

AGENDA

PUEBLO COUNTY PLANNING COMMISSION

Pueblo County Commissioners' Chambers
Pueblo County Courthouse
215 West 10th Street

July 23, 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 June 25, 2013 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. 2007-010](#), Grant Koury, Rocky Mountain Travel Center (Owner/Applicant), Aspen Sign Company (Representative). This is an administrative review for a special use permit which allowed the use of "Boat and RV Storage" on a 5.77± acre parcel of land in an I-2, Light Industrial Zone District. The property is located near Rocky Mountain Travel Center on I-25 North.
 - [Special Use Permit No. 2009-012](#), Jane Johnson, Verizon Wireless (Applicant), Naich A. and Renee Cordo (Owners), 25960 Highway 50 East. This is an administrative review for a special use permit which allowed the establishment of a windmill replica type telecommunications tower with an overall height of 94 feet and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-4, Agricultural (minimum ½ acre) Zone District. The new facility replaced an existing 67'6" tower which was originally approved and established in 2003 through the approval of Special Use Permit No. 2003-033. The leased parcel is encompassed within a 9.89± acre parcel that is located on the south

side of Highway 50 East (Santa Fe Drive) between Pleasantview Drive and Lane 26¼ (if extended northerly) in the St. Charles Mesa area.

- [Special Use Permit No. 2012-009](#), Justin Parker, We Recycle (Applicant), Bojon Investments, LLC (Owner), 66 North Research Drive, Pueblo West. This is an administrative review for a special use permit which allowed the establishment of a Recycling Collection Center for household recyclables in an I-2, Light Industrial Zone District. The site is located at 66 North Research Drive, approximately 400 feet south of the southeast corner of the intersection of Industrial Boulevard and Research Drive in the Industrial Park area of Pueblo West.

5. Statement of Hearing Procedures by Chairperson.

6. Hearing of Cases.

CONSENT ITEM:

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. 489](#) - Pueblo County Department of Planning and
(aka SUP NO. 1983-007) Development (Applicant)
RESCISSION Aetna Casualty and Surety Company (Original Owner)
Fern E. Schreder (Current Owner)
Portion of S½ of Section 7, Township 18 South, Range
64 West of the 6th P.M.

The applicant requests **rescission** of a special use permit that was originally approved on September 27, 1983. The special use permit allowed extraction of natural deposits in a split zone area of A-1, Agricultural (minimum 40 acres at the time) Zone District and A-2, Agricultural (minimum 5 acre) Zone District. On April 29, 2013, the Mined Land Reclamation Board signed a Board Order that found the Operator in violation and therefore, the financial warranty for permit number M-1980-202 was forfeited and permit number M-1980-202 was revoked. The special use permit area for Pikes Peak Farm Gravel Pit (also known as Pinon Pit) containing 40± acres is located between Totten Road and County Road 104 on the west side of Overton Road.

REGULAR ITEM:

- a. [SPECIAL USE PERMIT NO. 811](#) - Earl R. and Shirley A. Millard
(aka SUP No. 1994-007) (Original Owners)
DECLARATION OF ABANDONMENT/OR George D. Drury (Current Owner)
SHOW CAUSE TO CONSIDER REVOCATION 1176 Lane 28

Pursuant to Title 17, LAND USE, Division 1, ZONING, Chapter 17.140.070 **Establishment of Special Uses: Administrative Reviews**, specifically subsections C. and/or D. of the Pueblo County Code, the Department of Planning and Development is holding a public hearing before

the Pueblo County Planning Commission on the above referenced special use permit. The hearing is intended to afford the current landowner an opportunity to show cause as to why the special use permit should not be revoked or considered abandoned based upon the previously stated provisions.

7. Unfinished Business.

8. New Business.

9. Reports of Committees.

10. Adjournment.