

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**March 18, 2020**  
**5:30 P.M.**

***(The Record: The Planning Department staff memorandum 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. Approve Agenda of March 18, 2020 Meeting.
3. Approval of February 19, 2020 Minutes.
4. Chairperson's Report.
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
  - (b) Correspondence.
  - (c) Continuances.
  - (d) Withdrawals:
    - **[Preliminary Plan No. 2019-001 Revised Submittal](#)**, on behalf of Best Apartments, LLC, c/o Andres Osuna, Managing Member (Owner/Applicant), Henry Design Group, Inc., Attn.: Karen Henry (Representative), Fairfield and Woods, PC, Attn.: Todd G. Messenger, Esq.(Representative). The owners/applicants are requesting approval to subdivide a 15.61± acre parcel (Parcel A, Subdivision Exemption No. 86-3) into two (2) Blocks as follows: Block 1 will contain 3.48± acres and Block 2 is proposed at 12.13 acres. The applicant intends to develop the Blocks in three (3) phases: Phase 1 - Block 1 (existing hotel that has been renovated into apartment homes), Phase 2 - Block 2 (restaurant) and Phase 3 - Block 2 (proposed to be sold or self-developed). The property is currently in a B-4, Community Business Zone District but is proposed to be rezoned to Sun Haven at Pueblo West Planned Unit Development No. 2019-002. The property is located west of the intersection of McCulloch Boulevard and Abarr Drive in the community of Pueblo West. The previous proposal was to accommodate five (5) Blocks and one (1) Tract.

(e) Board of County Commissioners' Action. (Information only. No formal action required.)

(f) Administrative Reviews:

- [Special Use Permit No. 2018-001](#), Secure Stor, LLC, c/o David L. Gaskill (Original Owner), Stor All, LLC (Current Owner), Corsentino Construction, Inc., c/o Joseph Corsentino (Representative). This is an administrative review of a special use permit allowing "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 469 East Spaulding Avenue is located west of Shooting Star Drive, between U.S. Highway 50 and Spaulding Avenue within the Pueblo West area.



- [Special Use Permit No. 2016-007](#), Fremont Paving & Redi-Mix, Inc., c/o John P. Ary (Operator/Applicant), State of Colorado, Pritekel Brothers Farm, LLC; and Danny J. and Cindy L. Henrichs (Owners within mine area), Martin Valdez, Douglas Thacker, Pikes Peak Home Center, Inc., and State of Colorado (Owners within alternate haul road), A&S Construction, c/o Steve Chisholm (Representative). This is an administrative review of a special use permit allowing mineral and natural resource extraction and mining operation excepting therefrom any processing within the special use permit boundary within a 1,508± acre permit boundary area in the A-1, Agricultural (minimum 35 acre) Zone District. The application includes a proposed southwest haul road and alternate haul road by use of private roads (easements) that will eventually access Special Use Permit No. 709 (aka Special Use Permit No. 1990-016 (State Pit, Division of Reclamation, Mining and Safety File No. M-1990-112) and 36th Lane, four (4) mining phases with an affected mining area of 307± acres, a life expectancy of the permit being 10 to 15 years, and a proposal to reclaim the mined area to its post-mining use of rangeland. The proposed permit boundary is composed of the mine area, main haul road and alternate haul road; the southwest haul road extends from the main mine area then southwesterly across 40th Lane to the northeast corner of Section 33, Township 21 South, Range 63 West of the 6th Principal Meridian where it will then extend north to Special Use Permit No. 709 and then the alternate route will be the same up to the northeast corner of said Section 33 where it will continue west 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. 2017-010 - AMENDED](#) Store All, LLC (Owner/Applicant)  
c/o Brad Jones, President (Representative)  
469 East Spaulding Avenue



Applicant requests an amendment to remove Condition No. 3, which prohibits outdoor storage, as imposed upon the January 15, 2020 special use permit approval. The owner/applicant has indicated their desire to include such in conjunction with the use of the property as a mini-warehouse storage facility in a B-4, Community Business Zone District. The property is physically addressed as 469 East Spaulding Avenue and is located west of Shooting Star Drive, between U.S. Highway 50 and Spaulding Avenue.

b) **REGULAR ITEMS:**

- 1) [PLANNED UNIT DEVELOPMENT - NO. 2019-002 - REVISED SUBMITTAL](#) Best Apartments, LLC, c/o Andres Osuna, Managing Member (Owner/Applicant)  
Henry Design Group, Inc., Attn.: Karen Henry (Representative)  
Fairfield and Woods, PC, Attn.: Todd G. Messenger, Esq. (Representative)  
201 South McCulloch Boulevard



Applicant requests approval to rezone a 15.61± acre parcel from a B-4, Community Business Zone District to Sun Haven at Pueblo West Planned Unit Development to accommodate a variety of residential and commercial uses very similar to those listed in the existing B-4 Zone District designation and/or adjacent R-1, Single-Family Residential and R-5, Multiple-Residential and Commercial Zone District designations. The PUD application is being submitted in an attempt to remedy the existing violation of the establishment of residential apartments in the former hotel structure as well as provide future development standards for additional commercial and/or residential development. The associated two (2) lot subdivision of the property under Preliminary Plan No. 2019-001 has been WITHDRAWN. The property is located west of the intersection of McCulloch Boulevard and Abarr Drive in the community of Pueblo West.

*This item was continued from the December 18, 2019 PCPC meeting.*

- 2) [SPECIAL USE PERMIT NO. 2020-001](#) - Jason Winslow (Applicant)  
Emma Ruberson Bamber Rev. Trust  
(Owner)



A portion of the NW $\frac{1}{4}$  and the W $\frac{1}{2}$  of  
the NE $\frac{1}{4}$  of Section 22, Township 20  
South, Range 65 West of the 6<sup>th</sup> P.M.

The applicant requests a special use permit to allow a Boat and RV Storage Facility on approximately 11.2± acres of a 93.51± acre parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The property is located on the south side of West 31<sup>st</sup> Street, approximately 400 feet southwest of its intersection with Spaulding Avenue, adjacent to the City of Pueblo's Corporate Limit lines to the north, south, and east.

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

MMG