

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**September 19, 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 the August 15, 2018 Minutes.
3. Approve Agenda of September 19, 2018.
4. Chairperson's Report.
5. Director's Report:

(a) Acceptance of Map Amendments and Planned Unit Developments:

- [Summer Wind Farms Planned Unit Development No. 2018-001](#), Summer Wind Farms, LLC (Owner/Applicant), c/o Rocky DeVcenty (Managing Member), Mangini & Associates, Inc., (Representative), 1339 Lane 40. Applicant requests approval to rezone a 33.32± acre parcel from an A-1, Agricultural (minimum 35 acre) Zone District to Summer Wind Farms Planned Unit Development to accommodate Agricultural, Farming/Ranching, and Residential Uses.

The property is located at the northwest corner of the intersection of Lane 40 and Jersey Road in the Vineland area. The PUD is being heard in conjunction with Summer Wind Farms Preliminary Plan No. 2018-002, which proposes the creation of two (2) parcels of land.



- (b) Correspondence--None.
- (c) Continuances--None.
- (d) Withdrawals--None.
- (e) Board of County Commissioners' Action.

- (f) Administrative Reviews--None.
- 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. 2018-009 - REVISED REQUEST](#) - 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 **two (2) horses and fifteen (15) fowl (chickens/roosters)** in an R-2, Single-Family Residential Zone District. The original request (filed in July 2018) was for the keeping of four (4) horses and ten (10) fowl. 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.

- 2) [SUMMER WIND FARMS PLANNED UNIT DEVELOPMENT NO. 2018-001](#) - Summer Wind Farms, LLC (Owner/Applicant)  
c/o Rocky DeVency (Managing Member)  
Mangini & Associates, Inc (Representative)  
1339 Lane 40



Applicant requests approval to rezone a 33.32± acre parcel from an A-1, Agricultural (minimum 35 acre) Zone District to Summer Wind Farms Planned Unit Development to accommodate Agricultural, Farming/Ranching, and Residential Uses.

The property is located at the northwest corner of the intersection of Lane 40 and Jersey Road in the Vineland area. The PUD is being heard in conjunction with Summer Wind Farms Preliminary Plan No. 2018-002, which proposes the creation of two (2) parcels of land.

- 3) [SUMMER WIND FARMS  
PRELIMINARY PLAN NO. 2018-002](#) - Summer Wind Farms, LLC (Owner/Applicant)  
c/o Rocky DeVencenty (Managing Member)  
Mangini & Associates, Inc. (Representative)  
1339 Lane 40



The owner/applicant is requesting preliminary plan approval to subdivide 33.32± acres into two (2) lots being 1.0± acre and 32.32± acre in size.

The property is currently within an A-1, Agricultural (minimum 35 acre) Zone District and is located at the northwest corner of the intersection of Lane 40 and Jersey Road in the Vineland area. The Preliminary Plan is being heard in conjunction with Summer Wind Farms Planned Unit Development No. 2018-001, which proposes to rezone the 33.32± acres to a PUD which would allow for Agricultural, Farming/Ranching, and Residential Uses.

b) **REGULAR ITEMS:**

None.

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

SMS