

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**October 16, 2019**  
**5:30 P.M.**

***(The Record: The Planning Department staff memorandum 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. Approve Agenda of October 16, 2019 Meeting.
3. Approval of September 18, 2019 Minutes.
4. Chairperson's Report.
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments:
    - [Map Amendment No. 2019-004](#), Henry N. Pounds II (Owner), Henry N. Pounds III (Owner/Applicant), Lots 96 and 97, Forest Hill Subdivision. The owners/applicant are requesting a map amendment to rezone two (2) parcels of land consisting of approximately 0.58± acre (Lot 96) and 0.48± acre (Lot 97) from a S-1, Public Use Zone District to an A-4, Agricultural (minimum ½ acre) Zone District designation in order to recognize its private ownership, use, and size. Lot 96 is currently vacant, and Lot 97 is improved with a single-family residence which has been referred to as 8315 Zorn Road; however, no formal address has been assigned. The properties are located on the north side of Zorn Road approximately 200 feet west of its intersection with Blue Bell Drive in the Rye area.



- [Map Amendment No. 2019-005](#), Traci Long (Owner/Applicant), 9048 South Interstate 25. The owner/applicant is requesting a map amendment to rezone a 1.00± acre parcel of land from an R-6, Multiple-Residential and Commercial Zone District to a B-4, Community Business Zone District. The property is located on the east side of I-25 South Frontage Road, south of the Colorado City interchange.



- [Mraovich Planned Unit Development No. 2019-001](#), George Mraovich (Owner), George Mraovich, Jr. (Applicant), c/o Cardinal Points Surveying, Inc., Randy Reeves (Representative), 304 Lane 25. The applicant is requesting approval to rezone a 6.0± acre parcel from an A-2, Agricultural (minimum 5 acre) Zone District to Mraovich Planned Unit Development to accommodate a variety of uses by-right and uses-by-review very similar to those listed in the existing A-2 Zone District designation as well as the inclusion of uses associated with automobile/motor vehicle including sales, repair, body work, etc. The property is located at the NE corner of the intersection of Lane 25 and Colorado State Highway No. 96 East.



(b) Correspondence.

(c) Continuances:

- [Road/Alley Vacation No. 2019-004](#), Frank Palcic (Applicant), Alondra Drive within Colorado City, Unit No. 34. The applicant, with the concurrence of the majority of the twelve (12) adjacent landowners, is proposing to vacate a portion of the eighty (80) foot wide roadway (Alondra Drive), lying between Lots 18-24 and Lots 212-218, as platted on the recorded plat map of Colorado City, Unit No. 34 AND reserve a 24-foot wide ingress-egress and utility easement within the same area of the platted roadway. The roadway is located between Base Street (if extended north) and Red Cloud Road in the westerly portion of Colorado City.

*This case was continued from the July 17, 2019 and September 18, 2019 PCPC meetings.*

*The applicant is requesting a continuance to the November 20, 2019 PCPC meeting.*



- [Sun Haven at Pueblo West Preliminary Plan No. 2019-001](#), Jacques Machol, Sun Haven Construction, LLC (Original Applicant), Sun Haven Construction, LLC (Original Owner), Best Apartments, LLC, c/o Osuan Cortez Andres and Todd Messenger, Esq. (Current Applicant/Owner), Henry Design Group, c/o Karen Henry (Representative), 201 South McCulloch Boulevard, Pueblo West. The applicant requests approval of Sun Haven at Pueblo West Preliminary Plan No. 2019-001 to subdivide Parcel A of Subdivision Exemption No. 86-3 containing 15.61± acres into five (5) Blocks and one (1) Tract as follows: Block 1 - 5.05±

acres, Block 2 - 3.48± acres, Block 3 - 0.96± acre, Block 4 - 2.67± acres, Block 5 - 2.86± acres, and Tract A Existing Access – 0.59 acre. The applicant intends to develop the blocks in two (2) phases: Phase 1 - Blocks 1 and 2; Phase 2 - Blocks 3, 4, and 5. The property is developed with a restaurant on Block 1, and a hotel that has been renovated into apartment homes on Block 2. Blocks 3, 4, and 5 are vacant and are proposed to be sold or self-developed. The property is within the B-4, Community Business Zone District, is physically addressed as 201 South McCulloch Boulevard, and is located west of the intersection of McCulloch Boulevard and Abarr Drive in the Pueblo West Metropolitan District.

*This case was continued from the February 20, 2019, April 17, 2019, June 19, 2019, and August 21, 2019 PCPC meetings.*

*The applicant is requesting continuance to the December 18, 2019 PCPC meeting.*



- [Thompson Subdivision, Second Filing Preliminary Plan No. 2019-006](#), Troy N. and Mary Jo Thompson (Owners/Applicants), Mangini & Associates, Inc., c/o Rocky Mangini (Representative), 1899 County Farm Road. The owners/applicants are requesting preliminary plan approval to subdivide 15.98± acres into two (2) lots consisting of 13.46± acres (Lot 1) and 2.52± acres (Lot 2). The property is within an A-4, Agricultural (minimum ½ acre) Zone District. The property is located between Iris Road and County Farm Road, west of 20th Lane in the St. Charles Mesa area. The applicants' letter of request and preliminary plan indicate proposed Lot 1 is currently vacant while proposed Lot 2 is improved with an existing single-family residence, a detached garage, and three (3) sheds.

*The applicant is requesting a continuance to the November 20, 2019 PCPC meeting.*



- [Mraovich Planned Unit Development No. 2019-001](#), George Mraovich (Owner), George Mraovich, Jr. (Applicant), c/o Cardinal Points Surveying, Inc., Randy Reeves (Representative), 304 Lane 25. The applicant is requesting approval to rezone a 6.0± acre parcel from an A-2, Agricultural (minimum 5 acre) Zone District to Mraovich Planned Unit Development to accommodate a variety of uses by-right and uses-by-review very similar to those listed in the existing A-2 Zone District designation as well as the inclusion of uses associated with automobile/motor vehicle including sales, repair, body work, etc. The property is located at the NE corner of the intersection of Lane 25 and Colorado State Highway No. 96 East.



*The applicant is requesting a continuance to the December 18, 2019 PCPC meeting.*

(d) Withdrawals:

- [Text Amendment No. 2019-002](#), Cannomics, LLC (Applicant), Matt Wheatley, PhD and Kathy Jensen Pfeiff, MS, RDN (Representatives). The applicant requested a text amendment to Title 17, LAND USE, Division I. ZONING, Chapter 17.16, *Agricultural Three (A-3) and Four (A-4) Districts*, specifically Section 020 (*Uses by right*) and to Chapter 17.120, *Supplementary Regulations*, specifically Section 280 (*Hemp Establishments*), Paragraphs G. and J. all as cited within the Pueblo County Code.

*This case was continued from the August 21, 2019 PCPC meeting.*

*The applicant is requesting this application be withdrawn.*



(e) Board of County Commissioners' Action. (Information only. No formal action required.)

(f) Administrative Reviews:

- [Special Use Permit No. 2016-009](#), Nicholas and Josie Rudd (Current Owners/Applicants), Marc S. Lusardi (Previous Applicant), 750 East Rugby Drive. This is an administrative review of a special use permit, which allows the establishment and operation of a "Home, Elderly" in an A-3, Agricultural Zone District. The proposal is to allow a "Home, Elderly" with up to 25 residents. The property location is approximately 300 feet east of the intersection of Purcell Boulevard and Rugby Drive in Pueblo West.



- [Special Use Permit No. 2018-011](#), Stephen R. and Katrina M. Lee (Original Owners), Ken A. and Julie A. Felix (Current Owners), 5920 William Finlay Drive. This is an administrative review of a special use permit, which allows an airport, more specifically a 20' x 1,256' private airstrip, in an A-1, Agricultural (minimum 35 acre) Zone District. The 40.01± acre property is located approximately ¾ of a mile west of its intersection with Wolfenberger Road on the south side of William Finlay Drive in East Hatchet Ranch/Sikes Ranch development in Southern Pueblo County.



6. Statement of Hearing Procedures by Chairperson.

7. Hearing of Cases.

a) **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) [SHREE HARI](#) - Shree Hari, LLC (Owner)  
[PRELIMINARY PLAN NO. 2019-005](#) Bhaveshkumaf M. Patel (Applicant)  
Wachob and Wachob, Inc, c/o Daniel Wachob  
(Representative)  
6670 State Highway 165



The applicant requests preliminary plan approval to subdivide 6.26± acres into two (2) lots consisting of 3.06± acres (Lot 1) and 3.20± acres (Lot 2). The property is within an R-6, Multiple-Residential and Commercial District and carries a physically address of 6670 State Highway 165. The property is located southeast of State Highway 165 and west of Interstate 25 in Colorado City. The applicant's letter of request and preliminary plan indicates proposed Lot 1 is currently improved with a motel, restaurant, and swimming pool while proposed Lot 2 is currently vacant and there are currently no plans to develop proposed Lot 2.

*This case was continued from the August 21, 2019 PCPC meeting.*

- 2) [MAP AMENDMENT NO. 2019-004](#) - Henry N. Pounds II (Owner)  
Henry N. Pounds III (Owner/Applicant)  
Lots 96 and 97, Forest Hill Subdivision



The owners/applicant are requesting a map amendment to rezone two (2) parcels of land consisting of approximately 0.58± acre (Lot 96) and 0.48± acre (Lot 97) from a S-1, Public Use Zone District to an A-4, Agricultural (minimum ½ acre) Zone District designation in order to recognize its private ownership, use, and size. Lot 96 is currently vacant, and Lot 97 is improved with a single-family residence which has been referred to as 8315 Zorn Road; however, no formal address has been assigned. The properties are located on the north side of Zorn Road approximately 200 feet west of its intersection with Blue Bell Drive in the Rye area.

- 3) [MAP AMENDMENT NO. 2019-005](#) - Traci Long (Owner/Applicant)  
9048 South Interstate 25



The owner/applicant is requesting a map amendment to rezone a 1.00± acre parcel of land from an R-6, Multiple-Residential and Commercial Zone District to a B-4, Community Business Zone District. The property is located on the east side of I-25 South Frontage Road, south of the Colorado City interchange.

b) **REGULAR ITEMS:**

- 1) [TEXT AMENDMENT NO. 2019-001](#) - Brad Lisac (Applicant)  
Pueblo County Department Planning and  
Development (Applicant)



Text Amendment revisions to the Pueblo County Code Title 17 Land Use, Division I. Zoning. Applicant Brad Lisac requests a text amendment to the Pueblo County Code Section 17.120.190 Marijuana Establishments D. Distance measurement, Sections 17.120.220 and 17.120.230, D. Location.

*Note: This portion of the text amendment was withdrawn at the June 19, 2019 PCPC meeting.* Applicant Pueblo County Department of Planning and Development requests a text amendment to the Pueblo County Code Section 17.120.190 Marijuana Establishments F. Performance Standards 4. Fencing.

*This case was continued from the June 19, 2019 and August 21, 2019 PCPC meetings.*

- 2) [DLM SUBDIVISION](#) - Donald Montano (Owner/Applicant)  
[FINAL PLAT NO. 2019-005](#) c/o DK Horn Engineering & Design, Inc., Darlene Horn  
(Representative)  
2202 Everett Road



The owner/applicant requests final plat approval to subdivide 5.0± acres into four (4) lots, containing 1.22± acres each, within an A-4, Agricultural (minimum ½ acre) Zone District. A ten (10) foot road right-of-way dedication and ten (10) foot roadway, drainage and public utility easement are also proposed along the northerly portion of the property along Everett Road. The lots are proposed to be accessed via a thirty-five (35) foot private ingress-egress and public utility easement (tentatively named Dora Lane). The property is located on the south side of Everett Road between Lane 22 and Turquoise Drive in the St. Charles Mesa area.

- 3) [JS HUNTER SUBDIVISION PRELIMINARY PLAN NO. 2018-003](#) - Justin and Sarah Hunter (Owners/Applicants)  
Altman Keilbach Lytle Parlapiano & Ware  
c/o David Lytle (Representative)  
7094 State Highway 165



The owners/applicants request preliminary plan approval to subdivide a 25.51± acre parcel into two (2) lots as follows: Lot 1 will contain 1.325± acres and Lot 2 is proposed at 24.138± acres in size. The property is currently within an A-3, Agricultural (minimum 1 acre) Zone District and is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Cibola Drive in the Colorado City area. Map Amendment No. 2018-009 is a request to rezone proposed Lot 1 from an A-3, Agricultural Zone District to a B-4, Community Business Zone District, will be heard in conjunction with the preliminary plan proposal.

*This case was continued from the February 20, 2019, April 17, 2019, June 19, 2019, and August 21, 2019 PCPC meetings.*

- 4) [MAP AMENDMENT NO. 2018-009](#) - Justin and Sarah Hunter (Owners/Applicants)  
Altman Keilbach Lytle Parlapiano & Ware  
c/o David Lytle (Representative)  
7094 State Highway 165



The owners/applicants request a map amendment to rezone a 1.325± acre parcel of land (proposed Lot 1, JS Hunter Subdivision) from an A-3, Agricultural (minimum 1 acre) Zone District to a B-4, Community Business Zone District. The property is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Cibola Drive in the Colorado City area. JS Hunter Subdivision Preliminary Plan No. 2018-003 will be heard in conjunction with the map amendment proposal.

*This case was continued from the February 20, 2019, April 17, 2019, June 19, 2019, and August 21, 2019 PCPC meetings.*

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

SMS