

**Pueblo West Committee of Architecture**  
**January 10, 2019**  
**Minutes**

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 109 E Industrial Boulevard, Pueblo West, Colorado on January 10, 2019, at the hour of 5:30 p.m. Bill Vickers called the meeting to order.

**ROLL CALL:** On roll call there were present Bill Vickers, Leanna Lowe, Rick Dickerson, Jennifer Mitchell and Staphanie Cordova-Catalano. Also present were Community Development Director Laurie Cozzetto, Metropolitan District Board Member Judy Leonard, and legal Counsel Harley Gifford and introduced by Member Vickers, the new District Manager Nina Vetter. Fourteen citizens signed in.

**MINUTES:** Motion was made by Member Mitchell to approve the minutes for the regular meeting held on December 13, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**LEGAL REPORTS:**

Harley Gifford reported 19 cases in litigation, judgment, and contempt proceedings with 9 more cases being added within the next week bringing the case total to 28 active cases. Tract 235 modification to covenants has been recorded to amended and remove the 90% build out and add the award of attorney fees in favorable cases.

**SINGLE FAMILY RESIDENTS:**

**Tom C Bailey Construction**  
**Tract 1, Block 1, Lot 10**

A single family residence to be constructed at 153 W Blue Hills Drive. No one was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**Ruiz**  
**Tract 233, Block 11, Lot 10**

A 32' x 20' attached garage with a 12' height to be constructed at 1174 E Escondido Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided the garage is colored to match the house and provided numbers 2, 7 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. Member Dickerson abstained. The motion carried.

**Sky Creek Homes**  
**Tract 237, Block 6, Lot 36**

A single family residence to be constructed at 1145 E Kirkwood Drive. Debra was present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Sky Creek Homes**  
**Tract 305, Block 12, Lot 8**

A single family residence to be constructed at 838 S Flamenco Drive. No one was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**Drop Tine Construction**  
**Tract 312, Block 7, Lot 5**

A single family residence to be constructed at 1248 El Toro Way. Dustin was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**Drop Tine Construction**  
**Tract 316, Block 8, Lot 18**

A single family residence to be constructed at 2028 W Galileo Drive. Dustin was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**Rolling Prairie Homes LLC**  
**Tract 331, Block 14, Lot 11**

A single family residence to be constructed at 305 S Laird Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**Legacy Homes, Inc**  
**Tract 353, Block 8, Lot 18**

A single family residence to be constructed at 582 W Rudio Lane. Brian was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted and provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**Sky Creek Homes**  
**Tract 359, Block 4, Lot 29**

A single family residence to be constructed at 862 W Cambria Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans provided the house is moved back 5 to 10' more than on the application to line up with the houses on both sides and provided numbers 2, 7, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

**Robert Smallwood Cottage Innovations**  
**Tract 381, Block 2, Lot 1**

A single family residence to be constructed at 679 Calle Allegre Drive. Mr. Smallwood was present to represent the property. Motion was made by Member Lowe to approve the plans with a strong recommendation that the home be relocated toward McCulloch Boulevard to allow more room to the west and provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

**Greenhorn Builders**  
**Tract 402, Block 1, Lot 26**

A single family residence to be constructed at 1238 N Marco Lane. A representative from Greenhorn Builders was present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted and provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**APPLICATIONS TO BE REVIEWED:**

**Ruiz**

**Tract 233, Block 11, Lot 10**

A 252 square foot addition with 12' height to be constructed at 1174 E Escondido Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided there is 6" overhangs or gutters on the structure, provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of January 10, 2019. The motion was given a second by Member Mitchell. Member Dickerson abstained. The motion carried.

**Mitchell**

**Tract 242, Block 3, Lot 17**

A 32' x 32' storage building with 20' height to be constructed at 719 E Paseo Dorado Drive. No one present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided there is 6" overhangs or gutters on the structure, provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of January 10, 2019. The motion was given a second by Member Lowe. Member Mitchell abstained. The motion carried.

**Hawkins**

**Tract 314, Block 7, Lot 10**

A 50' x 30' detached garage with 17' height to be constructed at 683 S. Loviers Drive. Mr. Hawkins was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Parker/High Country Contractors**

**Tract 377, Block 2, Lot 4**

A 52' x 36' detached garage with 19' height to be constructed at 293 S Fraser Court. No one was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided there is 6" overhangs or gutters on the structure, that staff verify the color matches the house and provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of January 10, 2019. The motion was given a second by Member Mitchell. The motion carried.

**Burner**

**Tract 400, Block 7, Lot 67**

A 16' x 16' storage building with 19' height to be constructed at 1277 N Challenger Drive. Mr. Burner was present to represent the property. Motion was made by Member Cordova-Catalano to continue the plans until acceptable drawing are submitted with color swatches for review. The motion was given a second by Member Dickerson. The motion carried.

**Paulsen**

**Tract 402, Block 1, Lot 230**

A 40' x 8' storage container with 8' height to be constructed at 1070 N Alderwood Lane. Mr. and Mrs. Paulsen were present to represent the property. Motion was made by Member Lowe to continue the plans for further review with suggested roof pitch changed to 3/12 and front door colors be painted white. Revised plans are to be submitted. The motion was given a second by Member Cordova-Catalano. The motion carried.

**HEARINGS:**

**Wygle**

**Tract 236, Block 22, Lot 3**

A hearing was held for the violations noted at the property located at 596 E Blaine Drive. The violation is a pole barn that was started with no progress since approval in 2017 causing a nuisance to the surrounding property owners. Mr. Wygle was present to represent the property. Motion was made by Member Mitchell to continue another 45 days, owner claims he has a contractor lined up to finish the building. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Belford**

**Tract 254, Block 12, Lot 2**

A hearing was held for the property located at 1185 E Paramount Drive. The violation are mounds of miscellaneous debris on property causing a nuisance to the surrounding property owners. Ms. Belford was present to represent the property. Motion was made by Member Vickers to continue until the next meeting with the promise that the debris will be removed within this coming week. The motion was given a second by Member Mitchell. The motion carried.

**APPROVAL RECOMMENDED BY STAFF:**

**Jones**

**Tract 5, Block 2, Lot 4**

Roof mounted solar panels to be placed on the residence located at 1139 S Saddlewood Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the panels are maintained, are removed if they become damaged or unused and that construction is complete within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Gallegos**

**Tract 145, Block 2, Lot 6**

Ground mounted 24' x 5' solar panels with a 6' height to be constructed at 1569 N Rigby Lane. Motion was made by Member Cordova-Catalano to approve the plans provided the panels are screened in accordance with Resolution 2007-1, are maintained or removed if they become damaged or unused and construction is complete within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Cerise**

**Tract 149, Block 7, Lot 17**

A construction extension on a 4' dog run fence to be constructed at 1582 N Heron Place. Motion made by Member Cordova-Catalano to approve the extension provided construction is completed within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Pierson**

**Tract 233, Block 3, Lot 12**

A 5' no climb fence to be constructed at 523 N Mancos Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided construction is completed within 60 days of the approval date January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Ramirez****Tract 236, Block 18, Lot 38**

A 16' x 10' storage building with 6' cedar fence, 11' x 16' lean-to with an 8' height, and two 10' x 6' chicken coops with an 8' height to be constructed at 547 E Milt Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Arana****Tract 238, Block 1, Lot 3**

A construction extension on roof mounted 38' x 21' solar panels to be placed on the residence located at 689 E Longsdale Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the panels are maintained, are removed if they become damaged or unused and that construction is complete within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Wilson****Tract 239, Block 3, Lot 61**

Roof mounted 36' x 15' solar panels to be placed on the residence located at 1160 N Linda Court. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the panels are maintained, are removed if they become damaged or unused and that construction is complete within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Loveable Homes****Tract 255, Block 10, Lot 24**

A construction extension on a new build to be constructed at 1646 E Silverwood Drive. Motion made by Member Cordova-Catalano to approve the extension provided construction is completed within 180 days of the approval date of January 10, 2019 and that the driveway access permit be updated at required by Public Works. The motion was given a second by Member Dickerson. The motion carried.

**Hillyer****Tract 301, Block 12, Lot 20**

A 16' x 12' storage building with 13' height to be constructed at 447 S Tejon Avenue. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Wilson****Tract 302, Block 13, Lot 5**

Roof mounted 74' x 16' solar panels to be placed on the residence located at 1537 W Calle Del Santo Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the panels are maintained, are removed if they become damaged or unused and that construction is complete within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Moll****Tract 304, Block 5, Lot 25**

A construction extension on a new build to be constructed at 196 S Acomita Court. Motion made by Member Cordova-Catalano to approve the extension provided construction is completed within 180 days of the approval date

of January 10, 2019 and that the driveway access permit be updated as required by Public Works. The motion was given a second by Member Dickerson. The motion carried.

**Buderus**

**Tract 305, Block 1, Lot 4**

A 6' cedar fence to be constructed at 1193 W Buena Ventura Court. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Artisan Homes**

**Tract 305, Block 6, Lot 2**

A construction extension on a new build to be constructed at 574 E Fredonia Drive. Motion made by Member Cordova-Catalano to approve the extension provided construction is completed within 180 days of the approval date of January 10, 2019 and that the driveway access permit be updated as required by Public Works. The motion was given a second by Member Dickerson. The motion carried.

**Hurley**

**Tract 334, Block 2, Lot 11**

A 6' chain link fence to be constructed at 725 W Calle De Caballos. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided construction is completed within 60 days of the approval date January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Bispo**

**Tract 339, Block 11, Lot 1 & 2**

A construction extension on a 4' cedar and wire fence to be constructed at 407 W Morning Glory Drive. Motion made by Member Cordova-Catalano to approve the extension provided construction is completed within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Reed**

**Tract 350, Block 12, Lot 13**

Roof mounted 30' x 10' solar panels to be placed on the residence located at 20 S Golfwood Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**Santoro**

**Tract 352, Block 1, Lots 5**

Roof mounted 19' x 6' solar panels to be placed on the residence located at 522 W Hook Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**Kluge**

**Tract 352, Block 8, Lots 4**

A 3' vinyl fence to be constructed at 375 W Palmer Lake Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**Benfatti**

**Tract 352, Block 9, Lot 21**

A 13' x 21' pergola with 10' height to be constructed at 478 S Three Par Lane. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**Cannaday**  
**Tract 352, Block 10, Lot 12**

A 10' x 13' deck to be constructed at 363 W Birdie Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**Atilano-Montoya**  
**Tract 357, Block 6, Lot 8**

A 6' vinyl fence to be constructed at 676 W Capistrano Avenue. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided construction is completed within 60 days of the approval date January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Becicka**  
**Tract 359, Block 6, Lot 4**

A 41' x 18' detached garage with 15' height to be constructed at 1242 S Garcia Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Rigney**  
**Tract 373, Block 1, Lot 15**

A construction extension on a 4' chain link fence to be constructed at 231 S Wiggins Drive. Motion made by Member Cordova-Catalano to approve the extension provided construction is completed within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Johnson**  
**Tract 400, Block 7, Lot 68**

A 4' chain link fence to be constructed at 1269 N Challenger Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided construction is completed within 60 days of the approval date January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Wall**  
**Tract 400, Block 8, Lot 18**

A 6' privacy fence to be constructed at 1168 E Goldrush Lane. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Leon**  
**Tract 402, Block 1, Lot 83**

A construction extension on a 16' x 12' storage building with 12' height to be constructed at 1280 N Rising Sun Place. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

**OTHER MATTERS:**

**Reports of Staff:**

Mr. Gifford let the Committee know that he is planning on attending more of the COA meetings in order to keep abreast of COA actions and to report where the litigation files are in the processes of correcting violations.

Staff will be providing the COA a monthly report on construction numbers, violation letters, inspections and other COA and staff actions in addition to the monthly District Manager Report. COA members may use these reports to research addresses where they are noticing possible violations. It was recommended by staff that COA member email staff with inquiries or that the CRM module be used by COA members to report possible violations.

**Unfinished Business:**

Laurie Cozzetto reviewed the variance correspondence that will be sent to Mr. Ottino regarding the height variance. The Committee approved the correspondence via individual email approval.

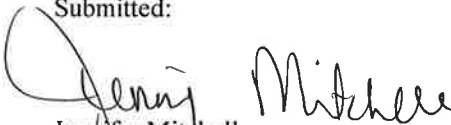
**New Business:**

Garry Getler was present to discuss the social media comments about goats as pets. He requested information about how to change the covenants. Mr. Gifford informed Mr. Getler that in order to 'change' the covenants, at minimum 51% of property owners in each tract have to agree and record the changes accordingly. Laurie Cozzetto pointed out that many, many people do not want to allow goats or other barnyard animals and social media should not be the voice of the majority, rather the voice of the minority.

Mr. Getler was also advised that Tract 144 where is property is located would be a good tract to rezone and attempt covenant changes due to the size of each lot being over 5 acres and there are few lots in that tract which would bring down the number of property owners needing to be contacted. Mr. Getler took the discussion under advisement.

No further business to come before the Committee at this time, the meeting was adjourned.

Submitted:

  
Jennifer Mitchell  
Secretary

JM: lc



Pueblo West Committee of Architecture  
Motion sheet for approval

1. Submission of a stamped foundation plan to the PWCOA office prior to excavation.
2. The approved landscaping plan (to include at least twenty-five feet to the rear, and ANY areas disturbed by construction), is completed by **October 10, 2019**, and the landscaping is maintained thereafter. Any land disturbed beyond the scope of the landscaping plan shall be reclaimed with ground cover approved by the PWCOA. Until the landscaping is complete, weeds will be cut and kept under control.
- 2a. The approved landscaping plan for the entire lot is completed by **October 10, 2019** and the landscaping is maintained thereafter. Until the landscaping is complete, weeds will be cut kept under control.
3. The top of the evaporative cooler is located below the ridge to the rear of the roof and is colored to blend with the dwelling.
4. The propane tank is placed in accordance with the Uniform Fire Code and is screened from public view.
5. The horizontal support boards and the vertical posts for the fence are constructed to the inside of the property, or in a shadow box manner.
6. The mobile home is tied down upon arrival. That it is skirted within 45 days, and a porch (not just steps) is placed at the entry.
7. The accessory building is colored to match the dwelling.
8. Prior to any excavation work, the property lines and construction area shall be clearly marked and a lavatory placed on site. Adjacent lots shall not be disturbed or damaged by construction traffic and equipment. All trash shall be contained, containers emptied when full, and the construction area and the surrounding lots be kept free of construction debris.
9. Construction is completed within 180 days of the approval date **January 10, 2019**.
10. Model home/commercial provisions:
  - a. Adequate parking will be provided.
  - b. Identification signage will not include prices.
  - c. Sign will be maintained and removed immediately when the model home status ends or the business closes.
  - d. Model home status will end no later than \_\_\_\_\_ after approval.