

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

**NOTICE:** The public may provide comments by 5:00 p.m., on Monday, December 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 December 17, 2025, Meeting.
3. Approval of November 19, 2025, Minutes.
4. Chairperson's Report.
  - Appreciation of outgoing PCPC member, Elizabeth Gladney.
5. Director's Report:
  - (a) Correspondence.
  - (b) Board of County Commissioners' Action – December 11, 2025, Hearing (Information only. No formal action required.)
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) **ROAD ALLEY VACATION**  
**CASE NO.: RAV-25-2**

Phillip & Cathy Montoya (Owner)  
Randy Reeves, Cardinal Points Surveying (Applicant)  
Vacation of 50 ft wide portion of Gene's St. lying between  
Ronzani Ave. and LaSalle Rd. as platted in Lombard Village.

Randy Reeves, Cardinal Points Surveying, on behalf of Phillip & Cathy Montoya, seeks approval for a Road/Alley Vacation in an LR, Mixed Residential, Low, Zone District. The purpose of this request is to utilize the area of the proposed vacation as a front yard and access to an existing garage as the 50-ft wide portion of Gene's Street right-of-way has never been constructed.

2) MAP AMENDMENT  
CASE NO.: MA-25-13

Randel Nelson, Edward-James Surveying (Applicants)  
Arthur & Deanne Atteberry  
28850 Manning Road, APN 1414014004

Randy Nelson, on behalf of the landowners, is requesting a map amendment to rezone a 2.05± acre parcel from an A2, Medium Agriculture, to an A3, Small Agriculture, Zone District. The intent of this request is to correct the original zoning of the parcel to a more appropriate zone for the existing single-family residence.

3) MAP AMENDMENT  
CASE NO.: MA-25-14

Gail Wallingford-Ingo, Phoenix Eye Consulting  
(Applicant)  
PFJ, LLC, Fred Pisciotta (Landowner)  
37189 Daniel Road (APN 1304000006)

Gail Wallingford-Ingo, Phoenix Eye Consulting, representing PFJ, LLC, landowner, is requesting a map amendment to rezone a proposed 9.95± acre proposed parcel from an A1, Large Agriculture, to an A2, Medium Agriculture, Zone District. The intent of this request is to apply a more appropriate zone district for the proposed lot of Mauro Farms Subdivision, being processed under case number Administrative Subdivision ASD-25-4.

4) MAP AMENDMENT  
CASE NO.: MA-25-15

Douglas Veltri (Applicant)  
Henry Dillon (Landowner)  
APN 4715413024

The applicant requests approval to rezone a 1.22± acre parcel of land from a CF, Community Facilities to an A3, Small Agriculture Zone District to apply an appropriate zone district that reflects the property's private ownership and allows for the property to be used for private agricultural purposes.

5) MAP AMENDMENT  
CASE NO.: MA-25-16

Gary Amella, Amella Surveying (Applicants)  
Mark Tsurkis & Opanasyuk Bogdan (Landowners)  
2200 Santa Fe Drive (APN 1405414014)

Gary Amella, Amella Surveying, representing Mark Tsurkis & Opanasyuk Bogdan, landowners, is requesting a map amendment to rezone a 1.37± acre parcel from a CC, Community Commercial, to an LI, Light Industrial, Zone District. The intent of this request is to apply a more appropriate zone district for the existing use of "Major Vehicle Repair" on the property.

8. Unfinished Business.

9. New Business.

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 **January 21, 2026, 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.