

**Pueblo West Committee of Architecture
January 12, 2017
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 12, 2017, at the hour of 5:30 p.m. Kent Shelman called the meeting to order.

ROLL CALL: On roll call there were present Kent Shelman, James Maggard, Leanna Lowe, and Stapahnie Cordova-Catalano. Member Bill Vickers was excused. Also present were Community Development Director Laurie Cozzetto and Metropolitan District Board Member Judy Leonard along with 9 citizens signing in.

MINUTES: Motion was made by Member Maggard to approve the minutes as written for the regular meeting held on December 08, 2016. The motion was given a second by Member Lowe. The motion carried.

SINGLE FAMILY RESIDENTS:

**Montiel/Original Concepts Construction
Tract 3, Block 2, Lot 5**

A single family residence to be constructed at 1009 S Acreview Drive. No one was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Merritt/Clayton Homes
Tract 21, Block 3, Lot 10**

A new mobile home to be constructed at 127 E Birch Hills Drive. No one was present to represent the property. The committee does not have standing in this tract due to build out so no fee is charged. Motion was made by Member Cordova-Catalano to approve and accept the plans as submitted. The motion was given a second by Member Lowe. The motion carried.

**Legacy Homes of Pueblo Inc/ Legacy Homes of Pueblo Inc
Tract 255 Block 10, Lot 29**

A single family residence to be constructed at 1667 E Silverwood Drive. Bryan was present to represent the property. Motion was made by Member Maggard to approve the plans provided the plans are flipped and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Legacy Homes of Pueblo Inc/ Legacy Homes of Pueblo Inc
Tract 309, Block 2, Lot 2**

A single family residence to be constructed at 310 S Desierto Drive. Bryan was present to represent the property. Motion was made by Member Maggard to approve taking note that the plans are flipped and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Jones/Jones
Tract 339, Block 12, Lot 20**

A single family residence to be constructed at 833 S Waterleaf Place. Mr. Jones was present to represent the property. Motion was made by Member Maggard to approve the plans provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Sky Creek Homes Ltd/Sky Creek Homes Ltd
Tract 351, Block 8, Lot 3**

A single family residence to be constructed at 321 S Casper Drive. Debra was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Sky Creek Homes Ltd/Sky Creek Homes Ltd
Tract 357, Block 7, Lot 3**

A single family residence to be constructed at 822 E Espanola Drive. Debra was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**McGuire/McGuire
Tract 359, Block 4, Lot 32**

A single family residence to be constructed at 848 W Madeira Court. Mr. McGuire was present to represent the property. Motion was made by Member Maggard to approve the plans provided the property is staked & addressed, earth tone colors are specified and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

APPLICATIONS TO BE REVIEWED:

**Olds/Olds
Tract 149, Block 8 Lot 5**

An 80' x 40' barn with 24' height to be constructed at 1638 N Heron Drive. Mr. Olds was present to represent the property. Motion was made by Member Maggard to approve the plans provided there is 6" overhang or gutters on the structure and provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date January 12, 2017. The motion was given a second by Member Lowe. The motion carried.

**Foote/Smith
Tract 353, Block 7 Lot 2**

A 30' x 48' barn with 16' height to be constructed at 971 S Rudio Drive. No one was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted provided the driveway access permit is approved by Public Works and provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of January 12, 2017. The motion was given a second by Member Lowe. The motion carried.

**Kurtz/Kurtz
Tract 357, Block 7 Lot 16**

A 64' x 40' detached garage with 19' height to be constructed at 997 S Kenosha Court. Mr. Kurtz was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date January 12, 2017. The motion was given a second by Member Lowe. The motion carried.

VARIANCES:

Miller/Adobe Construction Tract 5, Block 9 Lot 26

A hearing was held for a variance requesting a front setback variance of 15' in a tract that has a 25' front setback required. Samuel with Adobe Construction was present to represent the property. Discussion was held regarding the shortness of the driveway with a 15' front setback, the valuation of a residence that has a shortened front setback and the overall design of the proposed residence not fitting the lay of the land. It appears that the design of the house is being forced onto the property that has limitations of buildable land. Motion was made by Member Maggard to continue the variance hearing until a plot plan that is drawn to scale could be submitted for further consideration or the design of the home can be changed. The motion was given a second by Member Cordova-Catalano. The motion carried.

Cowan/Peakview Construction Tract 312, Block 7 Lot 3

A hearing was held for a rear yard variance of 133' in a tract that has a 150' rear setback requirement for a single family residence located at 1268 W. El Toro Way. No one was present to represent the property. Motion was made by Member Maggard to approve the variance requested provided construction is complete within one year of the variance approval date of January 12, 2017 or the variance will be considered null and void. The motion was given a second by Member Cordova-Catalano.

A single family home to be constructed at 1268 W El Toro Way. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided 1, 2, 8, and 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

HEARINGS:

Ebel Tract 236, Block 15 Lot 19

A hearing was held for violations that have been noted on the property located at 639 E McClave Drive. No one was present to represent the property. The violations are weeds and miscellaneous debris on the property causing a nuisance to the surrounding property owners. Motion was made by Member Maggard to find the property in violation and instruct legal counsel to issue a strong letter, warning the property owner if the violations are not corrected within 30 days, litigation will be filed. The motion was given a second by Member Cordova-Catalano. The motion carried.

Lewis Tract 242, Block 10 Lot 4

A hearing was held for violations that have been noted on the property located at 1152 E Sequoya Drive. No one was present to represent the property. The violations are storage buildings not applied for and the keeping goats on a property that restricts the keeping of farm animals that are not under a recognized youth program and the storage of an unlicensed/inoperable vehicle. No one was present to represent the property. Motion was made by Member Maggard to find the property in violation and instruct legal counsel to issue a strong letter, warning the property owner if the violations are not corrected within 30 days, litigation will be filed. The motion was given a second by Member Lowe. The motion carried.

Vanderwahl Tract 337, Block 1 Lot 6

A hearing was held for violations that have been noted on the property located at 377 E Byrd Drive. No one was present to represent the property. The violations are trash and miscellaneous unsightly items stored on the property. The land use inspector reported that violations have been partially corrected. Motion was made by Member

Maggard to send the property owner a letter thanking them for their progress and encourage them to complete and maintain the appearance of the property. The motion was given a second by Member Lowe. The motion carried.

Lovoie

Tract 350, Block 9 Lot 21

A hearing was held for violations that have been noted on the property located at 163 S Golfwood Drive. No one was present to represent the property. The violations are a motor home parked in the front of the property causing a nuisance to the surrounding property owners. The land use inspector reported the motor home has been moved and is located on the property where it will not obstruct line of site for traffic. Motion was made by Member Shelman to dismiss. The motion was given a second by Member Cordova-Catalano. The motion carried.

Lamb

Tract 377, Block 7 Lot 2

A hearing was held for the violations that have been noted on the property located at 290 S Bayfield Avenue. No one was present to represent the property. The violations are weeds and abandoned vehicles on the property causing a nuisance to the surrounding property owners. Motion was made by Member Maggard to find the property in violation and instruct legal counsel to issue a strong letter, warning the property owner if the violations are not corrected within 30 days, litigation will be filed. The motion was given a second by Member Cordova-Catalano. The motion carried.

McGreevy

Tract 382, Block 10 Lot 28

A hearing was held for the violations that have been noted on the property located at 411 E Camrose Place. No one was present to represent the property. The violation is an unscreened trash receptacle, weeds and other debris on the property. The land use inspector reported that the trash receptacle and some debris have been removed. Motion was made by Member Cordova-Catalano to allow two more weeks for the removal of weeds and the other debris or be turned over to legal counsel. The motion was given a second by Member Lowe. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Wils

Tract 1, Block 16 Lot 4

Roof mounted 36' x 22' solar panels to be placed on the residence located at 122 W Linden Drive. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Brenizer

Tract 233, Block 7 Lot 23

Roof mounted solar panels to be placed on the residence located at 1292 E Platteville Boulevard. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

White

Tract 233, Block 9, Lot 9

A construction extension on an 81' x 40' barn with 24' height to be constructed at 1171 E Tidy Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 60 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Lunstedt
Tract 251, Block 3, Lot 3

A 6' cedar fence to be constructed at 777 E Alameda Lane. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Champlain
Tract 254, Block 9, Lot 5

A 6' cedar fence to be constructed at 1134 E Sapinero Drive. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Connell
Tract 255, Block 6, Lot 5

Roof mounted 10' x 31' solar panels to be placed on the residence located at 1458 E Ithaca Drive. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

A K Custom Homes Inc
Tract 300, Block 7 Lot 30

Ground mounted 48' x 8' solar panels with an 8' height to be constructed at 1538 W Camino De Los Ranchos. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Gamble/Jeffrey Miller
Tract 301, Block 6 Lot 2

A 36' x 24' detached garage with 15' height to be constructed at 1815 W Tejon Avenue. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Miller
Tract 301, Block 15, Lot 3

A 6' chain link fence to be constructed at 1924 W Tejon Avenue. Motion was made by Member Maggard to approve the plans as submitted provided construction is completed within 60 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Gibson
Tract 302, Block 9, Lot 8

A 4' chain link fence to be constructed at 1006 S Indian Bend Drive. Motion was made by Member Maggard to approve the plans as submitted provided construction is completed within 60 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Failla**Tract 303, Block 4, Lot 19**

A 6' cedar fence to be constructed at 938 S Rosa Linda Drive. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Cordova**Tract 305, Block 2 Lot 18**

A 5' wire fence to be constructed at 618 S Calavaras Drive. Motion was made by Member Maggard to approve the plans as submitted provided construction is completed within 60 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Herrera**Tract 305, Block 12 Lot 12**

A construction extension on an 84' x 60' barn with 20' height to be constructed at 889 W Capistrano Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Verderaime**Tract 316, Block 12, Lot 9**

Roof mounted 180' x 90' solar panels to be placed on the residence located at 1976 W Keota Drive. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Cantin/Cleary**Tract 344, Block 6, Lot 8**

A 40' x 30' storage building addition with a 15' height to be constructed at 137 S Golfwood Drive E. Motion was made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is completed within 90 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Grinstead**Tract 344, Block 11, Lot 6**

A 10' x 8' storage building with a 7' height to be constructed at 131 S Chi Chi Drive. Motion was made by Member Maggard to approve the plans provided the proper driveway access permit is submitted for Public Works and provided number 2 & 7 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Waggoner**Tract 346, Block 7, Lot 5**

A 5' pine wood fence to be constructed at 312 S Conquistador. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Schmidt
Tract 346, Block 10, Lot 1

A construction extension on a 72' x 36' barn with 14' height to be constructed at 655 S Spaulding Avenue. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

McNinch
Tract 347, Block 4, Lot 35

Roof mounted 240" x 120" solar panels to be placed on the residence located at 861 S Sterling Drive. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Kennedy
Tract 347, Block 12, Lot 40

Roof mounted 120' x 6' solar panels to be placed on the residence located at 220 W Palomar Plaza Drive. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Aguilar
Tract 350, Block 4, Lot 13

Roof mounted solar panels to be placed on the residence located at 98 S Brewer Drive. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Vereraime
Tract 351, Block 9, Lot 5

Roof mounted 240" x 150" solar panels with a 3" height to be placed on the residence located at 339 S Nicklaus Drive. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Linnen
Tract 352, Block 3, Lot 20

One ham radio antenna with a 30' height be constructed at 568 S Tee Off Lane. Motion was made by Member Maggard to approve the plans as submitted provided numbers 10 & 11 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Kochevar
Tract 360, Block 1, Lot 25

A 12' x 12' storage building with a 12' height to be constructed at 1211 S Thoreau Place. Motion was made by Member Maggard to approve the plans provided the proper driveway access permit is submitted for Public Works and provided number 2 & 7 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Sepulveda
Tract 377, Block 8, Lot 2

A 20' x 20' carport with 6' height to be constructed on 567 E Tanager Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Ney & Ling LLC
Tract 385, Block 2, Lot 1-6

One 10' x 8' attached sign to be constructed at 198 S Purcell Boulevard. Motion was made by Member Maggard to approve the plans as submitted provided numbers 10 & 11a on the attached motion sheet is applied and that construction is completed within 60 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Bockelmann
Tract 402, Block 1, Lot 54

Roof mounted 6' x 12' solar panels to be placed on the residence located at 1271 N Buckboard Lane. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

White/Kinter Construction Inc
Tract 402, Block 1 Lot 194

An 11' x 9' handicap bathroom addition with a 13' height to be constructed at 1963 W Akholt Lane. Motion was made by Member Maggard to approve the plans as submitted and provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date January 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Purcell
Tract 402, Block 1, Lot 371

A 6' cedar fence to be constructed at 1221 N Picketwire Lane. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Martinez
Tract 406, Block 8, Lot 21

A 3' split rail fence to be constructed at 1472 N Will Rogers Drive. Motion was made by Member Maggard 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 12, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

OTHER MATTERS:

Reports by Staff: None at this time.

Unfinished Business: None at this time.

New Business: None at this time.

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

Submitted:



James Maggard

James Maggard
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 **September 12, 2017**, 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 **September 12, 2017** 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 12, 2017**.
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.