



## BOARD OF COUNTY COMMISSIONERS

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

**THURSDAY, SEPTEMBER 14, 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, September 12, 2023, to the Department of Planning and Development or via email 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 Land Use Minutes of April 13, 2023, May 11, 2023, June 8, 2023, July 13, 2023, and August 10, 2023
- Approve Agenda of September 14, 2023

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

1. [MAP AMENDMENT MA-23-6](#) Martino Leone, HB&A (Applicant/Representative)  
(aka MA 2023-005) Pueblo West Metropolitan District (Owner)  
(IF REMOVED, **PUBLIC HEARING**) c/o Christian Heyn, Interim District Manager  
1600 West Industry Drive

Applicant, with the owner's consent, requests a map amendment to rezone two lots with a total area of 2.25 acres from a B-1, Neighborhood Business Zone District, to S-1, Public Use Zone District, in order to apply a conforming zone district which allows the establishment of a fire station for the Pueblo West Fire District. The property is located at the southwest corner of the intersection of West Industry Drive and South McCulloch Boulevard West in the west portion of the Pueblo West Metropolitan District. **(1 minute)**

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

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)**

4. [MAP AMENDMENT MA-23-8](#) Todd J. and Sandra K. Emerson (Owners/Applicants)  
(aka MA 2023-006) Edward Fisher, Edward-James Surveying, Inc  
(IF REMOVED, **PUBLIC HEARING**) (Representative)  
703 23<sup>rd</sup> Lane

The Owners/Applicants are requesting a map amendment to rezone 0.157± acre portion of a parcel of land from a split zone district designation of A-2, Agricultural (minimum 5 acre) Zone District and A-4, Agricultural (minimum ½ acre) Zone District to an A-4 Zone District in order to apply a conforming zone district designation to the parcel. The map amendment application will be heard in conjunction with Subdivision Exemption No. 2023-002 which proposes the creation of a single 2.225-acre parcel of land. **(1 minute)**

5. [SUBDIVISION EXEMPTION SDE -23-3](#) Todd J. and Sandra K. Emerson (Owners/Applicants)  
(aka SDE 2023-002) Edward Fisher, Edward-James Surveying, Inc  
(Representative)  
701 22 ½ Lane and APN 433000048

The owners/applicants request approval of a subdivision exemption to create a new 2.225-acre parcel from an existing 0.84-acre parcel of land and an existing 1.385-acre parcel of land in an A-4, Agricultural (minimum 1/2 acre) Zone District designation. A lot line rearrangement was processed and recorded in April 2023, which included Parcel 1404035006 (701 22 ½ Lane), but not Parcel 433000048. Parcel 433000048 was not a part of the same subdivision (River Bluff Acres); therefore, it could not be included in the lot line rearrangement. The reason behind this request is the desire of the owners/applicants to combine the parcels into one buildable site. **(1 minute)**

**RECESS AS BOARD OF COUNTY COMMISSIONERS AND CONVENE AS ZONING BOARD OF APPEALS**

**9:09 A.M. ZONING BOARD OF APPEALS' REGULAR ITEMS**

1. **PUBLIC MEETING**  
**RESOLUTION** - Ricardo Figueroa-Cotto  
[ZONING VIOLATION VZ-22-68](#) (aka VZ 2022-068) 1401 2<sup>nd</sup> Road

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Tract 15, Block 1, King Dunn Subdivision. **(5 minutes)**

2. **PUBLIC MEETING**

RESOLUTION - Ixander Figueroa  
ZONING VIOLATION VZ-22-69 (VZ 2022-069) 1403 2<sup>nd</sup> Road

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Tract 14, Block 1, King Dunn Subdivision. **(5 minutes)**

3. **PUBLIC MEETING**

RESOLUTION - Joshua A. Payne  
ZONING VIOLATION VZ-23-14 (VZ 2023-014) 29767 Preston Road

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 19, McMeekan Subdivision. **(5 minutes)**

**9:24 A.M.**     **CITIZEN COMMENTS** *(limited to 3 minutes per speaker, total of 7 speakers)*

**9:45 A.M.**     **COMMISSIONERS' COMMENTS** *(5 minutes)*

**9:50 A.M.**     **ADJOURN**

The next regular BOCC Land Use Meeting will be held on **October 12, 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 **October 12, 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.)*