

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Pueblo County Commissioners' Chambers**  
**Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**June 25, 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 [May 28, 2013 Minutes](#).
3. Chairperson's Report.
4. Director's Report:
  - (a) Acceptance of Map Amendments:
    - [Map Amendment No. 2013-002](#), Wayne T. and Elva A. Graybeal (Owners/Applicants), c/o Pueblo County Department of Planning and Development (Representative), 8278 Greentower Lane. The owners/applicants are requesting a map amendment to rezone two (2) parcels of land consisting of 0.79± acres combined from an S-1, Public Use Zone District to an A-4, Agricultural (minimum ½ acre) Zone District in order to recognize the private ownership, use, and size of the properties. The property is improved with a single-family residence and is located on the south side of said road, approximately 430 feet east of its intersection with Bluebell Drive in the Rye area. Due to the housekeeping nature of the application, the owners/applicants have authorized the Department of Planning and Development to represent the map amendment request.
    - [Map Amendment No. 2013-003](#), Mini Mart, Inc., dba Loaf 'n Jug, c/o David Parker (Applicant), Pueblo West Metropolitan District, c/o Jack Johnston, District Manager (Owner), Clark Engineering, LLC, c/o Laurie Clark, P.E. (Representative). Applicant requests a map amendment to rezone a 0.57± acre parcel of land from an S-1, Public Use Zone District to a B-4, Community Business Zone District. The 0.57± acre parcel of land is part of proposed Parcel B of Subdivision Exemption No. 2013-003. Proposed Parcel B will combine the 0.57± acre parcel and Lot 1, Block 3, Tract 385, Pueblo West, Colorado. Lot 1 is already in the B-4 Zone District and contains a Loaf 'n Jug convenience store and fuel station. The property is located northeast of the intersection of Mallon Drive and Purcell Boulevard.
  - (b) Correspondence.

(c) Continuance:

- [Maples Subdivision Preliminary Plan No. 2013-005](#), Blind Squirrel Ventures #2, LLC, Kevin Maples, Registered Agent (Owner/Applicant), c/o Cardinal Points Surveying (Representative), 2300 Highway 96 East. The owner/applicant is proposing a single 4.5± acre lot subdivision which essentially combines two (2) existing parcels which were illegally created into a single lot. A 0.15± acre road right-of-way dedication for Langdon Road is also proposed. The property is currently improved with a metal shop type building and is located on the south side of Colorado State Highway 96 East between Meade Avenue and Lane 25 in the area commonly known as Belle Plain/Fearnoville.

The applicant has requested continuance to the July 23, 2013 Planning Commission meeting.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Review:

- [Special Use Permit No. 1998-028](#), Amended, C&C Disposal (Applicant), Eden Leasing, Inc. (Owner), Gagliano Engineering, Inc. (Representative). This is an administrative review for an Amendment to Special Use Permit No. 1998-028 allowing the approved Solid Waste Transfer station to be open to the general public. The Amendment allows the public to use the facility for solid waste disposal and as a drop-off location for "single stream" recyclable materials. The property is within an I-2, Light Industrial Zone District, addressed as 1401 Quartz Road, and located west of the intersection of Quartz Road and the Interstate 25 Frontage Road, north of the City of Pueblo.

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. 2012-010 - AMENDED](#) Pueblo West Metropolitan District (Applicant/Owner) JVA, Incorporated, c/o Josh J. McGibbon, P.E., Senior Associate (Representative)

Applicant is requesting an amendment to Special Use Permit No. 2012-010 originally approved February 26, 2013, to include the construction and use of four (4) 60' x 100' - 4 feet deep concrete drying beds which are used for storage and drying of solid residuals in support of the existing Water Treatment Plant operations. Activities associated with the drying beds include storage and drying of residual materials produced by the water treatment process during backwashing of

treatment filters. A special use permit is required for the proposed use as noted in Section 17.120.130, Public Utilities, specifically Paragraph C of the Pueblo County Code, which states: *Special utility facilities, such as water reservoirs, sewage lagoons, switching yards, pumping stations, and other component equipment installations on land owned or leased and where the equipment is fenced or placed in a building shall not be constructed until a Special Use Permit has been issued by the Planning Commission.* The property is located in an R-5, Multiple Residential and Office Zone District, and contains approximately 3 acres located between South Del Norte Avenue and South Angus Avenue, north of West Baldwin Drive in the Pueblo West area.

2. [SPECIAL USE PERMIT NO. 2013-009](#) - Christopher N. and Robin A. Liontas (Applicants)  
George E. Cuonzo (Owner)  
Clark Engineering, LLC, c/o Laurie Clark, P.E.  
(Representative)  
360 South Orchard Springs Drive

Applicants request a special use permit to allow an Office Building in an R-5, Multiple Residential and Office Zone District. The property contains 1.02 acres, is located between West Idaho Springs Drive and West Hahns Peak Avenue, south of South Orchard Springs Road, and is addressed as 360 South Orchard Springs Drive in Pueblo West, Colorado.

3. [SPECIAL USE PERMIT NO. 2013-010](#) - Commnet Four Corners, LLC (Applicant)  
c/o Lowell Nelson and/or Mark Ray (Representatives)  
Frank L. and Marjorie K. Elmer (Owner)  
8798 Ridge Road

The applicant is requesting a special use permit to allow the establishment of a monopole type telecommunications tower (with an overall height of 80 feet) and related accessory buildings and support facilities on a 1,600 square foot leased parcel of land in an A-2, Agricultural (minimum 5 acre) Zone District. The leased parcel is encompassed within a 48.75± acre parcel of land which is located at the dead-end of Ridge Road, southeast of the community of Beulah.

4. [SPECIAL USE PERMIT NO. 2013-011](#) - Commnet Four Corners, LLC (Applicant)  
c/o Lowell Nelson and/or Mark Ray (Representatives)  
Ronald D. and Sandra J. Anderson (Owners)  
4800 North Creek Road

The applicant is requesting a special use permit to allow the establishment of a monopole type telecommunications tower (with an overall height of 80 feet) and related accessory buildings and support facilities on a 1,600 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 53.12± acre parcel of land which is located on the north side of North Creek Road, northwest of the community of Beulah.

5. [ST. JOSEPH CHURCH SUBDIVISION NO. 2 - PRELIMINARY PLAN NO. 2013-003](#) - Bishop of Pueblo (Applicant/Owner)  
Amella Surveying, c/o Gary Amella (Representative)  
1650 Santa Fe Drive

Applicant requests preliminary plan approval to re-subdivide Lot 1, St. Joseph Church Subdivision into two lots: Lot 1 contains 1.06 acres (McDonalds); Lot 2 contains 1.85 acres (vacant). The property is within a B-4, Community Business Zone District, and is located at the southwest corner of U.S. Highway No. 50 (aka Santa Fe Drive) and Aspen Drive in Blende. The applicant/owner requests waiver of submittal of a new Geologic Report for the current subdivision and to use the Geologic Report that was submitted with St. Joseph Church Subdivision approved in 2011 and recorded in 2012.

St. Joseph Church Subdivision No. 2 Preliminary Plan No. 2013-003 will be heard concurrently with St. Joseph Church Subdivision No. 2 Final Plat No. 2013-002.

6. [ST. JOSEPH CHURCH SUBDIVISION NO. 2 - FINAL PLAT NO. 2013-002](#) - Bishop of Pueblo (Applicant/Owner)  
Amella Surveying, c/o Gary Amella  
(Representative)  
1650 Santa Fe Drive

Applicant requests final plat approval to re-subdivide Lot 1, St. Joseph Church Subdivision into two lots: Lot 1 contains 1.06 acres (McDonalds); Lot 2 contains 1.85 acres (vacant). The property is within a B-4, Community Business Zone District, and is located at the southwest corner of U.S. Highway No. 50 (aka Santa Fe Drive) and Aspen Drive in Blende.

St. Joseph Church Subdivision No. 2 Final Plat No. 2013-002 will be heard concurrently with St. Joseph Church Subdivision No. 2 Preliminary Plan No. 2013-003.

7. [McHARVEY SUBDIVISION - PRELIMINARY PLAN NO. 2013-004](#) - John Moser, Mary Moser, Louis Keys, Gladys Keys  
(Owners/Applicants)  
Clark Engineering, LLC (Representative)  
Boundaries Unlimited (Surveyor)

Applicants request approval of McHarvey Subdivision Preliminary Plan No. 2013-004. The subdivision would create four lots in an A-3, Agricultural Zone District. The lots are proposed to be approximately 1.12, 1.50, 1.09, and 1.09 acres in size. Two lots contain existing residences, and two lots are vacant. The property is located at the southeast corner of 27<sup>th</sup> Lane and South Road. Applicant proposes dedication of 10 feet of right-of-way along South Road, and 30 feet of right-of-way along 27<sup>th</sup> Lane.

McHarvey Subdivision Preliminary Plan No. 2013-004 will be heard in conjunction with McHarvey Subdivision Final Plat No. 2013-003.

8. [McHARVEY SUBDIVISION - FINAL PLAT NO. 2013-003](#) - John Moser, Mary Moser, Louis Keys, Gladys Keys  
(Owners/Applicants)  
Clark Engineering, LLC (Representative)  
Boundaries Unlimited (Surveyor)

Applicants request approval of McHarvey Subdivision Final Plat No. 2013-003. The subdivision would create four lots in an A-3, Agricultural Zone District. The lots are proposed to be approximately 1.12, 1.50, 1.09, and 1.09 acres in size. Two lots contain existing residences, and two lots are vacant. The property is located at the southeast corner of 27<sup>th</sup> Lane and South Road. Applicant proposes dedication of 10 feet of right-of-way along South Road, and 30 feet of right-of-way along 27<sup>th</sup> Lane.

McHarvey Subdivision Final Plat No. 2013-003 will be heard in conjunction with McHarvey Subdivision Preliminary Plan No. 2013-004.

9. [SHERWOOD SUBDIVISION - FINAL PLAT NO. 2013-004](#) - Patrick B. Sherwood and Cheryl A. Sherwood  
(Owners/Applicants)  
Chrisman Engineering, Inc. (Representative)

Applicants request approval of a final plat for the Sherwood Subdivision to subdivide a 39.00± acre parcel into two lots: 1.50± and 36.13± acres in size. Dedication of right-of-way totaling 1.37 acres is also proposed. The property is within the Sherwood Planned Unit Development. The property is located at the southwest corner of the intersection of 33<sup>rd</sup> Lane and South Road.

10. [MAP AMENDMENT NO. 2013-002](#) - Wayne T. and Elva A. Graybeal (Owners/Applicants)  
c/o Pueblo County Department of Planning and  
Development (Representative)  
8278 Greentower Lane

The owners/applicants are requesting a map amendment to rezone two (2) parcels of land consisting of 0.79± acres combined from an S-1, Public Use Zone District to an A-4, Agricultural (minimum ½ acre) Zone District in order to recognize the private ownership, use, and size of the properties. The property is improved with a single-family residence and is located on the south side of said road, approximately 430 feet east of its intersection with Bluebell Drive in the Rye area. Due to the housekeeping nature of the application, the owners/applicants have authorized the Department of Planning and Development to represent the map amendment request.

11. [MAP AMENDMENT NO. 2013-003](#) - Mini Mart, Inc., dba Loaf 'n Jug, c/o David Parker  
(Applicant)  
Pueblo West Metropolitan District, c/o Jack Johnson,  
District Manager (Owner)  
Clark Engineering, LLC, c/o Laurie Clark, P.E.  
(Representative)

Applicant requests a map amendment to rezone a 0.57± acre parcel of land from an S-1, Public Use Zone District to a B-4, Community Business Zone District. The 0.57± acre parcel of land is part of proposed Parcel B of Subdivision Exemption No. 2013-003. Proposed Parcel B will combine the 0.57± acre parcel and Lot 1, Block 3, Tract 385, Pueblo West, Colorado. Lot 1 is already in the B-4 Zone District and contains a Loaf 'n Jug convenience store and fuel station. The property is located northeast of the intersection of Mallon Drive and Purcell Boulevard.

**REGULAR ITEMS:**

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