

REVISED AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
June 24, 2014
5:00 P.M.

**Moved Special Use Permit No. 2014-004, High Country Fence, LLC, from the Consent Agenda to Item (c) of the Regular Agenda. Moved Special Use Permit No. 2014-005, Robert Lucero, from the Consent Agenda to Item (d) of the Regular Agenda. Moved Rose Bud Productions Planned Unit Development No. 2014-003 from the Regular Agenda to Item (3) of the Consent Agenda.*

(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 27, 2014 Minutes.
3. Chairperson's Report.
4. Director's Report:

(a) Acceptance of Map Amendments and/or Planned Unit Developments:

- [Map Amendment No. 2014-002](#), David V. Reineke and Maggie H. Reineke (Owners/Applicants), Pueblo County Department of Planning and Development (Representative), 10022 Miller Avenue. The owners/applicants are requesting a map amendment to rezone two lots, each 0.31± acre in size, 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 approximately 650 feet north of the northeast corner of the intersection of Park Road and Miller Avenue, west of the Town of Rye. 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.



- [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.



(b) Correspondence.

(c) Continuances.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [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). This is an administrative review for a special use permit to allow special utility facility, 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 in an R-5, Multiple Residential and Office Zone District. Activities associated with the drying beds include storage and drying of residual materials produced by the water treatment process during backwashing of treatment filters. The property contains approximately 3 acres located between South Del Norte Avenue and South Angus Avenue, north of West Baldwyn Drive in the Pueblo West area.



- [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. This is an administrative review for a special use permit, which allows 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.



- [Special Use Permit No. 2013-010](#), Commnet Four Corners, LLC (Applicant), c/o Lowell Nelson (Representative), Frank L. and Marjorie K. Elmer (Owners), 8798 Ridge Road. This is an administrative review for a special use permit, which allows 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.



- [Special Use Permit No. 2013-011](#), Commnet Four Corners, LLC (Applicant), c/o Lowell Nelson (Representative), Ronald D. and Sandra J. Anderson (Owners), 4800 North Creek Road. This is an administrative review for a special use permit, which allows 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. 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. 2014-006](#) - Bridger Wireless, c/o Julie Nelson (Applicant)
Centerline Solutions, LLC
c/o Darren Hunter (Representative)
Robert M. and Gina M. Johnson (Owners)
61905 Huckleberry Road



The applicant is requesting a special use permit to allow the establishment of an 195-foot lattice type guyed telecommunications tower and related accessory buildings and support facilities on a 6,400 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 40± acre parcel of land which is located at the northwest corner of the intersection of Lane 62 and Huckleberry Road in eastern Pueblo County.

2. [MAP AMENDMENT NO. 2014-002](#) - David V. Reineke and Maggie H. Reineke
(Owners/Applicants)
Pueblo County Department of Planning and
Development (Representative)
10022 Miller Avenue



The owners/applicants are requesting a map amendment to rezone two lots, each 0.31± acre in size, 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 approximately 650 feet north of the northeast corner of the intersection of Park Road and Miller Avenue, west of the Town of Rye. 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.

3. [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.

This application was continued from the April 22, 2014 and May 27, 2014 Planning Commission meetings.

REGULAR ITEMS:

Statement of Conduct and Demeanor

- a) **DECLARATION OF ABANDONMENT -** Robert W. and Eve F. Walker (Previous Owners)
SPECIAL USE PERMIT NO 2003-006 Walker Ranches, LLLP (Current Owners)
7170 Turkey Creek Ranch Road



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. 2003-006 due to the approved use of an aggregate extraction operation (gravel pit) on a 90.24± acre site located in an A-1, Agricultural (minimum 35 acre) Zone District being established but discontinued for a period of five (5) or more years. The property is located approximately 2.75 miles west of the Pinon area of Pueblo County. The gravel pit is known as Big Pinon Pit.

- b) **DECLARATION OF ABANDONMENT -** Robert W. and Eve F. Walker (Previous Owners)
SPECIAL USE PERMIT NO. 2003-007 Walker Ranches, LLLP (Current Owners)
7170 Turkey Creek Ranch Road



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. 2003-007 due to the approved use of an aggregate extraction operation (gravel pit) on a 95.83± acre site located in an A-1, Agricultural (minimum 35 acre) Zone District not established after a period of five (5) or more years. The property is located approximately one mile west of the Pinon area of Pueblo County. The gravel pit is known as Pepsi Pit.

- c) [SPECIAL USE PERMIT NO. 2014-004](#) - High Country Fence, LLC (Applicant)
c/o Jarrod Powers
MWP Partners LLC (Owner)
Wachob and Wachob, Inc.
c/o Daniel L. Wachob (Representative)
6850 Colorado State Highway No. 165 West



The applicant is requesting a special use permit to allow “bulk storage, selling, and fabricating of fencing materials” in the B-4, Community Business Zone District on a specifically designated 2.0 acre portion of Lot 1, West-Yorek Subdivision. The property is physically addressed as 6850 Colorado State Highway No. 165 West and located on the south side of State Highway 165, east of Colorado Boulevard in the Colorado City area.

- d) [SPECIAL USE PERMIT NO. 2014-005](#) - Robert Lucero (Applicant/Owner)
Gagliano Engineering, Inc., c/o Joseph V. Gagliano,
P.E. (Representative)
2025 Independence Drive



Applicant requests a special use permit to allow a medical marijuana center, medical marijuana-infused products manufacturer, retail marijuana store, and retail marijuana-infused products manufacturer in the B-1, Neighborhood Business Zone District. The marijuana business, The Other Spot, would be in the existing building addressed as 2025 Independence Drive in Blende. The property contains 0.34 acre and is located at the northwest corner of the intersection of Independence Drive and Eagle Street.

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