

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**April 22, 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 March 25, 2014 Minutes.
3. Chairperson's Report.
4. Director's Report:
  - (a) Acceptance of Map Amendments.
  - (b) Correspondence.
  - (c) Continuances:
    - [Special Use Permit No. 508 Amended](#), Currently Referenced as Special Use Permit No. 1984-002 Amended – Rescission, Lucy M. Teague, Trust (Owner), Mike Stetler (Applicant), 1149 25<sup>th</sup> Lane. The Department of Planning and Zoning is requesting **RESCISSION** of a special use permit that allows a temporary mobile home as a second residence in an A-4, Agricultural (minimum 1/2 acre) Zone District that was originally approved February 28, 1984 and amended on February 28, 1995. The special use permit is currently in violation of the Conditions of Approval set forth by the Pueblo County Planning Commission. The property contains 0.94± acre, and is located 210 feet west of 25<sup>th</sup> Lane between U.S. Highway 50 and Hillside Road in the St. Charles Mesa area.

This special use permit was continued from the August 27, 2013 Planning Commission meeting. The applicant's representative is requesting continuance to the July 22, 2014 Planning Commission meeting.



- [Rose Bud Productions Planned Unit Development No. 2014-003](#), Richard Paradiso, Rose Bud Productions (Applicant), Richard Paradiso (Owner), Ricky A. Kidd, PE, Kidd Engineering and Construction Management Services (Representative), 2298 East State Highway 96. Applicant requests a planned unit development to rezone land from the I-2, Light Industrial Zone District to the Rose Bud Productions Planned Unit Development (PUD). Parcel "A" on the PUD containing 3.4 acres to allow for the cultivation, processing, and sale of medical and recreational marijuana and other businesses listed on the PUD. The intent is to convert the existing 10,080 sq. ft. office/fabrication building into the marijuana establishments. The outlying storage buildings will remain in use for rental storage units and storage and support areas for PPP Roofing and the swimming pool business. The outlying open areas will continue to be used for storage of construction equipment and materials and open storage rentals. Parcel "B" of the PUD containing 0.5 acre is currently used for parking and storage of construction equipment and materials and will continue to be used for said use.

The applicant is requesting continuance to the May 27, 2014 Planning Commission meeting.



(d) Withdrawal:

- [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.



(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 1998-028](#), Amended, C&C Disposal (Applicant), Eden Leasing, Inc. (Owner), Gagliano Engineering, Inc. (Representative). This is an administrative review of a special use permit, which allows the approved Solid Waste Transfer station to be open to the general public and as a drop-off location for "single stream" recyclable materials. The purpose of this administrative review is to determine the applicant's compliance with Condition No. 4. 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.



- [Special Use Permit No. 2010-003](#), Pueblo Christian Academy (Applicant), Sunset Park Christian Church - dba Wild West Cowboy Church (Owner), Joy Cress (Representative), 1401 South McCulloch Boulevard. This is an administrative review of a special use permit, which allows a private school in an A-2, Agricultural (minimum 5 acre) Zone District. The property for the school contains 6.17 acres, which is a part of Parcel A, Subdivision Variance No. 111. The property is located on the south side of U.S. Highway No. 50 West, on the north side of McCulloch Boulevard, west of South Lone Cowboy Drive in Pueblo West.



- [Special Use Permit No. 2010-005 2<sup>nd</sup> Amendment](#), Alta Fuels, LLC (Applicant/Owner), Spencer Hart, Alta Fuels, LLC (Representative), 1739 East Platteville Boulevard. This is an administrative review of a special use permit, which allows “bulk storage of gasoline and diesel” in an I-2, Light Industrial Zone District. The 2<sup>nd</sup> Amendment request changed the current 55' x 36' containment area to 52' x 52' containment area in order to accommodate 3 additional tanks, which are 30,000 gallons each. The property contains 30.27 acres, and is located at the northeast corner of the intersection of Platteville Boulevard and States Avenue in the north part of Pueblo West.



- [Special Use Permit No. 2012-006](#), Atlas Towers USA, LLC (Applicant), c/o Allison O'Brien (Representative), SSE Enterprises, LLC (Owner), 1051 Aspen Place. This is an administrative review of a special use permit, which allows the establishment of a monopole-type telecommunications tower (with an overall height of 95 feet) and related accessory buildings and support facilities on a 3,600-square foot leased parcel of land in an I-3, Heavy Industrial Zone District. The leased parcel is encompassed within an 11.98± acre parcel of land, which is located on the west side of Aspen Place (Street) approximately 700 feet north of its intersection with Santa Fe Drive (Highway 50 East) in the Blende area.



- [Special Use Permit No. 2013-005](#), Green Acres Assisted Living, LLC, dba The Oasis Assisted Living Home (Owner/Applicant), c/o Becky Idler (Representative), 972 South Purcell Boulevard. This is an administrative review of a special use permit, which allows the operation of a *Home, Elderly* for ten (10) clients in an A-3, Agricultural (minimum 1 acre) Zone District. The property is located on the south side of Purcell Boulevard, southwest of its intersection with South Glenbrook Drive 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. 2012-004](#) - Therapeutic Riding & Education Center (Applicant)  
RESCISSION  
Randi Zavislan (Owner)  
Kathleen Martin, Past President, Therapeutic Riding & Education Center (Representative)



Applicant requests **rescission** of a special use permit that was originally approved on February 28, 2012. The special use permit allowed an equestrian arena; commercial/club; riding academy; and stables in an A-3, Agricultural (minimum 1 acre) Zone District. Therapeutic Riding & Education Center is no longer in existence; the Board of Executives has dissolved the organization, all assets of the program have been liquidated, and the site is no longer utilized for the approved use. Special Use Permit No. 2012-004 is no longer applicable. The property contains 20 acres, is located north of West Seibert Drive, east of North Merrill Drive, west of East Lyons Drive, and north of North Watusi Drive, and is addressed as 225 North Watusi Drive in the Pueblo West area.

2. [SPECIAL USE PERMIT NO. 2014-001](#) - Kimberly Shawcroft (Applicant)  
Ricky L. and Kimberly R. Shawcroft (Owners)  
29612 County Farm Road



Applicant requests a special use permit to allow a "Child Care Home (Large)" in an A-3, Agricultural (minimum 1 acre) Zone District. It is the applicant's intent to change the existing *Day Care Home* license to an *Experienced Child Care Provider* license through the State of Colorado, Department of Human Services, Division of Child Care. The change in licensing, if permitted, will allow the applicant to have a maximum capacity of nine (9) children at any given time. The property is located between 29<sup>th</sup> Lane and 30<sup>th</sup> Lane, south of East U.S. Highway 50.

**REGULAR ITEMS:**

Statement of Conduct and Demeanor.

- a) **DECLARATION OF ABANDONMENT - SPECIAL USE PERMIT NO. 352 (ALSO KNOWN AS SPECIAL USE PERMIT NO. 1978-031)**

Jess O. Peek and Carolyn R. Peek  
(Previous Owners)  
J. O. Peek (Previous Applicant)  
Ray Perry Peek (Current Owner)



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. 352 due to the approved use of a hot mix plant in an A-1, Agricultural (minimum 40 acres at the time) Zone District being established but discontinued for a period of five (5) or more years. The property is located southeast of St. Charles Road and west of Williams Road. The gravel pit is known as Peek Pit.

- b) **DECLARATION OF ABANDONMENT - SPECIAL USE PERMIT NO. 2001-001** - LaFarge North America (Previous Owner)  
AC&A U.S. West Region – aka LaFarge West, Inc. (Previous Applicant), Martin Marietta Materials (Current Owner/Operator), c/o Julie Mikulas (Land Manager)



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. 2001-001 due to the approved use of a sand and gravel extraction and processing operation on 45.72± acres in an A-1, Agricultural (minimum 35 acre) Zone District not being established after a period of five (5) years. The property is located south of the Bessemer Ditch, approximately 2.0 miles south of State Highway 50 East, and 0.6 mile east of Cortner Road. The gravel pit is known as Beeman Pit #1.

- c) **67 SILICON PLANNED UNIT - DEVELOPMENT NO. 2014-004** Fred Gonzales, 67 Silicon (Applicant)  
Grace Co., LLC (Owner)  
Fred Gonzales (Representative)  
67 North Silicon Drive



The applicant/owner requests approval to rezone Lot 6, Block 2, Tract 247, Pueblo West, Colorado from the I-2, Light Industrial Zone District to the 67 Silicon Planned Unit Development (PUD). The PUD is to allow development for Medical and Retail Marijuana Establishments and for Auto, service and body work; Contractor's yard; Floor materials, mfg. service, wholesale; Insulation materials wholesale; Motorcycle service, wholesale; Wood pallet, mfg. and wholesale; and Storage warehouse. The property is 1.0 acre and is located on the west side of Silicon Drive in Pueblo West, Colorado.

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