

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE**  
**215 WEST 10<sup>TH</sup> STREET**  
**MAY 15, 2024**  
**5:30 P.M.**

**NOTICE:** The public may provide comments by 5:00 p.m., on Monday, May 13, 2024, to the Department of Planning and Development or via email to [planning@pueblocounty.us](mailto:planning@pueblocounty.us). The hearing will be streamed on Facebook Live. It can be viewed on the Pueblo County Website, <http://county.pueblo.org>, on the left side of the screen. Be advised, public comments will not be accepted on Facebook Live.

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of May 15, 2024, Meeting.
3. Approval of April 17, 2024, Minutes.
4. Chairperson's Report
5. Director's Report:
  - a) Correspondence.
  - b) Administrative Reviews:

- 1) SPECIAL USE PERMIT  
[CASE NO. SUP-23-1](#) Kaitlyn Marisa Faye Wear (Owner/Applicant)  
479 South Oak Creek Drive

This is an administrative review of a special use permit (fka SUP 2023-004) which allows a Child Care Home (Large) in an R-1, Single-Family Residential Zone District. The property contains 0.41± acres and is located on the southwest corner of South Oak Creek Drive and west of East Ohio Drive in Pueblo West.

- 2) SPECIAL USE PERMIT  
[CASE NO. SUP-23-2](#) David A. and Glenda K. Deshon  
(Owners/Applicants)  
7000 West Red Creek Springs Road

This is an administrative review of a special use permit (fka SUP 2023-002) which allows the establishment of a wedding venue in an A-1, Agricultural (minimum 35 acre) Zone District. The property contains approximately 58 acres and is located south of Red Creek Springs Road West, approximately 5 miles southwest of its intersection with West State Highway 96.

- 3) SPECIAL USE PERMIT                      Chau Danny and Tabitha Ann Tran  
[CASE NO. SUP-23-3](#)                              (Owners/Applicants)  
176 East Del Rio Drive

This is an administrative review of a special use permit (fka SUP 2023-001) which allows a Child Care Home (Large) in an R-1, Single-Family Residential Zone District. The property contains 0.616± acre and is located south of East Del Rio Drive and East of South Inca Drive in Pueblo West.

- 4) SPECIAL USE PERMIT                      Phillip E. Cullen & Judith J. Santarelli  
[CASE NO. SUP-23-4](#)                              (Owners/Applicants)  
Immediately West of 4501 Thatcher Avenue

This is an administrative review of a special use permit (fka SUP 2023-003) which allows a Mini-Warehouse Facility (indoor RV storage) in a B-4, Community Business Zone District. The property contains 1.37± acres and is located on the north side of Thatcher Avenue between Cherry Lane and Cactus Street (if extended northerly).

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 contains items for which staff is recommending approval and as of the publication of the agenda, there was no known opposition, and the applicants are in agreement with staff's recommended conditions of approval. If any member of the Commission or a member of the audience wants to remove an item from the Consent Agenda to facilitate an individual, full public hearing regarding that item, they must request the item be removed following the summary presentation of the Consent items. The item will be placed at the end of the Regular Agenda. The Commission will take action regarding the remaining items on the Consent Agenda in the form of a single vote.

- 1) EASEMENT VACATION                      Boughton Precast, Inc. (Owners)  
[CASE NO. EV-24-1](#)                              Blende Sanitation District (Applicants)  
Mangini & Associates, Inc.,  
c/o Rocky Mangini (Representative)  
1724 Aspen Circle

Mangini & Associates, on behalf of Boughton Precast, Inc. and Blende Sanitation District, requests approval to vacate an easement located within the property boundaries of 1724 Aspen Circle. The easement to be vacated is all the 20-foot sanitary sewer easement as Blende Sanitation District recently constructed a new easement in a different location.

2) PUEBLO WEST  
EASEMENT VACATION  
[CASE NO. EV-24-2](#)

Pueblo West Metropolitan District  
c/o Shawn Winters, Director of Operational  
Support (Owner/Applicant)  
c/o Randy Reeves, Cardinal Points Surveying,  
Inc. (Representative)  
Spaulding Avenue, Pueblo West

The Owner/Applicant requests approval to vacate a platted 3.356-acre public utility/equestrian/drainage easement with a portion of the easement located behind Lots 2-6 of Tract 357. The easement is located west of South Spaulding Avenue, approximately 350 feet west of the intersection of South Spaulding Avenue and West Capistrano Avenue in the Pueblo West region of Pueblo County.

3) MAP AMENDMENT  
[CASE NO. MA-24-2](#)

Ralph M. Bonham (Owner)  
Edward Fisher, Edward-James Surveying  
(Applicant/Representative)  
3925 North Creek Road

Edward Fisher, on behalf of Ralph M. Bonham and Edward-James Surveying, requests approval to rezone a proposed 1.5-acre parcel of land from A-1, Agricultural (minimum 35 acres) to A-3, Agricultural (minimum 1 acre) in order to apply a conforming zone district to a lot proposed in related case Lot Line Rearrangement LLR-24-2. The property is located on the south side of North Creek Road, approximately one mile east of the County Line.

b) REGULAR ITEMS

8. New Business.

9. Reports of Committees:

- Transportation Advisory Committee – Richard Arko

10. Public Comments (**limited to 3 minutes per speaker, total of 7 speakers**)

11. Adjournment.

- The next regular PCPC Land Use Meeting will be held on **June 20, 2024, at 5:30 p.m.**

*(This agenda is for informational purposes only and is subject to change. Hyperlinks have been added to access the case documents online. The Agenda can be found on the Pueblo County Website under Online Services or Department-Planning and Development.*

**Accommodations for individuals with sight or hearing impairment may be made by contacting Brandon Mathews at 719-583-6548 or TDD at 719-583-6550.)**

YRD/SMS