

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
November 19, 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 October 22, 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. 2011-010](#), AT&T, c/o Chad Krahel (Applicant), c/o Perry Carroll, Site Acquisition Manager, Black & Veatch (Representative), Pueblo School District No. 70/State of Colorado (Owners), 661 West Capistrano Avenue. This is an administrative review for a special use permit that allows the installation of three (3) stealth building mounted enclosures that contain up to 4 antennas each and related accessory buildings and support facilities within an 800 square foot leased ground area in an S-1, Public Use Zone District. The facility is adjacent to Pueblo West High School as located on the north side of Capistrano Avenue, west of its intersection with South Spaulding Avenue in the Pueblo West area.

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. 2013-013](#) - East Hatchet Ranch HOA (Applicant)
c/o Ms. Edie Kellogg
Gagliano Engineering, Inc. (Representative)
c/o Joseph V. Gagliano, P.E
Pine Bluff Drive

The applicant is requesting a special use permit to allow the establishment of a gateway sign in an A-1 Agricultural (minimum 35 acre) Zone District at the entrance to East Hatchet Ranch. The gateway sign is proposed to be constructed across the private road (Pine Bluff Drive) into the development which is located northeast of Exit 77 on the east side of Colorado Interstate 25 South along the frontage road more commonly referred to as Hatchet Ranch Road.

- 2) [EASEMENT VACATION NO. 2013-001](#) - Kevin E. and Mary Ann Kagey
(Applicants/Owners)
Cardinal Points Surveying, Inc., c/o Randy
Reeves (Representative)

The applicants request an easement vacation to vacate the southerly portion of the platted 40-foot utility and private roadway easement to match the proposed new lot line created through Lot Line Rearrangement No. 2013-004 and to facilitate construction of a proposed accessory structure. The easement is located along the lot line between Lots 2 and 3 of La Velle Subdivision Amended, which is south of State Highway 78 and west of 3R Road South in the Beulah area.

REGULAR ITEMS:

- a) [SPECIAL USE PERMIT NO. 2008-003](#) - Grant Koury, Koury Real Property, LLC
Declaration of Abandonment (Original Owner)
Harmesh Lal (Current Owner)
Pueblo County Department of Planning and
Development (Applicant)
Portion of Parcel D of Subdivision Variance No. 320

Pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.140.070 D. of the **Pueblo County Code**, the Department of Planning and Development is requesting the Pueblo County

Planning Commission issue a Declaration of Abandonment of Special Use Permit No. 2008-003 due to the approved use of natural deposits extraction and processing of construction material (gravel) in an A-1, Agricultural (minimum 35 acres) Zone District not being established after a period of five (5) years or more. The property is located on the west side of Interstate 25 at the Pinon Exit (Exit No. 110).

b) [TEXT AMENDMENT NO. 2013-002](#) - Pueblo County Department of Planning and Development (Applicant)

The Pueblo County Department of Planning and Development is proposing a Text Amendment to revise the Pueblo County Code, Title 17, LAND USE, Chapter 17.112, OFF-STREET PARKING AND LOADING STANDARDS. Various items have been removed and/or added such as, but not limited to, uses and spaces required, motorcycle/scooter and bicycle parking spaces required, and new figures and tables for off-street parking standards.

7. Unfinished Business.

8. New Business.

- Term Limits

9. Reports of Committees.

10. Adjournment.