



## BOARD OF COUNTY COMMISSIONERS

Epimenio Griego, District 1  
Daneya L. Esgar, District 2  
Zachary Swearingen, District 3

**THURSDAY, AUGUST 10, 2023  
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, August 8, 2023, to the Department of Planning and Development or via e-mail to [planning@pueblocounty.us](mailto:planning@pueblocounty.us). The hearing will be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>; however, public comments will not be accepted if provided on Facebook.

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

- Pledge of Allegiance
- Attendance/Excused
- Approve Agenda of August 10, 2023

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

1. FINAL PLAT FINL-22-2  
(aka ANDENUCIO  
FARMSUBDIVISION FINAL 2022-002)  
**(IF REMOVED, PUBLIC HEARING)**  
Anthony and Virginia A. Andenucio  
(Owners/Applicants)  
Mangini & Associates, Inc., c/o Rocky Mangini  
(Representative)  
25950 Gale Road

The owners/applicants request final plat approval to subdivide a 5.49± acre parcel into four (4) lots, varying between 1.0± acres and 1.71± acres in size, within an A-4, Agricultural (minimum ½ acre) Zone District. The lots are proposed to be accessed via a forty (40) foot private ingress-egress and public utility easement (tentatively named Nuch Lane). The property is located on the south side of Gale Road between Lanes 25 and 27 in the St. Charles Mesa area.

**(30 minute)**

**\*(The Owners/Applicants have requested the final plat be continued by the Board to its October 12, 2023 public hearing.)**

2. PRELIMINARY PLAN PREL-23-1  
(aka MIKETA SUBDIVISION  
PRELIM 2023-001)  
**(IF REMOVED, PUBLIC HEARING)**  
Constance J. Miketa (Owner/Applicant)  
c/o Jon Leverington, Leverington & Associates  
(Representative)  
32749 South Road

The Owner/Applicant requests preliminary plan approval to subdivide 37.0± acres into three (3) lots, containing 1.0± acres (proposed Lot 1), 5.0± acres (proposed Lot 2) and 31.0± acres (proposed Lot 3). A ten (10) foot road right-of-way dedication for Lane 33 (containing 0.29± acre) and a twenty (20) foot road right-of-way dedication for South Road (containing 0.49± acre)

are also proposed. The preliminary plan request is being heard in conjunction with Map Amendment MA-23-1 (aka MA 2023-001). The property is located at the NW corner of the intersection of Lane 33 and South Road in the Vineland area. **(1 minute)**

**\*(In order to allow the Planning Commission to make a recommendation at its August 16, 2023 meeting to the Board, the applicant's representative has requested the Board continue the preliminary plan to its September 14, 2023 public hearing.)**

3. MAP AMENDMENT MA-23-1 Constance J. Miketa (Owner/Applicant)  
(aka MA 2023-001) c/o Jon Leverington, Leverington & Associates  
(IF REMOVED, **PUBLIC HEARING**) (Representative)  
32749 South Road

The Owner/Applicant requests a map amendment to rezone three (3) lots proposed to be created through Miketa Subdivision from an A-1, Agricultural (minimum 35 acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District for Lot 1 (1.0± acre) and to an A-2, Agricultural (minimum 5 acre) Zone District for Lots 2 and 3, containing 5.0± acres and 31.0± acres respectively. The property is located at the NW corner of the intersection of Lane 33 and South Road in the Vineland area.  
**(1 minute)**

**\*(In order to allow the Planning Commission to make a recommendation at its August 16, 2023 meeting to the Board, the applicant's representative has requested the Board continue the preliminary plan to its September 14, 2023 public hearing.)**

4. ROAD NAME CHANGE RNC-23-1 Christian Heyn, Interim District Manager  
(aka RNC 2023-001) Pueblo West Metropolitan District  
(IF REMOVED, **PUBLIC HEARING**) (Applicant)

The Applicant is requesting a road name change from Desert Hawk Lane to Ralph Ogburn Lane in Pueblo West. The intent of this request is to recognize Ralph Ogburn as the driving force in his role as Project Manager for McCulloch Properties for the development of Pueblo West. Desert Hawk Lane is located west of South McCulloch Blvd. It is a small area of road that leads to the Desert Hawk Golf Club and is more commonly known as South Joe Martinez Blvd.  
**(1 minute)**

**9:12 A.M.      CITIZEN COMMENTS (limited to 3 minutes per speaker, total of 7 speakers)**

**9:33 A.M.      COMMISSIONERS' COMMENTS (5 minutes)**

**9:38 A.M.      ADJOURN**

The next regular BOCC Land Use Meeting will be held on **September 14, 2023, 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 **September 14, 2023**. 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: The Planning Department staff report, and the application submitted by the applicant for each agenda item and any supplemental information distributed by staff at the meeting are automatically incorporated as part of the Record unless specific objections are raised and sustained at the public hearing. Any additional materials used by the applicant or others in support of or in opposition to a particular agenda item may, at the discretion of the person or entity using the materials, be submitted for inclusion in the Record. Such materials for which a request for inclusion in the Record is made shall, at the discretion of the administrative body, be made a part of the Record. Note: Any materials including documents and/or instruments submitted for inclusion in the Record and admitted by the administrative body must be left with the Clerk.)***

SMS  
8-10-2023