (minimum 35 acre) Zone District and is located west of Nepesta Road, northeast of the intersection of East U.S. Highway 50 and 64th Lane. The proposed gravel pit is to be named Pheasant Run Pit.
- [Special Use Permit No. 2009-013](#), Doreen S. Rovegno (Owner), 216 East U.S. Highway 50. This is an administrative review of a special use permit, which allows "*Faming or ranching*", more specifically to allow a maximum of two (2) horses on the property, in an R-2, Single-Family Residential Zone District. The property contains 3.25± acres and located east of the intersection of East U.S. Highway 50 and North Avondale Boulevard on the south side of East U.S. Highway 50 in the Avondale area.
- [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.

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 ITEMS:

- a) [ROAD/ALLEY VACATION NO. 2012-001](#) - West 29th Auto, Incorporated (Applicant)
Glenn H. and Betty J. Kittinger, Allan H. and Henry A. Withers, Thomas Aguilar, and ELB Holdings, LLC (Landowners abutting the roadway)
Andy W. Kittinger, Corporate Officer, West 29th Auto, Incorporated (Representative)
A portion of Baker-Steamer Road lying north of the northerly right-of-way line of 29th Street

The applicant requests a road/alley vacation to vacate Baker-Steamer Road (originally a State highway platted as "Rainbow Route"), as it exists within a portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and a portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying north of the existing 29th Street right-of-way in Section 22, Township 20 South, Range 65 West of the Sixth Principal Meridian, County of Pueblo, State of Colorado. The applicant requests the road to be vacated in order to close the road to thru traffic to prevent further issues with illegal dumping and illegal activity in the area. The area of the vacation is adjacent to that property which carries a physical address of 2900 West 29th Street.

7. Unfinished Business.
8. New Business.
9. Reports of Committees.
10. Adjournment.