

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

Pueblo County Commissioners' Chambers  
Pueblo County Courthouse  
215 West 10<sup>th</sup> Street

May 28, 2013

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 [April 23, 2013 Minutes](#).
3. Chairperson's Report.
4. Director's Report:
  - (a) Acceptance of Map Amendments.
  - (b) Correspondence.
  - (c) Continuance.
  - (d) Withdrawals.
    - [Special Use Permit No. 2013-007](#), Pueblo West Metropolitan District (Owner), Pueblo West Parks and Recreation, c/o Carol Cosby (Applicant/Representative), 61 East Civic Center Plaza. Applicant requests a special use permit to allow a community park including all structures and facilities necessary and appurtenant to their operation and associated uses directly related to site facilities and activities in an S-1, Public Use Zone District. The community park is proposed to be developed in seven (7) phases on a parcel containing 32.46± acres with Phase 1 being 5.5± acres. The property is physically addressed as 61 East Civic Center Plaza and located between Abarr Drive, McCulloch Boulevard, and Joe Martinez Boulevard in Pueblo West.
- (e) Board of County Commissioners' Action.

The Department of Planning and Development is withdrawing this application inasmuch as Special Use Permit No. 98-04 (Also Known As Special Use Permit No. 1998-004), approved February 24, 1998, already includes "Recreation Center" as part of the "Civic Use Development".

(f) Administrative Reviews:

- [Special Use Permit No. 2009-008](#), First State Bank of Colorado (Current Owner), Ocean Dreams, LLC (Previous Applicant), Joyce L. Dumeyer (Previous Owner), 735 North Maplelawn Drive. This is an administrative review for a special use permit, which allows retail and personal service uses (small neighborhood café, bar, liquor store, food store, and office spaces) in a B-1, Neighborhood Business Zone District. The property contains 0.66 acre, and is located at the southwesterly corner of Platteville Boulevard and Maplelawn Drive in Pueblo West.
- [Special Use Permit No. 2012-008](#), Jose Mercado, Miguel Mercado, and Armando Mercado (Owners/Applicants), John DuVall, Du All Development (Representative), 2641 North Interstate 25. This is an administrative review for a special use permit, which allows an Automobile Auction use as well as a Flea Market use on a property within an I-2, Light Industrial Zone District. The property is 30± acres in size, and is located approximately 0.4 mile north of the intersection of Quartz Road and the Interstate 25 Frontage Road.

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. 832](#) - Pueblo West Metropolitan District (Applicant/Owner)  
[\(Currently referenced as Special Use Permit No. 1994-028\)](#) Laurie Cozzetto, Pueblo West Metropolitan District  
**RESCISSION** Community Development Manager (Representative)

Applicant and owner request rescission of Special Use Permit No. 832 (currently referenced as Special Use Permit No. 1994-028) that allows stockpiling of road base material on a 2.97 acre parcel in an S-1, Public Use Zone District. The stockpiling of road base material was intended to facilitate roadwork in the Pueblo West area. The applicant/owner has informed the Department of Planning and Development the roadwork in the area has been completed and the site is no longer utilized for stockpiling of road base materials. The property is located at the northeast corner of the intersection of El Toro Way and Casa Grande Drive in the Pueblo West area.

- 2) [SPECIAL USE PERMIT NO. 2013-008](#) - Pueblo City-County Library District (Applicant)  
Joann Cummings, Jean Erickson, and Janet Pullin (Owners)  
James Oliver, Esq. (Representative)

Applicant requests approval of a special use permit to establish a new public branch library in an S-1, Public Use Zone District. The property is 2.9± acres in size, and is located approximately 400 feet west of the northwest corner of the intersection of Highway 50 and 25<sup>th</sup> Lane on the St. Charles Mesa.

**REGULAR ITEMS:**

- a) [SPECIAL USE PERMIT NO. 2013-006](#) - Ken and Cheryl Garcia (Applicants/Owners)

Applicants request a special use permit to allow Boat and Recreational Vehicle Storage on two parcels with a total acreage of 8.91 acres in an I-2, Light Industrial Zone District. The parcels are located between northbound Interstate Highway 25 and the Santa Fe Railroad tracks and between Interstate Highway 25 Mile Markers 106 and 107.

- b) [ROAD/ALLEY VACATION NO. 2013-001](#) - Accruit EAT42, LLC (Applicant)  
Accruit EAT42, LLC and KPH Property Holdings LLC  
(property owners abutting road/alley vacation)  
Wachob & Wachob, Inc., c/o Dan Wachob  
(Representative)  
All that portion of an alley as platted between Lot 32 and Lots 21-24, Colorado City Unit No. 38

Applicant requests a road/alley vacation to vacate that alley located adjacent to Lot 32 and Lots 21-24, Colorado City Unit No. 38. The alley (service road) is thirty (30) feet wide and widens at the west end as it intersects an alley going north-south. The applicant is requesting the road/alley vacation to allow for better use of the property. Lot 21 is improved with a commercial building addressed as 5021 West Graneros Road and a building is currently under construction on Lot 22 addressed as 5022 West Graneros Road. The alley is located between Copeland Circle and Graneros Road in Colorado City.

7. Unfinished Business – Comprehensive Plan Update
8. New Business.
9. Reports of Committees.
10. Adjournment.