

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE**  
**215 WEST 10<sup>TH</sup> STREET**  
**September 17, 2025**  
**5:30 P.M.**

**NOTICE:** The public may provide comments by 5:00 p.m., on Monday, September 15, 2025, via email to [planning@pueblocounty.us](mailto:planning@pueblocounty.us). The hearing will be streamed on Facebook Live.

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of September 17, 2025, Meeting.
3. Approval of August 20, 2025, Minutes.
4. Chairperson's Report.
5. Director's Report:
  - (a) Correspondence.
  - (b) Board of County Commissioners' Action – August 14, 2025, Hearing  
(Information only. No formal action required.)
  - (c) Administrative Reviews.
    - [Special Use Permit No. HSUP-22-29](#) Overflow RV & Boat Storage, LLC. This Administrative Review serves to update the Pueblo County Planning Commission on the status of Special Use Permit HSUP-22-29 (SUP 2022-004). The special use permit allows Boat and RV Storage on a 15.59-acre parcel of land in an A-2, Medium Agricultural Zone District.
6. Statement of Hearing Procedures by Chairperson.

The applicant and/or representative are called upon to speak, followed by any in favor, and then, any in opposition, with the applicant having the final say.

7. Hearing of Cases.

a) **CONSENT ITEMS:**

The Consent Agenda includes items recommended for approval by staff, with no opposition as of publication. Applicants agree to the recommended conditions. Any Commissioner or audience member may request an item's removal for a full public hearing after the summary presentation of Consent items.

- 1) TEXT AMENDMENT Pueblo County Planning and Development (Applicant)  
CASE NO. TA-25-2 Title 17 – Unified Development Code, Various Sections.

**Continued to October 15, 2025, PCPC Agenda**

- 2) PLANNED UNIT DEVELOPMENT      2 Fairway LLC, John Moser, (Landowner)  
CASE NO. PUD-25-1                      341,353,389 S Orchard Springs Dr.

The applicant seeks approval for a Planned Unit Development on approximately 5.02 acres within the MN (Mixed-Use Neighborhood) Zone District, located along the 2nd Fairway of the Desert Hawk Golf Course. The proposal includes constructing 26–28 detached, individually owned condominiums. This proposed use requires a major subdivision.

**Continued to October 15, 2025, PCPC Agenda**

b) **REGULAR ITEMS:**

- 1) SPECIAL USE PERMIT                      3 Jason O'Brien (Landowners)  
CASE NO. SUP-25-3                      APN 9525032001, North Interstate 25

The applicant requests a special use permit to allow the construction of a high-quality billboard advertising sign on a small portion of a parcel totaling 1.55± acres in an A1, Large Agricultural Zone District.

- 2) SPECIAL USE PERMIT                      Jason O'Brien (Applicant)  
CASE NO. SUP-25-4                      APN 9525032001, North Interstate 25

The applicant requests a special use permit to allow the construction of a high-quality billboard advertising sign on a small portion of a parcel totaling 1.76± acres in an A1, Large Agricultural Zone District.

8. Unfinished Business.

9. New Business.

- Civic Plus Agenda & Meeting Management - Presenter Ruth Zylstra

10. Reports of Committees.

- Transportation Advisory Committee – Richard Arko

11. Public Comments (limited to 3 minutes per speaker, total of 7 speakers).

12. Adjournment.

The next regular PCPC Land Use Meeting will be held on **October 15, 2025, at 5:30 p.m.**

SK

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.

(This agenda is for informational purposes only and is subject to change. Accommodation for individuals with sight or hearing impairment may be made by contacting Planning and Development at 719-583-6100).