

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
DECEMBER 16, 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 November 18, 2014 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments and/or Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuance:

[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, October 28, 2014, and November 18, 2014 Planning Commission meetings. The applicant is requesting continuance to the February 18, 2015 Planning Commission meeting.



- (d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2006-020](#), John Sliman, Southwest Farms, Inc. (Owner/Applicant). This is an administrative review for a special use permit allowing gravel pits (extraction and processing of natural deposits), a concrete batch plant, and a hot mix (asphalt) plant on two sites, totaling 323± acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The properties are located south of Highway 96 East, in areas to the east and to the west of 39th Lane, north of the Arkansas River.



- [Special Use Permit No. 2013-014](#), NE Colorado Cellular, Inc. (Applicant), dba Viaero Wireless, c/o Edward Gonzalez (Representative), 4th & Main, LLC (Owner), NW corner of East 11th Street and Kennie Avenue. This is an administrative review for a special use permit allowing the establishment of an 180-foot lattice type telecommunications tower and related accessory buildings and support facilities on a 10,000 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 13.4± acre parcel of land which is located on the north side of East 11th Street between Gary and Kennie Avenues in the Fearnowville area.



- [Special Use Permit No. 2013-016](#), Tony J. Beltramo & Sons, Inc., c/o Robert D. Beltramo (Applicant), Anthony J. and Dorothy Cesar (Owners), 23000 St. Charles Road. This is an administrative review for a special use permit allowing natural deposits extraction and processing of construction aggregates (sand, gravel, and structural fill); stockpiling, crusher, and screening plant within a 9.9± acre permit boundary area in an A-1, Agricultural (minimum 35 acre) Zone District. The application included a proposal to reclaim the mined area to its post mining use of rangeland. The property contains 39.67± acres and is located southeast of St. Charles Road at approximately 23000 St. Charles Road between Lime Road and Doyle Road. The name of the project is Cesar 111 Borrow Pit.



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. 2014-008](#) - James A. Moreland (Applicant/Owner)
31890 East State Highway 96



Applicant requests a special use permit to allow Boat and Recreational Vehicle Storage and Marine and Recreational Vehicle Service in an I-2, Light Industrial Zone District. The property contains 4.8 acres and is located south of State Highway No. 96, west of 32nd Lane, and east of Baxter Road in the Baxter area.

2. [SPECIAL USE PERMIT NO. 2014-009](#) - Clean Energy Collective, LLC (Applicant)
Posada (Owner)



Applicant requests approval of a special use permit to allow a 120-kilowatt solar facility for generation of electricity in an A-1, Agricultural Zone District. The project would involve installing photovoltaic (PV) solar panel structures and an inverter structure. The project would be located on approximately 2.5 acres of land with approximately one acre of disturbance. The site is located southwest of the intersection of Highway 50 and 57th Lane in Eastern Pueblo County.

3. [PUBLIC USE REVIEW NO. 2014-001](#) - Beulah Fire Protection & Ambulance District
(Owner/Applicant)



Applicant requests approval of a public use review to establish a fire station on a 3.0 acre site located in an S-1, Public Use Zone District. The site is located approximately 1/4 mile south of the southwest corner of the intersection of Highway 78 and Waterbarrel Road in the Beulah area. The facility is currently used as an equipment storage facility for the Fire District; approval of the public use review would allow a fire station to be established.

4. [MWP MANSFIELD PLAZA -
PRELIMINARY PLAN NO. 2014-001](#)

MWP Partners, LLC (Owner/Applicant)
c/o Wachob & Wachob, Inc. (Representative)
6850 Colorado State Highway 165 West



Applicant requests preliminary plan approval to subdivide 17.62± acres into three (3) parcels as follows: Lot 1, which contains all the existing commercial businesses and associated improvements, will contain 3.07± acres; Lot 2 is proposed at 2.0± acres in size; and Lot 3 will contain the balance of the property with 12.55± acres. The property is within a B-4, Community Business Zone District and is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Colorado Boulevard in the Colorado City area and is more commonly known as the Greenhorn Valley Shopping Center.

REGULAR ITEMS:

None.

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