



BOARD OF COUNTY COMMISSIONERS

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

**THURSDAY, OCTOBER 9, 2025
9:00 A.M.**

**PUEBLO COUNTY COURTHOUSE
COMMISSIONERS' CHAMBERS
215 WEST 10TH STREET**

LAND USE AGENDA

NOTICE: The public may provide comments by 5:00 p.m., on Tuesday, October 7, 2025, via email to planning@pueblounty.us. The hearing will be streamed on Facebook Live.

9:00 A.M. CALL TO ORDER

Pledge of Allegiance

Attendance/Excused

Approve Land Use Minutes of September 11, 2025.

Approve Agenda of October 9, 2025.

9:04 A.M. PUBLIC COMMENTS

- Citizen Comments (*Limited to 3 minutes per speaker, total of 7 speakers.*)

9:25 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. HOUSE BILL 1041 PERMIT NextEra Energy (Applicant)
[SLI-22-07 \(2022-006\)](#) Nathan Keiser
EXTENSION
(IF REMOVED, **PUBLIC HEARING**)

The applicant is requesting an extension for a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, for construction of a Utility Scale Solar Facility consisting of a 200 MW photovoltaic solar energy generation facility with additional battery storage of up to 200 MW. The project will interconnect to the existing Public Service Company of Colorado Mirasol Switchyard by a new 230 kV transmission line. The project is also known as Mirasol Energy Center Project and is located approximately 5 miles south of the town of Avondale. **(1 minute)**

2. HOUSE BILL 1041 PERMIT NextEra Energy (Applicant)
SLI-22-08 (2022-004) Nathan Keiser
EXTENSION
(IF REMOVED, **PUBLIC HEARING**)

The applicant is requesting an extension for a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, for construction of a Utility Scale Solar Facility consisting of a 200 MW photovoltaic solar energy generation facility with additional battery storage of up to 200 MW. The project will interconnect to a future switchyard on the existing Public Service Company of Colorado 230 kV Boone-Midway transmission line. The project is also known as Elderberry Solar Project and is located approximately four miles southeast of the town of Boone. **(1 minute)**

3. TEXT AMENDMENT Pueblo County Planning and Development (Applicant)
CASE NO. TA-25-2 Title 17 – Unified Development Code, Various Sections.
Continued to November 13, 2025, BOCC Agenda (1 minute)

4. 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 November 13, 2025, BOCC Agenda (1 minute)

9:29 A.M. BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS (PUBLIC HEARING)

5. SPECIAL USE PERMIT Jason O'Brien
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. **(5 minutes)**

6. SPECIAL USE PERMIT Jason O'Brien
CASE NO. SUP-25-4 APN 9525031001, 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. **(5 minutes)**

9:39 A.M. COMMISSIONERS' COMMENTS (10 minutes)

9:49 A.M. ADJOURN

The next regular BOCC Land Use Meeting will be held on **November 13, 2025, at 9:00 a.m.**

BOCC LAND USE AGENDA

October 9, 2025

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Planning staff reports, applications, and distributed materials are part of the Record unless successfully objected to. Additional materials may be submitted and admitted at discretion, but all accepted materials must remain 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.