

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
NOVEMBER 19, 2025
5:30 P.M.

NOTICE: The public may provide comments by 5:00 p.m., on Monday, November 17, 2025, via email to planning@pueblocounty.us. The hearing will be streamed on Facebook Live.

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of November 19, 2025, Meeting.
3. Approval of October 15, 2025, Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Correspondence.
 - (b) Board of County Commissioners' Action – November 13, 2025, Hearing
(Information only. No formal action required.)
 - (c) Administrative Reviews.
 - [Special Use Permit No.HSUP-16-11](#) John P Ary, Fremont Paving & Redi-Mix, Inc. (Representative), This Administrative Review serves to update the Pueblo County Planning Commission on the status of Special Use Permit No. 2016-007 (Amended). The special use permit allows 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 which is composed of the mine area (including four (4) mining phases with an affected mining area of 307± acres and a proposal to reclaim the mined area to its post mining use of rangeland) and two haul roads/routes which are located entirely on private property with the only exception of a single crossing at 40th Lane in an A Large Agriculture Zone District.
 - [Special Use Permit No.SUP-23-11](#) Robert & Kim Warfield, (Landowners/Applicants). This Administrative Review serves to update the Pueblo County Planning Commission on the status of Special Use Permit SUP-23-11. The special use permit allows a commercial equestrian arena in an A1, Large Agriculture 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) 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 of a Planned Unit Development (PUD) for approximately 5.02 acres located along the 2nd Fairway of Desert Hawk Golf Course within the MN (Mixed-Use Neighborhood) Zone District. The proposed development, known as *Two Fairway Estates*, includes the construction of 26–28 detached, individually owned single-family homes designed to complement the surrounding golf course community and natural setting.

8. Land Use Presentation by Shane Hughbanks, Community Outreach Coordinator/Land Use Inspector.
9. Unfinished Business.
10. New Business.
11. Reports of Committees.
 - Transportation Advisory Committee – Richard Arko
12. Public Comments (limited to 3 minutes per speaker, total of 7 speakers).
13. Adjournment.

The next regular PCPC Land Use Meeting will be held on **December 17, 2025, at 5:30 p.m.**

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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).