


AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
September 23, 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 August 26, 2014 Minutes.
3. Chairperson's Report.
4. Director's Report:

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

- [Map Amendment No. 2014-005](#), Jason Robert and Katrina Chambers (Owners/Applicants), c/o Cardinal Points Surveying, Inc. (Representative), 32601 Daniel Road. The owners/applicants request a map amendment to rezone a 0.54± acre portion of a 0.95± acre parcel of land from a split zone district designation of A-2, Agricultural (minimum 5 acre) Zone District and A-4, Agricultural (minimum ½ acre) Zone District to an A-4, Agricultural Zone District in order to bring the property into one (1) uniform zone district. The property is proposed Parcel "A" of Subdivision Exemption No. 2014-002 and is located at the east side of Daniel Road off of Baxter Road in the St. Charles Mesa area.
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- [67 Silicon Planned Unit Development No. 2014-007](#), Fred Gonzales (Applicant), Grace Co., LLC (Owner), Fred Gonzales (Representative), 67 North Silicon Drive. Applicant requests approval to rezone Lots 6 and 7, 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 all Medical and Retail Marijuana Establishments; Auto, service and body work; Contractor's yard; Floor materials, mfg. service, wholesale; Insulation materials, wholesale; Lawn mower, mfg. service, wholesale; Motorcycle service, wholesale; Trailer, mfg, service, wholesale, retail; Wood pallet, mfg. and wholesale; Storage warehouse; Business

consulting and training; and Health product retail/health therapeutic service. The property contains a total of 2.0 acres and is located on the west side of Silicon Drive in Pueblo West, Colorado.



(b) Correspondence.

(c) Continuances:

- [Special Use Permit No. 508 Amended](#) (also known as SUP 1984-002) Rescission, Lucy M. Teague, Trust (Owner), Mike Stetler (Applicant), 1149 25th 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 25th Lane between U.S. Highway 50 and Hillside Road in the St. Charles Mesa area.

This special use permit was continued from the August 28, 2013, April 22, 2014, and July 22, 2014 Planning Commission meetings. The applicant is requesting continuance to the November 18, 2014 Planning Commission meeting.



- [Road/Alley Vacation No. 2014-003](#), Big R Properties, LLC (Owner), Corsentino Construction, Inc. (Applicant). Applicant proposes vacating a portion of Reyes Street, an 80-foot right-of-way, located within the Pueblo Memorial Airport Industrial Park. The portion of Reyes Street to be vacated is located between Walt Bassett Avenue and Excellence Avenue.

The applicant is requesting continuance to the October 28, 2014 Planning Commission meeting.



(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [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 a 3-month 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 within the A-2, Agricultural (minimum 5 acre) Zone District portion of a split zoning designated property. The three-month review was intended to allow the applicant additional time to have a post construction survey completed and updated As-Built Drawings submitted. 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 a 3-month 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 three-month review was intended to allow the applicant additional time to have a post construction survey completed and updated As-Built Drawings submitted. 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. [ROAD/ALLEY VACATION NO. 2014-002](#) - TR Toppers, Inc. (Applicant/Owner)
DK Horn Engineering & Design, Inc. (Representative)



Applicant proposes vacating a portion of Fairchild Street within the Pueblo Memorial Airport Industrial Park. The portion of Fairchild Street to be vacated is located between Walt Bassett Avenue and Excellence Avenue. The applicant proposes expanding its existing facility to the west, with that proposal also involving a Map Amendment (MA No. 2014-004) to rezone an adjacent parcel, and a Lot Line Vacation (LLV No. 2014-010) to combine two parcels, which currently have this portion of Fairchild Street between them.

This road/alley vacation was continued from the August 26, 2014 Planning Commission meeting.

2. [EASEMENT VACATION NO. 2014-001](#) - Chery Lucero and Ron Scanlan
(Owners/Applicants)
Cardinal Points Surveying, Inc., c/o Randy Reeves
(Representative)



The applicants are requesting to vacate all of the 20-foot wide platted public utility and drainage easement adjacent to the common lot line of Lots 1 and 2, Block 6, Tract 380, Pueblo West, Colorado. The easement vacation is proposed in order to alleviate the existing encroachment of the assisted living facility located on Lot 2. The lots are located between Springmont Drive and Clarion Drive with the existing assisted living facility addressed as 720 East Springmont Drive in Pueblo West. A lot line vacation application was submitted in conjunction with the easement vacation to vacate the interior lot lines between Lots 1, 2, and 3, Block 6, Tract 380, Pueblo West, Colorado, with the property to be known as Parcel A of Lot Line Vacation No. 2014-013.

3. [MAP AMENDMENT NO. 2014-005](#) - Jason Robert and Katrina Chambers (Owners/Applicants)
c/o Cardinal Points Surveying, Inc. (Representative)
32601 Daniel Road



The owners/applicants request a map amendment to rezone a 0.54± acre portion of a 0.95± acre parcel of land from a split zone district designation of A-2, Agricultural (minimum 5 acre) Zone District and A-4, Agricultural (minimum ½ acre) Zone District to an A-4, Agricultural Zone District in order to bring the property into one (1) uniform zone district. The property is proposed Parcel "A" of Subdivision Exemption No. 2014-002 and is located at the east side of Daniel Road off of Baxter Road in the St. Charles Mesa area.

REGULAR ITEMS:

Statement of Conduct and Demeanor

- a) [TEXT AMENDMENT NO. 2014-003](#) - Pueblo County Department of Planning and Development (Applicant/Representative)



The Pueblo County Department of Planning and Development is proposing a Text Amendment to the Pueblo County Code, Title 17 Land Use, Division I. Zoning to add two chapters containing regulations for Extraction of Mineral and Natural Resources. The Text Amendment would add Chapter 17.105 MINERAL EXTRACTION REGULATIONS and Chapter 17.106 OIL AND GAS REGULATIONS to the Pueblo County Code, Title 17 Land Use. This would also include changes, deletions, and additions to the Pueblo County Code, Title 17 Land Use, Chapter 17.04 GENERAL PROVISIONS AND DEFINITIONS, Section 17.04.040, Definitions and uses as listed under Uses by right and/or Uses by review in Chapters 17.12, 17.16, 17.20, 17.24, 17.28, 17.32, 17.36, 17.40, 17.44, 17.68, and 17.72.

- b) [67 SILICON PLANNED UNIT - DEVELOPMENT NO. 2014-007](#) - Fred Gonzales (Applicant)
Grace Co., LLC (Owner)
Fred Gonzales (Representative)
67 North Silicon Drive



Applicant requests approval to rezone Lots 6 and 7, 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 all Medical and Retail Marijuana Establishments; Auto, service and body work; Contractor's yard; Floor materials, mfg. service, wholesale; Insulation materials, wholesale; Lawn mower, mfg. service, wholesale; Motorcycle service, wholesale; Trailer, mfg, service, wholesale, retail; Wood pallet, mfg. and wholesale; Storage warehouse; Business consulting and training; and Health product retail/health therapeutic service. The property contains a total of 2.0 acres 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.