

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**February 15, 2017**  
**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 18, 2017 Minutes and Continue Approval of January 25, 2017 and February 1, 2017 Minutes.
3. Chairperson's Report.
4. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
  - (b) Correspondence.
  - (c) Continuances.
  - (d) Withdrawals.
  - (e) Board of County Commissioners' Action.
  - (f) Administrative Review:
    - [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) [EASEMENT VACATION NO. 2016-002](#) - Duane E. and Laura F. Sperry (Owners/Applicants)  
c/o Wachob and Wachob, Inc. (Representative)  
Lots 22-24, Unit 16, Colorado City



The owners/applicants are requesting to vacate the platted public utility easement located along the property lines common to Lots 22, 23, and 24, Unit 16, Colorado City in order to facilitate the residential development of the site. The easement is platted as five (5) feet on either side of the common property line for a total of ten (10) feet being vacated. The properties are currently vacant and are located at the southeast corner of the intersection of Stillwater Drive and Cuerno Verde Lane in the Colorado City area.

- 2) [ROAD/ALLEY VACATION NO. 2017-001](#) - Phil S. Prutch and Carol Ann Pullara (Applicants)  
c/o Amella Surveying, Inc. (Representative)  
Vineland Gardens Subdivision



The applicants request to vacate a portion of the forty (40) foot wide roadway, lying between Lots 3 and 14, as platted in Vineland Gardens Subdivision. This vacation, if approved, will allow the adjacent land owners to incorporate the area of the platted roadway into their properties and then reconfigure the lots into two (2) new parcels. The roadway is located west of Lane 34 and south of Iris Road (if extended westerly).

b) **REGULAR ITEMS:**

7. Unfinished Business.

8. New Business:

- Preservation of Agricultural Land in the Badger Hills of Avondale and Boone.

9. Reports of Committees.

10. Adjournment.

SJB