

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**April 20, 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 March 16, 2016 Minutes.
3. Chairperson's Report.
4. Director's Report:
  - (a) Acceptance of Map Amendments and/or Planned Unit Developments:
    - [Map Amendment No. 2016-002](#), Volunteers for Community (Applicant), Colorado City Metropolitan District (Owner), Wachob and Wachob, Inc. (Representative). The applicant requests approval of a map amendment to rezone a 1.7± acre parcel from an O-1, Neighborhood Office, to an S-1, Public Use Zone District. The property is located south of Santa Fe Drive, approximately 1,000 feet southwest of the intersection of Santa Fe Drive and Cuerno Verde Boulevard in Colorado City. The rezoning involves a proposal to change the use of an existing facility on the property to a community center. The applicant has also requested approval of a waiver of the application fee for the rezoning.
    - [148 E. Assembly Dr. Planned Unit Development Amended No. 2016-004](#), Dan and Susan Irey (Applicants), D S Irey, 148 E. Assembly Dr., LLC (Owner), Adam Kenyon (Representative), 148 East Assembly Drive. The applicants request an Amendment to 148 E. Assembly Drive Planned Unit Development to add Lot 6, Block 1, Tract 241, Pueblo West, Colorado, through a proposed Lot Line Vacation No. 2016-003 to vacate the common line between Lots 5 and 6 AND to add Medical and Retail (Recreation) Marijuana uses for greenhouse and outdoor cultivation. The uses allowed in 148 E. Assembly Drive Planned Unit Development remain. The property contains an existing Marijuana business. The property is located on the south side of Assembly Drive in Pueblo West, Colorado.
  - (b) Correspondence.
  - (c) Continuances.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 591](#) Fourth Amendment (also known as SUP 1986-015 Fourth Amendment), Pueblo West Sportsman's Association (Applicant/Owner), David Lytle, Esq. (Representative). This is an administrative review of a special use permit, which allows a Sportsman Arena for Gun and Archery Ranges within an A-1, Agricultural (minimum 35 acre) Zone District. The property is located at the northern end of Loma Drive in Pueblo West and contains 160 acres.



- [Special Use Permit No. 2007-003](#), David Valdez, District Manager, Colorado City Metropolitan District (Applicant/Representative), Colorado City Metropolitan District (Owner). This is an administrative review of a special use permit, which established at Greenhorn Meadow Park a public park, recreational facility, and campground including all structures and facilities necessary and appurtenant to their operation and associated uses directly related to site facilities and activities. Greenhorn Meadow Park contains 84.74± acres in an S-1, Public Use Zone District and is located between Colorado State Highway No. 165 and Cibola Drive in the Colorado City area.



- [Special Use Permit No. 2007-006](#), Stonewall Springs Quarry, LLC (Owner/Applicant), 42500 East State Highway 96. This is an administrative review of a special use permit, which allows natural deposits extraction and processing, a hot mix asphalt plant, stockpiling, crusher and screening plant, concrete batch plant, scale houses, and an office on a 1,030± acre parcel. The application includes a proposal to reclaim 783± surface acres to water storage reservoirs. The site is within an A-1, Agricultural (minimum 35 acre) Zone District and is east and west of Nyberg Road, south of Highway 96 East at the intersection of Highway 96 East and Nyberg Road. The gravel pit was named Stonewall Springs Quarry Gravel Pit.



- [Special Use Permit No. 2012-006](#), Atlas Tower USA, LLC (Applicant), c/o Cayla Crisp (Representative), SSE Enterprises, LLC (Owner), 1051 Aspen Place. This is an administrative review of a special use permit, which allows the establishment of a monopole-type telecommunications tower (with an overall height of 95 feet) and related accessory buildings and support facilities on a 3,600-square foot leased parcel of land in an I-3, Heavy Industrial Zone District. The leased parcel is encompassed within an 11.98± acre parcel of land, which is located on the west side of Aspen Place (Street) approximately 700 feet north of its intersection with Santa Fe Drive (Highway 50 East) in the Blende area.



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. 2016-004](#) - Colorado Propane Marketing, c/o Steve Merveldt (Applicant)  
Pueblo West Metropolitan District (Owner)  
Clark Engineering, LLC, c/o Laurie E. Clark, P.E. (Representative)  
672 North States Avenue



The applicant requests a Special Use Permit to allow the establishment of a “*Gas, medical and industrial, wholesale*” facility specifically a Propane Storage and Distribution Depot to be located on a 9.55 acre parcel located in an I-2, Light Industrial Zone District. The property carries a physical address of 672 North States Avenue, Pueblo West, Colorado, and is located on the east side of North States Avenue, north of North Platteville Boulevard, and west of the Burlington Northern Santa Fe Railroad right-of-way in the Pueblo West area. The applicant is proposing to develop the facility in five (5) phases with the completed facility to include two (2) rail spurs for delivery of propane by rail to the storage facility, a maximum of 360,000 total gallons of storage, and a shop and yard for refurbishment of propane tankers.

2. [MAP AMENDMENT NO. 2016-002](#) - Volunteers for Community (Applicant)  
Colorado City Metropolitan District (Owner)  
Wachob and Wachob, Inc. (Representative)



The applicant requests approval of a map amendment to rezone a 1.7± acre parcel from an O-1, Neighborhood Office, to an S-1, Public Use Zone District. The property is located south of Santa Fe Drive, approximately 1,000 feet southwest of the intersection of Santa Fe Drive and Cuerno Verde Boulevard in Colorado City. The rezoning involves a proposal to change the use of an existing facility on the property to a community center. The applicant has also requested approval of a waiver of the application fee for the rezoning.

3. [ROAD/ALLEY VACATION NO. 2016-001](#) - Pueblo West Metropolitan District, c/o Dan Centa, Director, Public Works Department (Applicant)  
Pueblo West Metropolitan District (Owner)  
NorthStar Engineering & Surveying, Inc.,  
c/o Michael L. Cuppy (Representative)



Applicant requests to vacate all of Seibert Drive as platted in Tract 245 Pueblo West, Colorado, lying east of that line being 52.27 feet east of the southeast corner of Lot 5, Block 1 and the northeast corner of Lot 1, Block 2 of Tract 245 Pueblo West, Colorado. This road/alley vacation of a sixty (60) foot right-of-way is proposed in order to eliminate the connection between Seibert and Watusi Drives for the development of proposed Pueblo West Colorado Tract No. 220. Seibert Drive is located between Merrill and Watusi Drive in the Pueblo West area.

4. [PUEBLO WEST COLORADO TRACT NO. 220 FINAL PLAT NO. 2016-001](#) - Pueblo West Metropolitan District, c/o Dan Centa, Director, Public Works Director (Applicant)  
Pueblo West Metropolitan District (Owner)  
NorthStar Engineering & Surveying, Inc.,  
c/o Michael L. Cuppy (Representative)



Applicant requests final plat approval to subdivide 37.04± acres into seven (7) parcels as follows: Lot 1 - 6.01± acres, Lot 2 - 3.27± acres, Lot 3 - 3.35± acres, Lot 4 - 3.22± acres, Lot 5 - 7.09± acres, Lot 6 - 4.36± acres, Lot 7 - 4.47± acres, and dedication of right-of-way for Industrial Boulevard and Watusi Drive containing 5.02± acres and Seibert Drive containing 0.26± acre. The entire parcel is proposed to be within the B-4, Community Business Zone District through Map Amendment No. 2016-001. The property is located between Merrill Drive and McCulloch Boulevard in the Pueblo West area.

5. [148 E. ASSEMBLY DR. PLANNED UNIT DEVELOPMENT AMENDED NO. 2016-004](#) - Dan and Susan Irey (Applicants)  
D S Irey, 148 E. Assembly Dr., LLC (Owner)  
Adam Kenyon (Representative)  
148 East Assembly Drive



The applicants request an Amendment to 148 E. Assembly Drive Planned Unit Development to add Lot 6, Block 1, Tract 241, Pueblo West, Colorado, through a proposed Lot Line Vacation No. 2016-003 to vacate the common line between Lots 5 and 6 AND to add Medical and Retail (Recreation) Marijuana uses for greenhouse and outdoor cultivation. The uses allowed in 148 E. Assembly Drive Planned Unit Development remain. The property contains an existing Marijuana business. The property is located on the south side of Assembly Drive in Pueblo West, Colorado.

b) **REGULAR ITEMS:**

None.

7. Unfinished Business.

8. New Business:

- Colorado State Land Board Department of Natural Resources presentation (May Planning Commission Meeting or Special Meeting?)

9. Reports of Committees.

10. Adjournment.

SJB