

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Pueblo County Commissioners' Chambers
Pueblo County Courthouse
215 West 10th Street
September 25, 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 August 28, 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.
- (d) Withdrawals.
- (e) Board of County Commissioners' Action.

Continued from the July 24, 2012 and August 28, 2012 Planning Commission meetings. The applicants are requesting a continuance to the October 23, 2012 Planning Commission meeting.

(f) Administrative Reviews:

- [Special Use Permit No. 2009-007](#), Pamela J. Houston (Owner/Applicant), 1446 Martin Lane. This is an administrative review of a special use permit for a dog boarding kennel facility on a 2.0± acre parcel in an A-1, Agricultural (minimum 35 acre) Zone District. The applicant requested the special use permit to allow the boarding of a maximum of 40 dogs. The applicant will own no more than 10 dogs and commercially board no more than 30 dogs. The property is located approximately 850 feet south of East U.S. Highway 50 on the east side of Martin Lane.
- [Special Use Permit No. 2010-005 Amended](#), Aaron S. Hackerott, Alta Fuels, LLC (Applicant). This is an administrative review of a special use permit for “bulk storage of gasoline and diesel” in an I-2, Light Industrial Zone District. The Amendment request is for an additional 55-foot by 36-foot bulk tank containment area on the north side of the existing exterior tank containment area. The expanded area will accommodate equipment and up to six tanks to store bulk gasoline and diesel. The property contains 30.27 acres, and is located at the northeast corner of the intersection of Platteville Boulevard and States Avenue in the north part of Pueblo West.
- [Special Use Permit No. 2011-008](#), Canyon Maple Solar, LLC (Applicant). This is an administrative review of a special use permit for a scientific installation (a meteorological station to measure solar energy) in an A-1, Agricultural Zone District. The radiometer was proposed to be located on a 10-foot x 10-foot footprint, and would be approximately 10 feet in height. The site is located approximately 2½ miles northwest of the Town of Boone, east of the Pueblo Chemical Depot.

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. 479, - Valco, Inc. (Applicant/Current Owner)
3rd AMENDED (NOW KNOWN AS Certified Concrete Co., Inc. (Previous Owner)
SPECIAL USE PERMIT NO. 1982-022) Transit Mix Concrete (Representative)
RESCISSION

The Department of Planning and Development is requesting the Pueblo County Planning Commission **RESCIND** Special Use Permit No. 479, 3rd Amendment (now known as Special Use Permit No. 1982-022). The special use permit permitted 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 representative has informed Planning staff that all extraction and processing of natural deposits has ceased and all associated equipment has been removed from the property; the site is no longer utilized for mineral processing and extraction. 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.

- 2) SNELL SUBDIVISION - Jack and Cathy Snell (Applicants/Owners)
FINAL PLAT NO. 2012-001 Cardinal Points Surveying, Inc., c/o Matthew A.
Cordova, P.L.S. (Representative)

Applicants request final plat approval to subdivide 38.64 acres into two (2) lots, each containing 1.00 acre, Parcel "A" containing 35.93 acres, and dedicate right-of-way (0.72 acre) for Nicholson Road. The property is within Snell Planned Unit Development and is located southwest of the t-intersection of Nicholson Road and 33rd Lane in the Vineland area.

REGULAR ITEMS:

There are no items on the Regular Agenda.

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