



**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**July 19, 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 June 21, 2017 Minutes.
3. Approve Agenda of July 19, 2017.
4. Chairperson's Report.
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
    - [Map Amendment No. 2017-005](#), Eden Leasing, Inc., Frank Stringer, and Clifford Heifner request approval of a map amendment to rezone 27.8 acres of land from an A-1 to an I-3 Zone District. [Consent Agenda Item No. 1]  

    - [Map Amendment No. 2017-006](#), Paula Hoffman is requesting a map amendment to rezone a 0.32± acre portion of a 0.86± acre parcel of land from a split zone district designation of S-1 and A-3 to an A-3 Zone District. [Consent Agenda Item No. 2]  

  - (b) Correspondence.
  - (c) Continuance--None.

(d) Withdrawals--None.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2010-011](#), Most Reverend Stephen J. Berg, Bishop of Pueblo, a Corporation Sole (Applicant), Bishop of Pueblo, a Corporation Sole (Owner), 1145 Aspen Road. This is an administrative review for a special use permit which allows a church and religious buildings being the existing St. Joseph's Church, associated buildings, and proposed new remodeling project for the church in an R-2, Single-Family Residential Zone District. The property contains 12.95 acres, and is located on the west side of Aspen Road south of Santa Fe Drive in Blende.



- [Special Use Permit No. 2011-001](#), Joe Welte, Summit Pressed Brick and Tile Company (Applicant), Seifert Enterprises, LLC (Owner), portion of the S½ of Section 27 and the N½ of Section 34, Township 24 South, Range 66 West of the 6<sup>th</sup> P.M. This is an administrative review for a special use permit which allows natural deposits extraction and processing; blasting; stockpiling, crusher and screening plant; scale house; and an office on a 93.25± acre mining area in the A-1, Agricultural (minimum 35 acre) Zone District. The application includes a proposal to reclaim the mined area to its post mining use of rangeland/agricultural. The mining area is within an 116.41± acre leased area located on the south side of Pickney Road (CR 343) approximately 3,200± feet southwest of the intersection of Pickney Road and Pardee Drive. The gravel pit is named Cedarwood Clay Mine.



6. Statement of Hearing Procedures by Chairperson.

7. 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. 2017-005](#) - Eden Leasing, Inc., Frank Stringer, and Clifford Heifner (Owners/Applicants)  
Mangini and Associates, Inc. (Representative)



Applicants request approval of a map amendment to rezone 27.8 acres of land from an A-1, Agricultural, to an I-3, Heavy Industrial Zone District. The owners/applicants have 47.8 contiguous acres, with 20 acres currently zoned I-3, and the remaining 27.8 acres proposed to be rezoned to I-3. The property is located on the west side of the Interstate 25 Frontage Road, approximately 1.4 miles north of the Dillon Interchange, north of the City of Pueblo.

- 2) [MAP AMENDMENT NO. 2017-006](#) - Paula Hoffman (Owner/Applicant)  
8243 Zorn Road



The owner/applicant is requesting a map amendment to rezone a 0.32± acre portion of a 0.86± acre parcel of land from a split zone district designation of S-1, Public Use and A-3, Agricultural to an A-3, Agricultural (minimum 1 acre) Zone District designation in order to bring the property into one (1) uniform zone district. The parcel is located on the north side of Zorn Road, approximately 200 feet east of its intersection with Linger Longer Lane in the Rye area.

- 3) [MARINO SUBDIVISION FINAL PLAT NO. 2017-002](#) - James J. and Maria I. Marino (Owners/Applicants)  
Cardinal Points Surveying, Inc., c/o Randy Reeves  
(Representative)  
35037 and 35161 Iris Road



Owners/Applicants request final plat approval to subdivide 12.22± acres of land into four (4) lots including right-of-way dedication as follows: Lot 1 - 2.89± acres, Lot 2 - 3.27± acres, Lot 3 - 2.72± acres, Lot 4 - 2.72± acres, and 0.63± acre for right-of-way dedication for 35<sup>th</sup> Lane and Iris Road. The property is developed with two single-family residences and accessory structures proposed to be within Lots 1 and 2 while the other lots (3-4) are vacant. The property is within an A-3, Agricultural (minimum 1 acre) Zone District and is located at the northeast corner of the intersection of 35<sup>th</sup> Lane and Iris Road with physical addresses of 35037 and 35161 Iris Road for the existing residences.

b) **REGULAR ITEMS:**

- 1) [SPECIAL USE PERMIT NO. 2017-006](#) - Robert Lucero, Colorado Cannabis Association, LLC  
dba The Spot (Applicant)  
Venture Capital Holdings Trust (Owner)  
Liane "Buffie" McFadyen (Representative)  
2025 Independence Drive



The applicant requests approval of a special use permit to allow a retail marijuana-infused products manufacturer in the B-1, Neighborhood Business Zone District. Uses-by-review in the B-1 Zone District are any of the uses-by-right in the B-4, Community Business Zone District. A retail marijuana-infused product manufacturer is a use-by-right in the B-4 Zone District. The marijuana business would be in the existing building addressed as 2025 Independence Drive in Blende. The property contains 15,000 square feet (0.34 acre) and is located at the northwest corner of the intersection of Independence Drive and Eagle Street.

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

SMS