

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**December 16, 2015**  
**5:30 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, 2015 Minutes.
3. Chairperson's Report:
  - The east door for handicapped accessibility and north door of the Pueblo County Courthouse will be left unlocked/open for Pueblo County Planning Commission meetings.
4. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments:
    - [Map Amendment No. 2015-008](#), ENT Federal Credit Union (Owner/Applicant), D. K. Horn Engineering & Design, c/o Darlene Horn (Representative), 44 East Industrial Boulevard. Applicant requests a map amendment to rezone a 3,000 square foot area located within Parcel A of Lot Line Vacation No. 2007-008 and said area originally known as Parcel "E" Walkway, Block 2, Tract 240, Pueblo West from an S-1, Public Use Zone District to a B-4, Community Business Zone District. The 3,000 square foot area should have been rezoned to the B-4, Community Business Zone District upon approval of Plat Amendment No. 2006-003, but was overlooked; therefore, this map amendment has been submitted to correct this oversight. The overall parcel is physically addressed as 44 East Industrial Boulevard and located between Component Drive and Aspen Ski Way in the Pueblo West Area. The applicant is also requesting a waiver of the \$258.65 application fee associated with Map Amendment No. 2015-008.



- [Map Amendment No. 2015-009](#), Pueblo West Metropolitan District, c/o Laurie Cozzetto (Owner/Applicant), D. K. Horn Engineering & Design, c/o Darlene Horn (Representative), Parcel “E” Walkway of Plat Amendment No. 2006-003. Applicant requests a map amendment to rezone Parcel “E” Walkway of Plat Amendment No. 2006-003 from a B-4, Community Business Zone District to an S-1, Public Use Zone District. The 2,400 square foot parcel should have been rezoned to the S-1 Zone upon approval of Plat Amendment No. 2006-003, but was overlooked; therefore, this map amendment has been submitted to correct this oversight. The parcel is located between Lots 7 and 8 of Block 2, Tract 240, Pueblo West and located between Component Drive and Aspen Ski Way on the south side of Industrial Boulevard. The applicant is also requesting a waiver of the \$115.55 application fee associated with Map Amendment No. 2015-009.



(b) Correspondence.

(c) Continuances.

(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 39<sup>th</sup> Lane, north of the Arkansas River.



- [Special Use Permit No. 2013-014](#), NE Colorado Cellular, Inc. (Applicant), dba Viaero Wireless, c/o Kim Bailey (Representative), 4<sup>th</sup> & Main, LLC (Owner), NW corner of East 11<sup>th</sup> 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 11<sup>th</sup> Street between Gary and Kennie Avenues in the Fearnoville 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.



- [Special Use Permit No. 2014-008](#), James A. Moreland (Applicant/Owner), 31890 East State Highway 96. This is an administrative review for a special use permit allowing 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 32<sup>nd</sup> Lane, and east of Baxter Road in the Baxter area.



- [Special Use Permit No. 2014-009](#), Clean Energy Collective, LLC (Applicant), Posada (Owner). This is an administrative review for a special use permit allowing a 120-kilowatt solar facility for generation of electricity in an A-1, Agricultural Zone District. The project involves installing photovoltaic (PV) solar panel structures and an inverter structure. The project is 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.



5. Statement of Hearing Procedures by Chairperson.
6. 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) [SIMILAR USE DETERMINATION - NO. 2015-001](#) - PDub Brewing Company, c/o Brad Schoolland (Applicant)



The applicant is requesting approval of a Similar Use Determination, where the Planning Commission will determine whether a Brewery is similar to other uses allowed in a B-4, Community Business Zone District, such as Winery, Restaurant, Bar, and Food Processing. This determination would apply to any property in Pueblo County located within a B-4 Zone District.

Similar Use Determination No. 2015-001 will be heard by the Planning Commission in conjunction with Special Use Permit No. 2015-013 for the specific site of the proposed use.

- 2) [SPECIAL USE PERMIT NO. 2015-013](#) - PDub Brewing Company, c/o Brad Schoolland (Applicant)  
El Zarco, LLC (Owner)  
187 South Purcell Boulevard



Applicant requests approval of a special use permit to allow a Brewery in a B-4, Community Business Zone District. The Brewery, with some on-premises beverage and food service, would be located in an existing business complex located at the northwest corner of the intersection of Purcell Boulevard and Spaulding Avenue in Pueblo West.

Special Use Permit No. 2015-013 will be heard by the Planning Commission in conjunction with Similar Use Determination No. 2015-001 for the use of the Brewery.

- 3) [MAP AMENDMENT NO. 2015-008](#) - ENT Federal Credit Union (Owner/Applicant)  
D. K. Horn Engineering & Design, c/o Darlene Horn (Representative)  
44 East Industrial Boulevard



Applicant requests a map amendment to rezone a 3,000 square foot area located within Parcel A of Lot Line Vacation No. 2007-008 and said area originally known as Parcel "E" Walkway, Block 2, Tract 240, Pueblo West from an S-1, Public Use Zone District to a B-4, Community Business Zone District. The 3,000 square foot area should have been rezoned to the B-4, Community Business Zone District upon approval of Plat Amendment No. 2006-003, but was overlooked; therefore, this map amendment has been submitted to correct this oversight. The overall parcel is physically addressed as 44 East Industrial Boulevard and located between Component Drive and Aspen Ski Way in the Pueblo West Area. The applicant is also requesting a waiver of the \$258.65 application fee associated with Map Amendment No. 2015-008.

- 4) [MAP AMENDMENT NO. 2015-009](#) - Pueblo West Metropolitan District, c/o Laurie Cozzetto (Owner/Applicant)  
D. K. Horn Engineering & Design, c/o Darlene Horn (Representative)  
Parcel "E" Walkway of Plat Amendment No. 2006-003



Applicant requests a map amendment to rezone Parcel "E" Walkway of Plat Amendment No. 2006-003 from a B-4, Community Business Zone District to an S-1, Public Use Zone District. The 2,400 square foot parcel should have been rezoned to the S-1 Zone upon approval of Plat Amendment No. 2006-003, but was overlooked; therefore, this map amendment has been submitted to correct this oversight. The parcel is located between Lots 7 and 8 of Block 2, Tract 240, Pueblo West and located between Component Drive and Aspen Ski Way on the south side of Industrial Boulevard. The applicant is also requesting a waiver of the \$115.55 application fee associated with Map Amendment No. 2015-009.

**b) REGULAR ITEM:**

- a) [SPECIAL USE PERMIT NO. 2015-012](#) - Howard McDowell (Owner)  
Pyramid Motors, c/o Howard McDowell (Applicant)  
Mike Healy Consultants, c/o T. Mike Healy, P.E. (Representative)  
302 South Purcell Boulevard



The owner/applicant requests the second floor of a proposed structure be permitted to be utilized for "*Residences*" in a B-4, Community Business Zone District for the purpose of a watchman's quarters. The proposed use for the site is "*Motor vehicle, retail*" with the sales office and auto detailing of on-site vehicles located within the first floor of the structure. The property carries a physical address of 302 South Purcell Boulevard and is located south of the intersection of Purcell Boulevard and Saxony Drive.

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

SJB