



## BOARD OF COUNTY COMMISSIONERS

Miles Lucero District 1  
Paula McPheeters, District 2  
Zachary Swearingen, District 3

**THURSDAY, MARCH 13, 2025  
9:00 A.M.**

**PUEBLO COUNTY COURTHOUSE  
COMMISSIONERS' CHAMBERS  
215 WEST 10<sup>TH</sup> STREET  
LAND USE AGENDA**

**NOTICE:** The public may provide comments by 5:00 p.m., on Tuesday, March 11, 2025, to the Department of Planning and Development or via email to [planning@pueblocounty.us](mailto:planning@pueblocounty.us). The hearing will be streamed on Facebook Live. It can be viewed on the Pueblo County Website, <http://county.pueblo.org>, on the left side of the screen. Be advised, public comments will not be accepted on Facebook Live.

### **9:00 A.M. CALL TO ORDER**

- Pledge of Allegiance
- Attendance/Excused
- Approve Land Use Minutes of February 13, 2025.
- Approve Agenda of March 13, 2025.

### **9:04 A.M. BOARD OF COUNTY COMMISSIONERS' CONSENT ITEMS**

*(The Chair will remove any Consent Agenda item upon request by any Commissioner or assigned staff. Items removed upon request will be considered separately by the Board immediately following the action on the remaining Consent Agenda, be continued to another meeting, or handled in a manner otherwise determined at the discretion of the Board.)*

- 1) [SPECIAL USE PERMIT  
CASE NO. SUP-24-8](#) Olga Goffinet (Applicant/Representative)  
(IF REMOVED, **PUBLIC MEETING**) Daryl Voss, San Mateo Center LLC (Landowner)  
1400 Santa Fe Drive

Applicant/Representative requests a special use permit to allow a retail marijuana dispensary in a CC (Community Commercial) Zone District. The property is located on the south side of Santa Fe Drive in the Blende area. **(1 minute)**

- 2) [SPECIAL USE PERMIT  
CASE NO. SUP-24-9](#) Vaughan & Brandi Tatman (Landowners/Applicants)  
(CONTINUANCE REQUEST) 6480 Pickney Road, Rye

Landowners/Applicants request a special use permit to allow an agricultural implementation repair shop in an A1, Large agriculture, Zone District. **(1 minute)**

The Pueblo County Planning Commission continued SUP-24-9 to its April 16, 2025, meeting. Therefore, staff is requesting the Board continue SUP-24-9 to its May 8, 2025 hearing.

- 3) [MAP AMENDMENT](#)  
[CASE NO. MA-24-12](#)  
(IF REMOVED, **PUBLIC HEARING**) Kelley and Donald Kyle (Landowners/Applicants)  
2141 Starlite Drive

Landowners/Applicants request approval to rezone a 0.91-acre portion of their property from CC, Community Commercial (formerly B-4, Community Business), to A3, Small Agriculture in order to remove the split zoning of the property.  
(*Heard in conjunction with SUP-24-6 below.*) **(1 minute)**

- 4) [MAP AMENDMENT](#)  
[CASE NO. MA-25-1](#)  
(IF REMOVED, **PUBLIC HEARING**) B & B Future Solar LLC (Landowners)  
SWCA, Clint Hinebaugh (Applicant/Representative)  
Assessor's Parcel Number 2400000005

Applicant/Representative requests approval to rezone a proposed 8.0± acre parcel of land from an A1, Large Agriculture Zone District to an A2, Medium Agriculture Zone District. **(1 minute)**

- 5) [HARVEST MOON SUBDIVISION](#)  
[CASE NO. FINL-24-1](#)  
(CONTINUANCE REQUEST) Joe Costanza & Frank Molinaro (Owners)  
Rocky Mangini, Mangini & Associates  
(Applicant/Representative)  
Lots 6, 7, 8 Harvest Moon Subdivision

The Applicants request approval to re-subdivide Lots 6, 7, & 8 of Harvest Moon Subdivision (8.84± acres) into eight (8) lots. Lots 1, 4 5, and 8 will contain 1.00± acres each and Lots 2, 3, 6, and 7 will contain 1.21± acres each. The previous subdivision dedicated additional right-of-way necessary for 27<sup>th</sup> Lane. **(1 minute)**

Applicant/Representative requests continuance to the Board's April 10, 2025 hearing.

**9:09 A.M. BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS**

- 6) [SPECIAL USE PERMIT](#)  
[CASE NO. SUP-24-6](#) Kelley and Donald Kyle (Landowners/Applicants)  
2141 Starlite Drive

Landowners/Applicants request approval to have a kennel, breeding and boarding use on a property zoned A3, Small Agriculture. (*Heard in conjunction with MA-24-12 above.*)  
**(15 minutes)**

**9:24 A.M. PRESENTATION OF LAND USE PRESENTATION (FOR INFORMATIONAL PURPOSES ONLY. NO ACTION IS REQUIRED.**

- 7) [RESOLUTION FOR](#)  
[ZONING VIOLATION](#)  
[CASE NO. VZ-23-77](#) Nicole Bannon (Property Owner)  
Lot 526, Unit24, Colorado City

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 526, Unit 24, Colo City, Pueblo County, Colorado (VZ 23-77). **(15 minutes)**

- 8) [RESOLUTION FOR](#)  
[ZONING VIOLATION](#)  
[CASE NO. VZ-23-78](#) David W. Chartrand (Property Owner)  
Lot 525, Unit24, Colorado City; Lot 524, Unit 24,  
Colorado City; Lot 523, Unit 24, Colorado City

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 523, Unit 24; Lot 524, Unit 24, and lot 525, Unit 24, Colo City, Pueblo County, Colorado (VZ 23-78). **(15 minutes)**

- 9) RESOLUTION FOR ZONING VIOLATION CASE NO. VZ-24-66 Aaran Krings (Property Owner)  
Lot 63, Unit 33, Colorado City

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 63, Unit 33, Colorado City, Pueblo County, Colorado (VZ 24-66). **(15 minutes)**

- 10) RESOLUTION FOR ZONING VIOLATION CASE NO. VZ-24-82 Grace Sisco (Property Owner)  
Lot 421, Unit 12, Colorado City

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 421, Unit 12, Colo City, Pueblo County, Colorado (VZ 24-82). **(15 minutes)**

- 11) RESOLUTION FOR ZONING VIOLATION CASE NO. VZ-20-50 Anna Pratt Coiner (Property Owner)  
32800 South Road  
Lot 2, Sherwood Subdivision

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 2, Sherwood Subdivision, Formerly #13-180-00-035, Pueblo County, Colorado (VZ-20-50). **(15 minutes)**

### **10:39 A.M. PUBLIC COMMENTS**

- 12) Citizen Comments (*Limited to 3 minutes per speaker, total of 7 speakers.*)  
13) Commissioners' Comments **(5 minutes)**

### **11:05 A.M. ADJOURN**

The next regular BOCC Land Use Meeting will be held on **April 10, 2025, at 9:00 a.m.**

Any items that cannot be addressed within the allotted time will be heard at the next BOCC Land Use meeting on **April 10, 2025**. The meeting will be held at 9:00 a.m., in the Commissioners' Chambers at the Pueblo County Courthouse, 215 West 10<sup>th</sup> Street, Pueblo, Colorado.

(The Record: Planning Department staff reports, applications, and supplemental materials distributed at the meeting are automatically part of the Record unless objected to and upheld during the public hearing. Additional materials from applicants or others may be submitted for inclusion at their discretion and admitted by the administrative body. All materials accepted into the Record must be left with the Clerk.)

(Notice to Readers: This agenda is for informational purposes only and is subject to change. Please be advised that this meeting is streaming live over social media. Accommodations for individuals with sight or hearing impairment may be made by contacting Planning and Development at 719-583-6100.