

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**March 21, 2018**  
**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 February 21, 2018 Minutes.
3. Approve Agenda of March 21, 2018
4. Chairperson's Report.
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
  - (b) Correspondence.
  - (c) Continuances.
    - [Easement Vacation No. 2017-002](#), Frank M. and Melanie J. Palcic (Owners/Applicants), Wachob and Wachob, Inc., c/o Daniel Wachob (Representative). The applicants are requesting to vacate the platted ten (10) foot wide Public Utility Easement located within Parcel A of Lot Line Vacation No. 2016-015. Vacating the easement will make available a buildable area for construction of a pavilion. The property is physically addressed as 6230 Waco Mish Road and is located between Waco Mish Road and Alondra Drive west of Red Cloud Road in the Colorado City area.

*The applicant has requested a continuance to the May 16, 2018 PCPC meeting. This application was continued from the February 21, 2018 meeting.*



(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews.

- [Special Use Permit No. 2016-012](#), Marvin Hamann, Hudson Ranch, LLC (Owner/Applicant). This is an administrative review of a special use permit allowing 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. 2017-001](#), Colorado Gold, LLP, Nels Fymbo/Cody Mayasich/Dustin Keleher (Applicants), Gerald T. and Pamela A. Navara (Owners), Cole Caldwell (Representative). This is an administrative review of a special use permit allowing 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, and is addressed as 5351 West State Highway 96.



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. 2010-005](#) - Alta Fuels, LLC (Applicant/Owner)  
[4<sup>th</sup> AMENDMENT](#) Clark Engineering, LLC, c/o Laurie E. Clark, P.E.  
(Representative)  
1739 East Platteville Boulevard



The applicant/owner requests a 4<sup>th</sup> Amendment to Special Use Permit No. 2010-005 that allows “bulk storage of gasoline and diesel” in an I-2, Light Industrial Zone District. The 4<sup>th</sup> Amendment is to allow the replacement of mobile butane tankers approved in the 3<sup>rd</sup> amendment with three (3) 30,000-gallon stationary butane tanks installed on concrete foundations per State of Colorado requirements for Butane Blending Process. The property contains 30.27 acres, and is located at the northeast corner of the intersection of Platteville Boulevard and States Avenue in the north part of Pueblo West.

- 2.) [EASEMENT VACATION NO. 2018-001](#) - Secure Stor, LLC, c/o David L. Gaskill (Applicant/Owner)  
Commercial Construction Management, LLC,  
c/o Kyle Stacy (Representative)  
495 East Spaulding Avenue



The applicant requests an easement vacation to vacate the 20-foot public utility and drainage easement located within Parcel A of Lot Line Vacation No. 2017-026. It is the applicant’s intent to create a buildable area for establishing a public storage facility. The property is physically addressed as 495 East Spaulding Avenue and is located west of Shooting Star Drive, between U.S. Highway 50 and Spaulding Avenue.

- 3.) [SPECIAL USE PERMIT NO. 2018-001](#) - Commercial Construction Management, LLC,  
c/o Kyle Stacy (Applicant/Representative)  
Secure Stor, LLC, c/o David L. Gaskill (Owner)  
495 East Spaulding Avenue



Applicant requests a special use permit to allow “Residences” in the B-4, Community Business Zone District for the purpose of management quarters (residence) for a mini-warehouse storage facility and office. The property physically addressed as 495 East Spaulding Avenue is located west of Shooting Star Drive, between U.S. Highway 50 and Spaulding Avenue.

b) **REGULAR ITEMS:**

- 1.) [TEXT AMENDMENT NO. 2018-002](#) - Pueblo County Department of Planning and Development  
(Applicant)



The Department of Planning and Development is proposing to amend the Pueblo County Code, Title 17 Land Use, Division I. Zoning, Chapter 17.120 Supplementary Regulations as it pertains to Marijuana.

- 2.) [TEXT AMENDMENT NO. 2018-004](#) - Pueblo County Department of Planning and Development (Applicant)



The Department of Planning and Development is proposing to amend the Pueblo County Code, Title 17 Land Use, Division I. Zoning, Chapter 17.119 MARIJUANA HOME GROW (NON-LICENSED GROW).

- 3.) [TEXT AMENDMENT NO. 2018-006](#) - Tommy G. Productions and Pueblo County Department of Planning and Development (Applicants)



Tommy G. Productions and Pueblo County Department of Planning and Development are proposing to amend the Pueblo County Code, Title 17 Land Use, Division I. Zoning, Chapter 17.120 Supplementary Regulations, Section 17.120.270 Special Event.

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

SMS