

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
March 25, 2014
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 February 25, 2014 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments.
 - (b) Correspondence.
 - (c) Continuances.

- [SPECIAL USE PERMIT NO. 2013-017](#) - AT&T Mobility (Applicant)
c/o Vertical Real Estate Consulting, Inc.
Tim Carr (Representative)
R. Lewis Fillmore (Owner)
Boone Road



The applicant is requesting a special use permit to allow the establishment of an 195-foot lattice type telecommunications tower and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within the easterly half of a 234± acre parcel of land which is located on the east side of Boone Road northeast of its intersection with Garcia Road in the Boone area.

This special use permit was continued from the December 17, 2013 and February 25, 2014 Planning Commission meetings. Applicant is requesting continuance to the April 22, 2014 Planning Commission meeting.

- [SPECIAL USE PERMIT NO. 591 - \(aka SUP NO. 1986-015\) FOURTH AMENDMENT](#) - Pueblo West Sportsman's Association (Applicant/Owner)
James T. Cook, Esq. (Representative)



The applicant/owner is requesting a Fourth Amendment to Special Use Permit No. 591 (aka SUP No. 1986-015) originally approved by the Pueblo County Planning Commission in 1986 with three amendments approved in 1990, 1993, and 2011. The amendments are to address zoning violations and others are to address planned uses for the site. Also, the Fourth Amendment proposes to revise the language for Condition 2. The property is located at the northern end of Loma Drive in Pueblo West, is in the A-1, Agricultural (minimum 35 acre) Zone District, and contains 160 acres.

This special use permit was continued at the January 28, 2014 Planning Commission meeting. Application is requesting continuance to the August 26, 2014 Planning Commission meeting

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews.

- [Special Use Permit No. 2013-002](#), Nick's Bikes, LLC (Applicant), c/o Bradney J. Jensen (Representative), Durant Shopping Center, LLC and Zachary Shopping Center, LLC (Original Owners), Newton Shopping Center, LLC and Plainview Shopping Center, LLC (Current Owners), 74 North Component Drive, Suite No. 140. This is an administrative review for a special use permit allowing repair and maintenance of merchandise (non-motorized bicycles) in conjunction with retail sales in a B-4, Community Business Zone District. The property is physically addressed as 74 North Component Drive, Suite No. 140 and is located south of Industrial Boulevard between North Component Drive and North Aspen Ski Way in the Pueblo West area.



- [Special Use Permit No. 2013-003](#), Phil Martinez and Mandi Gallegos (Applicants), Phillip J. Martinez and Madeline Y. Resendez (Owners), 247 South Circle Drive, Pueblo West. This is an administrative review of a special use permit allowing a "Child Care Home (Large)" in an R-1, Single-Family Residential Zone District. The property is located on the north side of South Circle Drive, between South Golfwood Drive and South Spaulding Drive in Pueblo West.



- [Special Use Permit No. 2013-004](#), Pueblo City-County Library District (Owner/Applicant), Nick Gradisar (Representative), Parcel "A" of Subdivision Exemption No. 2013-001. This is an administrative review of a special use permit which established a public library in an S-1, Public Use Zone District. Title 17, *Land Use*, Chapter 17.84, *Public Use District (S-1)*, Section 17.84.030, *Uses-by-Review* of the Pueblo County Code lists any proposed use of land or buildings by a public agency or others on public land as a use which is permitted upon the issuance of a special use permit by the Planning Commission. The property containing 4.10± acres is located at the southwest corner of the intersection of State Highway 165 and Cibola Drive in the Colorado City 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.

There are no items on the Consent Agenda.

REGULAR ITEMS:

- a) [DECLARATION OF ABANDONMENT SPECIAL USE PERMIT NO. 117 \(ALSO KNOWN AS SPECIAL USE PERMIT NO. 1969-015 FOR FILING PURPOSES ONLY\)](#) - Pueblo West Metropolitan District, c/o Jack Johnston, District Manager (Applicant)
Located north of West U.S. Highway 50 between McCulloch Boulevard and Purcell Boulevard in the Pueblo West Area



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. 117 due to the approved use of constructing and operating a private airfield in an I-2, Light Industrial Zone District not being established after a period of five (5) years. The special use permit area contained 911± acres and has since been subdivided into tracts; the remaining portion containing 294.86± acres. The Pueblo West Metropolitan District is in agreement with the Declaration of Abandonment. The property is located north of West U.S. Highway 50 between McCulloch Boulevard and Purcell Boulevard in the Pueblo West area.

- b) [TEXT AMENDMENT NO. 2014-001](#) - Pueblo County Department of Planning and Development (Applicant)
Special Event Permit



The Pueblo County Department of Planning and Development is proposing a Text Amendment to the Pueblo County Code to add a Section containing regulations for Special Event Permits. The Text Amendment would add Section 17.120.270, Special Event Permit to the Pueblo County Code, Title 17, LAND USE, Chapter 17.120, Supplementary Regulations, and would include a Special Event definition, applicability standards, and a review and approval process. The Text Amendment would also involve adding a definition of "Special Event" to the Pueblo County Code, Title 17, LAND USE, Chapter 17.04, General Provisions and Definitions.

- c) [HERITAGE ORGANICS PLANNED UNIT DEVELOPMENT NO. 2014-001](#) - Scott A. Smith (Applicant/Owner/Representative)
78 North Precision Drive



Applicant requests approval of Heritage Organics Planned Unit Development (PUD) rezoning the property from the I-2, Light Industrial Zone District to said PUD. Heritage Organics PUD is to accommodate a Medical Marijuana Establishment and Retail Marijuana Establishment in a building, commercial greenhouses, and also allow Advertising device, off-premises; Agricultural machinery and supplies, retail, wholesale, repair; Boat and RV storage; Crane, storage yard; Gas, medical and industrial, retail, wholesale; Hydroponics sales, retail; Nursery and greenhouse, wholesale; Tree Service. The property contains 1 acre, is vacant, and is located on the east side of Precision Drive in Pueblo West.

- d) [COMPASSIONATE CARE PLANNED UNIT DEVELOPMENT NO. 2014-002](#) - Mike Couchaftis (Applicant)
Adobe Construction, Inc. (Owner)
Silicon, LLC, c/o John Moser/Bart Lipori (Representative)
38 North Silicon Drive



The applicant requests approval of Compassionate Care Planned Unit Development (PUD) amending Nature's Remedy PUD. This is considered a new PUD submittal to remove Nature's Remedy PUD (formally approved for Marijuana uses) name associated with Lot 11, Block 1, Tract 249, Pueblo West, Colorado, and to allow the following uses: Medical Marijuana Center, Retail Marijuana Store, Medical Marijuana Contiguous Cultivation Operation (in building and greenhouses), Retail Marijuana Contiguous Cultivation Operation (in building and greenhouses), Medical Marijuana-Infused Products Manufacturer, Retail Marijuana- Infused Product Manufacturer, Retail Marijuana Testing Facility, Retail Storage Warehouse, Medical Marijuana Storage Warehouse, Retail and Medical Marijuana Outdoor Cultivation Area. The property contains 1 acre and is located on the east side of Silicon Drive, north of Enterprise Drive in Pueblo West.

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