

REVISED AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
March 15, 2017
5:30 P.M.

Revision: Moved Regular Item 1. Special Use Permit No. 2004-009 Amended to Consent Item 3.

(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 25, 2017, February 1, 2017, and February 15, 2017 Minutes.
3. Chairperson's Report:
 - Certificate of Appreciation (Ron Leyba)
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 Reviews:
 - [Special Use Permit No. 2016-001](#), Jacob Hawken, Hawk Eye Enterprises, LLC (Applicant). This is an administrative review of a special use permit allowing the establishment of a mini-warehouse facility in a B-4, Community Business Zone District. The property contains 2.13± acres and is located north of Santa Fe Drive, east of South La Crosse Avenue, and west of Aspen Place in the Blende area. The property carries a physical address of 1301 South Santa Fe Avenue.



- [Special Use Permit No. 2016-002](#), Rocky Mountain Collie & Sheltie Rescue (Applicant), Douglas and Hope Hemperly (Owners). This is an administrative review of a special use permit allowing a dog kennel facility for a maximum of eight (8) dogs in an A-3, Agricultural (minimum 1 acre) Zone District. Title 17, *Land Use*, Section 17.04.040, *Definitions* of the Pueblo County Code defines kennel as “...any lot, parcel, tract, or structure in which five or more dogs, six months old or older, are kept, raised, housed, boarded, or bred.” The property contains 2.5 acres, and is located east of South Hacienda del Sol Drive, north of West El Portal Drive, west of South Conquistador Avenue, and south of West McCulloch Boulevard in the Pueblo West 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) [MAP AMENDMENT NO. 2017-001](#)

James J. and Maria I. Marino
(Owners/Applicants)
Cardinal Points Surveying, Inc.,
c/o Randy Reeves, (Representative)
35037 Iris Road



Applicants request a map amendment to rezone 12.22± acres currently developed with two (2) single-family residences and accessory structures from the A-2, Agricultural (minimum 5 acre) Zone District to the A-3, Agricultural (minimum 1 acre) Zone District. The applicants are requesting this map amendment due to an associated Preliminary Plan application submitted for this parcel creating eight (8) lots, ranging from 1.40± acres to 1.51± acres. The property carries a physical address of 35037 Iris Road and is located at the northeast corner of the intersection of 35th Lane and Iris Road in the Vineland area.

The applicants have submitted a Preliminary Plan application to be heard concurrently with Map Amendment No. 2017-001. Marino Subdivision Preliminary Plan No. 2017-001 proposes to create eight (8) lots, two (2) private roads, and dedicate ten (10) feet of public right-of-way for Iris Road and thirty (30) feet for 35th Lane.

2) [MARINO SUBDIVISION
PRELIMINARY PLAN NO. 2017-001](#)



- James J. and Maria I. Marino (Owners/Applicants)
Cardinal Points Surveying, Inc., c/o Randy Reeves
(Representative)
35037 Iris Road

Applicants request preliminary plan approval to subdivide 12.22± acres of land into eight (8) lots including right-of-way dedication as follows: Lot 1 - 1.41± acres, Lot 2 - 1.40± acres, Lot 3 - 1.40± acres, Lot 4 - 1.40± acres, Lot 5 - 1.48± acres, Lot 6 - 1.50± acres, Lot 7 - 1.50± acres, Lot 8 - 1.51± acres, and 0.63± acre for right-of-way dedication for 35th Lane and Iris Road. The proposal includes two (2) 40-foot wide private roads via an Ingress-Egress, Drainage and Public Utility Easement. The property is developed with two single-family residences and accessory structures. The property is within an A-2, Agricultural (minimum 5 acre) Zone District and is located at the northeast corner of the intersection of 35th Lane and Iris Road with a physical address of 35037 Iris Road.

The applicants have submitted a Map Amendment application to be heard concurrently with Preliminary Plan No. 2017-001. Map Amendment No. 2017-001 proposes to rezone 12.22± acres from the A-2, Agricultural (minimum 5 acre) Zone District to the A-3, Agricultural (minimum 1 acre) Zone District in order to accommodate for the lots sizes proposed in Marino Subdivision Preliminary Plan No. 2017-001.

3) [SPECIAL USE PERMIT NO. 2004-009 -
AMENDED](#) -



Swearingen Enterprises, LLC (Applicant/Owner)
Zachary Swearingen (Representative)
4960 44th Lane

Applicant is requesting to amend Special Use Permit No. 2004-009 to allow additional uses of the property in addition to the current uses of the property. The requested additional uses will include: the construction and use of a simulated building clearance facility; the construction and use of a breaching wall façade; the construction and use of a rifle façade wall; the construction and use of two long range rifle shooting ranges; new breaching areas; new paintball/simulation areas; new bird release areas; and new clay pigeon course areas. They are also requesting to increase the number of tournaments to 30 tournaments per calendar year. The property is located in an A-1, Agricultural (minimum 35 acre) Zone District located east of 44th Lane, northeast of Undercliff Road, west of East Huerfano Road. The property contains 327± acres and carries a physical address of 4960 44th Lane, Avondale, Colorado.

b) **REGULAR ITEMS:**

1) [SIMILAR USE DETERMINATION
NO. 2016-001](#)



- Marvin Hamann, Hudson Ranch, LLC (Applicant)

The applicant is requesting a “similar use determination”, where the Planning Commission will determine whether the following three uses are similar to uses now allowed in an Agricultural One and Two (A-1 and A-2) Zone District, within Title 17, Land Use, Division I. Zoning, Chapter 17.12 of the Pueblo County Code: (1) “Educational Facility” (similar to “Private School”); (2) “Rocketry” (similar to “Shooting Range, Outdoor”); and (3) “Shooting Range, Indoor,” (similar to “Shooting Range, Outdoor”). This determination would add each use as a use-by-review, and would apply to any property in Pueblo County located within an A-1 or A-2 Zone District.

- 2) [SPECIAL USE PERMIT NO. 2016-012](#) - Marvin Hamann, Hudson Ranch, LLC
(Owner/Applicant)



Applicant requests approval of a special use permit to establish a facility, which proposes several uses-by-review in an A-1, Agricultural Zone District. The uses proposed under this special use permit are: (1) Equestrian Arena, Commercial/Club; (2) Recreational Vehicle Park; (3) Shooting Range, Outdoor; (4) Educational Facility; (5) Rocketry; and (6) Shooting Range, Indoor. The property is on the north side of State Highway 78, approximately 2 miles west of the intersection of Highway 78 and Galbreth Road.

Special Use Permit No. 2016-012 will be heard by the Planning Commission in conjunction with Similar Use Determination No. 2016-001 regarding the uses numbered 4, 5, and 6 above.

- 3) [SPECIAL USE PERMIT NO. 2017-001](#) - Colorado Gold, LLP, Fymbo/Mayasich/Keleher
(Applicant)
Gerald T. and Pamela A. Navara (Owners)
Cole Caldwell (Representative)
5351 West State Highway 96



Applicant requests a special use permit to allow a Retail Marijuana Store in a B-4, Community Business Zone District. The property contains 4.2 acres and is located on the north side of West Highway No. 96 west of Goodnight Avenue.

- 4) [MAP AMENDMENT NO. 2017-002](#) - James E. and Pamela S. Parco (Applicants)
Parco Properties, Ltd. (Owner)
30899 East U.S. Highway 50



Applicants request a map amendment to rezone a 1.25-acre portion of a parcel totaling 2.06 acres from an A-4, Agricultural (minimum ½ acre) Zone District to a B-4, Community Business Zone District. The remaining 0.81-acre portion of the property is currently in the B-4 Zone District. Map Amendment No. 2017-002 proposes to have the entire property in the B-4 Zone District to continue with the development of the property to expand the existing business.

7. Unfinished Business.

8. New Business:

- PCPC Rules of Procedures (Bylaws) - Excused Absences
- Comprehensive Plan Presentation by Chris Markuson, Director, Pueblo County Department of Economic Development and Geographic Information Systems

9. Reports of Committees.

10. Adjournment.

SMS