

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**September 20, 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 August 16, 2017 Minutes.
3. Approve Agenda of September 20, 2017.
4. Chairperson's Report.
5. 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. 2009-013](#), Doreen S. Rovegno (Owner), 216 East U.S. Highway 50. This is an administrative review of a special use permit, which allows "Farming or ranching", more specifically to allow a maximum of two (2) horses on the property, in an R-2, Single-Family Residential Zone District. The property contains 3.25± acres and located east of the intersection of East U.S. Highway 50 and North Avondale Boulevard on the south side of East U.S. Highway 50 in the Avondale area.



***Continued from the August 16, 2017 PCPC meeting.***

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. **SPECIAL USE PERMIT NO. 1999-007 - AMENDED**



Fremont Paving & Redi-Mix (Applicant)  
Stonewall Springs Quarry, LLC, c/o Mark Morley  
(Owner)  
West of Nyberg Road between East State Highway 96  
and East U.S. Highway 50

Applicant requests an amendment to a special use permit, originally approved on May 25, 1999. The permit allows mineral and natural resources extraction, mining operation, and processing on 448± acres in A-1, Agricultural (minimum 35 acre) Zone District with a proposal to reclaim 300 surface acres to a permanent (unlined) lake. The applicant requests "...an amendment to the existing special use permit number 1999-007 to allow the construction of a slurry wall around the existing quarry." This will amend the reclamation plan to a lined pit (slurry wall) to prevent water from entering the pit and requiring the owner to pump water out of the pit. The property is located north of the Arkansas River, west of Nyberg Road between East State Highway 96 and East U.S. Highway 50.

b) **REGULAR ITEMS:**

1. **SPECIAL LARGE AREA PLAN NO. 1-83 - RESCISSION** (aka SLAP 1983-001 for filing purposes only)



Pueblo West Metropolitan District  
(Current Owner/Applicant)  
c/o Cardinal Points Surveying, Inc. (Representative)  
MCO Properties (Original Owner)  
Lots 1 through 5, Block 2, Tract 367, Pueblo West  
(Original Affected Properties)

The current owner requests **RESCISSION** of a special large area plan which was originally approved on March 27, 1984. The special large area plan proposed the development of 127 single-family attached and detached units on five (5) lots in an R-5, Multiple Residential and Office Zone District. It is the current owner's intention to market the affected properties as independent lots of commercial development; therefore, it is their desire to eliminate any perceived development standards which were imposed with the 1984 approval. All of the properties are currently vacant and are located at the northwest corner of the intersection of West Calle De Camelia and West Spaulding Avenue in the Pueblo West area.

***Continued from the August 16, 2017 PCPC meeting.***

2. [EASEMENT VACATION NO. 2017-001](#) - Pueblo West Metropolitan District (Owner/Applicant)  
c/o Cardinal Points Surveying, Inc. (Representative)



The owner/applicant is requesting to vacate the 20-foot platted public utility and drainage easement located within Parcel "B" as described on the plat of Rearrangement of Lot Lines, recorded May 31, 1984 at Reception No. 747018 and Lots 10-15, Rangeview Subdivision, First Filing. The easement was originally depicted along the property lines common to Lots 1 and 2, Block 2, Pueblo West Tract No. 367, as platted in 1973. When the common lot line was removed pursuant to the recordation of Rearrangement of Lot Lines on May 31, 1984, the designated easement was not depicted upon the plat map as required. It is the land owner's intention to market the affected properties for commercial development; therefore, it is their desire to properly remove the original easement so that it does not cause an unnecessary burden. The application will be heard in conjunction with Plat Vacation No. 2017-001 and Map Amendment No. 2017-009. The affected properties are currently vacant and are located at the northwest corner of the intersection of West Calle De Camelia and West Spaulding Avenue in the Pueblo West area.

***Continued from the August 16, 2017 PCPC meeting.***

3. [MAP AMENDMENT NO. 2017-009](#) - Pueblo West Metropolitan District (Owner/Applicant)  
c/o Cardinal Points Surveying, Inc. (Representative)



The owner/applicant is proposing to rezone five (5) parcels of land from an R-5, Multiple-Residential and Office Zone District to a B-4, Community Business Zone District in order to market the properties for future commercial development. The application will be heard in conjunction with Plat Vacation No. 2017-001 and Easement Vacation No. 2017-001. The properties are currently vacant and are located at the northwest corner of the intersection of West Calle De Camelia and West Spaulding Avenue in the Pueblo West area.

***Continued from the August 16, 2017 PCPC meeting.***

4. [PLAT VACATION NO. 2017-001](#) - Pueblo West Metropolitan District (Owner/Applicant)  
c/o Cardinal Points Surveying, Inc. (Representative)  
Rangeview Subdivision, First Filing



The owner/applicant is requesting to vacate Rangeview Subdivision, First Filing as platted on May 31, 1984, in its entirety. It is the land owner's intention to market the property for commercial development as a single 2.6± acre parcel of land. The application will be heard in conjunction with Easement Vacation No. 2017-001 and Map Amendment No. 2017-009. The property is currently vacant and located at the northwest corner of the intersection of West Calle De Camelia and West Spaulding Avenue in the Pueblo West area.

***Continued from the August 16, 2017 PCPC meeting.***

5. [SPECIAL USE PERMIT NO. 2017-002](#) -  
**AMENDED REQUEST**



Advantage Engineers, LLC on behalf of Eco-Site, Inc.  
(Applicant/Tower Owner)  
c/o Eugene Carroll (Representative)  
Gary R. and Georgia A. Walker (Owners)  
Approximately 600 feet West of the intersection of  
East Guffey Drive and North Ladonia Drive in Pueblo  
West

The applicant is requesting a special use permit to allow the establishment of a lattice type telecommunications tower with an overall height of 199 feet and related accessory buildings and support facilities on a 5,625 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 17,400± acre parcel of land (more commonly known as Walker Ranch), more specifically the easterly portion of said property which abuts Pueblo West Tract 251. The leased parcel is located approximately 600 feet west of the intersection of North Ladonia Drive and East Guffey Drive in the Pueblo West area.

The original submittal request of March 1, 2017 was for a lattice type telecommunications tower with an overall height of 260 feet. The amended request, which reduced the overall height to 199 feet, was submitted on July 31, 2017. All other aspects of the original request remain the same.

***Continued from the August 16, 2017 PCPC meeting.***

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

SMS