

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
August 15, 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 July 18, 2018 Minutes.
3. Approve Agenda of August 15, 2018.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuance:
 - [Special Use Permit No. 2018-009](#), Edgar Lozano Cano (Owner/Applicant), c/o Anthony Garcia (Representative), 1715 East Beech Street. The owner/applicant is requesting a special use permit for "*Farming or Ranching*", specifically the keeping of four (4) horses and ten (10) fowl (chickens/roosters) in an R-2, Single-Family Residential Zone District. The 12,000-square foot (0.275± acre) property is located adjacent to the City of Pueblo Corporate Limit Line on the north side of East Beech Street, approximately 175 feet west of its intersection with South Queens Avenue.

*This special use permit was continued from the July 18, 2018 Planning Commission hearing. The applicant has requested a continuance to the September 19, 2018 Planning Commission hearing.



(d) Withdrawals--None.

(e) Board of County Commissioners' Action.

(f) Administrative Review:

- [Special Use Permit No. 596 \(also known as SUP 1986-020 for filing purposes only\)](#), Valco, Inc. (Owner), Continental Materials Corporation (Applicant/Representative). This is an administrative review for a special use permit which allows sand and gravel extraction with associated processing operations, portable batch plant specifically utilized for overflow business and emergency situations as needed, concrete batch plant, office facility, tool and supply area, steel fabrication area, outside yard storage, drivers' room, laboratory testing facility and aggregate sales operation in the A-2, Agricultural (minimum 5 acre) Zone District. The special use permit area contains 1,314.99± acres and encompasses Valco's property commencing from Townsend Drive and extending to 36th Lane.



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. 2017-005 - RESCISSION](#) - Castle Rock Construction Company of Colorado, LLC (Applicant)
The Wild Horse Company (Owner)



The Pueblo County Department of Planning and Development requests RESCISSION of Special Use Permit No. 2017-005 that allowed a temporary concrete batch plant in an A-1, Agricultural Zone District. The concrete batch plant involved storage of materials, aggregates, and construction equipment. The 13.2± acre batch plant site was located approximately 750 feet to the northwest of the intersection of Wildhorse Road (Pueblo Boulevard/State Highway 45) and Highway 50. The batch plant provided material for the State Highway 45 Rehabilitation Project. The Project is completed; therefore, staff is requesting rescission.

b) **REGULAR ITEMS:**

1) **[SPECIAL USE PERMIT NO. 2017-009](#)** -
REVISED



Verizon Wireless (Applicant), c/o Shawn Turk,
Black & Veatch Corporation (Representative)
Pueblo West Metropolitan District (Owner)
South Avenida Del Oro East and West Camino Al
Cielo

The applicant is requesting a special use permit to allow the establishment of a 50-foot stealth type telecommunications tower and related accessory buildings and support facilities on a 465.5 square foot leased parcel of land in an S-1, Public Use Zone District. The leased parcel is encompassed within a 1.2-acre parcel of land more commonly known as Pueblo West Fire Department, Station 2, addressed as 529 East Avenida Del Oro. The property is located on the north side of South Avenida Del Oro East at its intersection with West Camino Al Cielo in the westerly portion of the Pueblo West community. The REVISED submittal reduces the overall height of the tower by 10 feet and its co-location availability to one (1) additional carrier.

*This special use permit was continued from the April 18, 2018, June 20, 2018, and July 18, 2018 Planning Commission hearings.

2) **[EASEMENT VACATION NO. 2017-002](#)** -



Frank M. and Melanie J. Palcic (Owners/Applicants)
Wachob and Wachob, Inc., c/o Daniel Wachob
(Representative)
6230 Waco Mish Road

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.

*This easement vacation was continued from the March 21, 2018, May 16, 2018, June 20, 2018, and July 18, 2018 Planning Commission meetings.

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

SJB