

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
February 17, 2016
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 January 20, 2016 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments and/or Planned Unit Developments:
 - [Colorado Distributing Planned Unit Development No. 2015-009](#), Mentezo Partners, LLC (Applicant/Owner), Colorado Distributing, LLC, c/o Tim Ionno (Representative), 893 East Enterprise Drive. Applicant requests a planned unit development to rezone 8.05 acres of land of which 2.21± acres (Parcel A, Lot Line Vacation No. 2014-014) is in the B-4, Community Business Zone District and 5.85± acres (Lots 21-24, inclusive, Block 4, Tract 249, Pueblo West, Colorado) is in the I-2, Light Industrial Zone District to the Colorado Distributing Planned Unit Development.
 - (b) Correspondence.
 - (c) Continuances.
 - (d) Withdrawals.
 - (e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 577 Amended](#) (also known as Special Use Permit No. 1985-043 Amended), Broadacre Landfill, Inc. (Applicant), Waste Connections, Inc. (Owner). This is an administrative review of an amended special use permit, which allows a solid waste disposal facility in an A-1, Agricultural (minimum 35 acre) Zone District. The landfill consists of 283± acres with the special use permit area containing approximately 405 acres. The property is located at 4025 Doyle Road, which is north and westerly of the intersection of Doyle Road and Bush Road.



- [Special Use Permit No. 2004-004 Amended](#), Pete Lien & Sons, Inc. (Owner/Applicant). This is an administrative review of a special use permit, which allows the extraction and processing of sand and gravel on 364± acres of a parcel containing 467 acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The Amendment, approved in 2011, allows the post-mining use to include developed water storage. The site is located south of Highway 96 East/Highway 50 East, east and adjacent to Nyberg Road, and north of the Arkansas River. The gravel pit is known as the St. Barbara Sand and Gravel Mine.



- [Special Use Permit No. 2012-003](#), Armando Mercado, Jose Mercado, and Miguel Mercado (Owners/Applicants), 2641 North Interstate 25. This is an administrative review of a special use permit, which allows “Motor Vehicle, Retail” use on a property within an I-2, Light Industrial Zone District. The property is 30± acres in size, and is located approximately 0.4 mile north of the intersection of Quartz Road and the Interstate 25 Frontage Road.



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) [SPECIAL USE PERMIT NO. 2014-011](#) – **RESCISSION** – Colorado Propane Marketing, c/o Steve Merveldt (Applicant)
Alta Fuels, LLC, c/o Spencer Hart and Jim Sammons (Owner)
Clark Engineering, LLC, c/o Laurie Clark, P.E. (Representative)
1739 East Platteville Boulevard



The applicant and owner request **rescission** of Special Use Permit 2014-011 that was originally approved on January 21, 2015. The special use permit allowed “Gas, medical and industrial, wholesale”, specifically Propane Storage and Distribution Depot to be located on a 1.96 acre leased parcel and an optional lease of 0.79 acre parcel located within a 30.28 acre parcel in an I-2, Light Industrial Zone District. The owner and applicant are no longer proposing to establish the Propane Storage and Distribution Depot on the property. The property carries a physical address of 1739 East Platteville Boulevard, Pueblo West, Colorado, and is located north of Platteville Boulevard, west of States Avenue, and east of the Burlington/Northern/Santa Fe Railroad right-of-way in the Pueblo West area.

- 2) [EASEMENT VACATION NO. 2015-004](#) - Town & Country Land Company I, LLC (Applicant)
Town & Country Land Company (Owner)
Wachob & Wachob, c/o Dan Wachob (Representative)



The applicant requests an easement vacation to vacate all that portion of the existing 10-foot Public Utility Easement lying on the property line common to Lot 18 and Lot 19 in Colorado City, Unit No. 38, Pueblo County, Colorado, being five (5) feet on each side of said common line. The property is located on the north side of Graneros Road West at the southwest corner of the intersection of Graneros Road West and Waite Street and Cummings Street in Colorado City.

b) **REGULAR ITEMS:**

- a) [COLORADO DISTRIBUTING PLANNED UNIT DEVELOPMENT NO. 2015-009](#) - Mentezo Partners, LLC (Applicant/Owner)
Colorado Distributing, LLC, c/o Tim Ionno (Representative)
893 East Enterprise Drive



Applicant requests a planned unit development to rezone 8.05 acres of land of which 2.21± acres (Parcel A, Lot Line Vacation No. 2014-014) is in the B-4, Community Business Zone District and 5.85± acres (Lots 21-24, inclusive, Block 4, Tract 249, Pueblo West, Colorado) is in the I-2, Light Industrial Zone District to the Colorado Distributing Planned Unit Development to allow:

PERMITTED USES

- ALL RETAIL AND PERSONAL SERVICE USES; ADVERTISING DEVICE, OFF PREMISES; EXISTING EASEMENT FOR FIBER OPTIC LINE AND SUPPORTING STRUCTURES RECORDED AT RECEPTION NO. 1800950 IN THE OFFICE OF THE PUEBLO COUNTY CLERK/RECORDER

- MEDICAL MARIJUANA USES; MEDICAL MARIJUANA STORAGE; MEDICAL MARIJUANA CENTER; MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURER; MEDICAL MARIJUANA INDOOR, GREENHOUSE, AND OUTDOOR GROW; MEDICAL MARIJUANA CONTIGUOUS OPTIONAL PREMISES CULTIVATION OPERATION AS DEFINED IN SECTION 17.04.040, DEFINITION AND SUBJECT TO CHAPTER 17.120 SUPPLEMENTARY REGULATIONS OF THE PUEBLO COUNTY CODE
- RETAIL MARIJUANA USES; RETAIL MARIJUANA STORAGE; RETAIL MARIJUANA STORE; RETAIL MARIJUANA-INFUSED PRODUCTS MANUFACTURER; RETAIL MARIJUANA INDOOR, GREENHOUSE, AND OUTDOOR GROW; RETAIL MARIJUANA CONTIGUOUS OPTIONAL PREMISES CULTIVATION OPERATION; RETAIL MARIJUANA TESTING FACILITY, AS DEFINED IN SECTION 17.04.040, DEFINITION AND SUBJECT TO CHAPTER 17.120 SUPPLEMENTARY REGULATIONS OF THE PUEBLO COUNTY CODE

7. Unfinished Business.

8. New Business.

9. Reports of Committees.

10. Adjournment.

SJB