

AGENDA REVISED*
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
NOVEMBER 18, 2014
5:00 P.M.

**Added item (f) to the Regular Agenda Items*

(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 28, 2014 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments.
 - (b) Correspondence.
 - (c) Continuances:
 - [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.

This road//alley vacation was continued from the September 23, 2014 and October 28, 2014 Planning Commission meetings. The applicant is requesting continuance to the December 16, 2014 Planning Commission meeting.



- [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, July 22, 2014, and September 23, 2014 Planning Commission hearings. Staff is requesting continuance to the January 21, 2015 Planning Commission hearing.



(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 Morris Devin, 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.



- [Special Use Permit No. 2013-006](#), Ken and Cheryl Garcia (Applicants/Owners). This is an administrative review for a special use permit, which allows Boat and Recreational Vehicle Storage on two parcels with a total acreage of 8.91 acres in an I-2, Light Industrial Zone District. The parcels are located between northbound Interstate Highway 25 and the Santa Fe Railroad tracks and between Interstate Highway 25 Mile Markers 106 and 107.



- [Special Use Permit No. 2013-013](#), East Hatchet Ranch HOA, c/o Ms. Edie Kellogg (Applicant), Gagliano Engineering, Inc., c/o Joseph V. Gagliano, P.E., Pine Bluff Drive. This is an administrative review for a special use permit, which allows 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 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.



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.

None.

REGULAR ITEMS:

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| a) RESCISSION OF SPECIAL USE PERMIT - NO. 37 (AKA SUP 1966-005 FOR FILING PURPOSES ONLY) | Valco, Inc. (Previous Applicant)
Continental Materials Corporation (Current Applicant)
Valco, Inc. (Current Owner)
Tuttle & Associates, c/o Gary Tuttle (Representative) |
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Applicant requests **RESCISSION** of a special use permit that was originally approved on March 22, 1966. The special use permit allowed extraction and processing of rock, sand, and gravel in the A-2, Agricultural (minimum 5 acre) Zone District. The special use permit area was incorporated into Special Use Permit No. 596 (aka Special Use Permit No. 1986-020 for filing purposes only) on September 4, 1986. Special Use Permit No. 596 is currently an active mining operation and should no longer reference Special Use Permit No. 37. The special use permit area which contained approximately 90 acres was located between 26th Lane and 27¼ Lane, south of East State Highway 96.

- b) [RESCISSION OF SPECIAL USE PERMIT - NO. 46 \(AKA SUP 1966-014 FOR FILING PURPOSES ONLY\)](#) - Southern Colorado Land Co. (Previous Applicant)
Continental Materials Corporation (Current Applicant)
Valco, Inc. (Current Owner)
Tuttle & Associates, c/o Gary Tuttle (Representative)



Applicant requests **RESCISSION** of a special use permit that was originally approved on October 25, 1966. The special use permit allowed extraction and processing of rock, sand, and gravel in the A-2, Agricultural (minimum 5 acre) Zone District. The special use permit area was incorporated into Special Use Permit No. 596 (aka Special Use Permit No. 1986-020 for filing purposes only) on September 4, 1986. Special Use Permit No. 596 is currently an active mining operation and should no longer reference Special Use Permit No. 46. The special use permit area was located on the west side of Baxter Road and north of Daniel Road.

- c) [RESCISSION OF SPECIAL USE PERMIT - NO. 230 \(AKA SUP 1973-017 FOR FILING PURPOSES ONLY\)](#) - Fountain Sand & Gravel (Previous Applicant)
Continental Materials Corporation (Current Applicant)
Valco, Inc. (Current Owner)
Tuttle & Associates, c/o Gary Tuttle (Representative)



Applicant requests **RESCISSION** of a special use permit that was originally approved on June 26, 1973. The special use permit allowed extraction and processing of sand and gravel with a wet screening and crushing operation in the A-2, Agricultural (minimum 5 acre) Zone District. The special use permit area was incorporated into Special Use Permit No. 596 (aka Special Use Permit No. 1986-020 for filing purposes only) on September 4, 1986. Special Use Permit No. 596 is currently an active mining operation and should no longer reference Special Use Permit No. 230. The special use permit area was located on the east side of Baxter Road and north of Daniel Road.

- d) [RESCISSION OF SPECIAL USE PERMIT - NO. 281 \(AKA SUP 1976-013 FOR FILING PURPOSES ONLY\)](#) - Fountain Sand & Gravel (Previous Applicant)
Continental Materials Corporation (Current Applicant)
Valco, Inc. (Current Owner)
Tuttle & Associates, c/o Gary Tuttle (Representative)



Applicant requests **RESCISSION** of a special use permit that was originally approved on August 24, 1976. The special use permit allowed extraction and processing of rock, sand, and gravel in the A-2, Agricultural (minimum 5 acre) Zone District. The special use permit area was incorporated into Special Use Permit No. 596 (aka Special Use Permit No. 1986-020 for filing purposes only) on September 4, 1986. Special Use Permit No. 596 is currently an active mining operation and should no longer reference Special Use Permit No. 281. The special use permit area was located between Townsend Drive and 25th Lane.

- e) [SPECIAL USE PERMIT NO. 596 - \(AKA SUP 1986-020 FOR FILING PURPOSES ONLY\)](#) - Valco, Inc. (Owner)
Continental Materials Corporation (Applicant)
Tuttle & Associates, c/o Gary Tuttle
(Representative)



This is a “housekeeping” procedure to clarify the legal description and update the maps for the file. This was a special use permit for sand and gravel extraction and associated processing operations. This clarification of legal and updated of maps is associated with the rescissions of Special Use Permit No. 37, 46, 230, and 281. The property contains 1314.99+/- acres and encompasses Valco’s properties commencing from Townsend Drive and extending to 36th Lane.

- f) [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 from the August 26, 2014 and October 28, 2014 Planning Commission hearings.

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