

**Pueblo West Committee of Architecture
January 23, 2020
Minutes**

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 729 E Gold Dr, Pueblo West, Colorado on January 23, 2020 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, and Jennifer Mitchell. Rick Dickerson was excused. Also present were Director of Community & Neighbor Development Sara Vass, Diahn Rasmussen land use inspector and Samantha Dosen Community Outreach Specialist. Twenty two citizens signed in.

MINUTES: Motion was made by Member Mitchell to approve the minutes for the regular meeting held on November 14, 2019 and December 12, 2019. The motion was given a second by Member Lowe. The motion carried.

LEGAL REPORTS: None at this time.

SINGLE FAMILY RESIDENTS:

**5 Terrazas/Marco Terrazas
Tract 21, Block 2, Lot 33**

A new mobile home to be constructed at 99 E Countryside Drive. No one was present to represent the application. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**6 Nunez Construction/ Nunez Construction
Tract 146, Block 2, Lot 6**

A single family residence to be constructed at 949 E Keymar Drive. No one was present to represent the application. 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 Lowe. The motion carried.

**7 D.H. Construction/D.H. Construction
Tract 148, Block 11, Lot 9**

A single family residence to be constructed at 1674 N Calle Rosa Drive. No one was present to represent the application. Motion was made by Member Mitchell 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 Lowe. The motion carried.

**8 Loveable Homes/Loveable Homes
Tract 149, Block 6, Lot 20**

A single family residence to be constructed at 1590 N Misty Drive. No one was present to represent the application. Motion was made by Member Mitchell to continue the plans until the next meeting provided the property is staked and an address sign is in place. The motion was given a second by Member Vickers. The motion carried.

**9 Drop Tine Construction/Drop Tine Construction
Tract 233, Block 32, Lot 10**

A single family residence to be constructed at 726 N Iliff Drive. Dustin Jones was present to represent the application. 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 Lowe. The motion carried.

**10 GKS Construction/GKS Construction
Tract 251, Block 8, Lot 28**

A single family residence to be constructed at 672 E Chaunsey Drive. No questions or concerns. Motion was made by Member Mitchell 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 Lowe. The motion carried.

**11 Frank & Beens/ Frank & Beens
Tract 251, Block 14, Lot 6**

A single family residence to be constructed at 1252 N Stratton Drive. Nick was present to represent the application. Motion was made by Member Mitchell 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 Lowe. The motion carried.

**12 German/German
Tract 254, Block 8, Lot 8**

A single family residence to be constructed at 1093 E Ranch Drive. Parker German was present to represent the application. 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 Vickers. The motion carried.

**13 Third Day Group/Third Day Group
Tract 300, Block 5, Lot 6**

A two-story single family residence to be constructed at 334 S Acansa Drive. Mark Carmel was present to represent the application. 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 Mitchell. The motion carried.

**14 Gem Homes/Gem Homes
Tract 301, Block 8, Lot 16**

A single family residence to be constructed at 2169 W Guadalupe Drive. Gary Glasby was present to represent the application. 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 Mitchell. The motion carried.

**15 Schindler/Schindler
Tract 305, Block 8, Lot 14**

A single family residence to be constructed at 957 W El Nido Drive. No one was present to represent the application. Motion was made by Member Lowe to approve the plans provided a color sample of the rock trim is submitted 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.

**16 Montanez/Montanez
Tract 308, Block 15, Lot 12**

A single family residence to be constructed at 887 W McCulloch Boulevard. Mr. Montanez one was present to represent the application. Motion was made by Member Mitchell 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 Lowe. The motion carried.

**17 Drop Tine Construction/Drop Tine Construction
Tract 311, Block 1, Lot 6**

A single family residence to be constructed at 1481 W Siesta Drive. Dustin was present to represent the application. Motion was made by Member Lowe 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 Mitchell. The motion carried.

**18 Jamal Almintakh/ Jamal Almintakh
Tract 339, Block 11, Lot 25**

A single family residence to be constructed at 702 S Watermelon Drive. Continued from last meeting now is staked and an address sign in place no questions or concerns. Motion was made by Member Mitchell 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 Lowe. The motion carried.

**19 Kastle Peak Investment/Kastle Peak Investment
Tract 348, Block 1, Lot 36**

A single family residence to be constructed at 295 W Acorn Drive. Cory was present to represent the application. Motion was made by Member Mitchell 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 Lowe. The motion carried.

**20 Southern Colorado Custom Construction/ Southern Colorado Custom Construction
Tract 348, Block 3, Lot 21**

A single family residence to be constructed at 944 S Harmony Drive. No one was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided an address sign is in place and 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.

**21 Cornerstone Development/Cornerstone Development
Tract 355, Block 4, Lot 4**

A single family residence to be constructed at 706 S Greenway Avenue. Gary Welty was present to represent the application. Motion was made by Member Vickers 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 Mitchell. The motion carried.

**22 Sky Creek Homes/ Sky Creek Homes
Tract 362, Block 1, Lot 8**

A single family residence to be constructed at 414 W Hollister Drive. Nicole was present to represent the application. 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 Mitchell. The motion carried.

**23 Proal Homes Inc/ Proal Homes Inc
Tract 367, Block 1, Lot 13**

A single family residence to be constructed at 58 S Jibbsam Way. No one was present to represent the application. Motion was made by Member Vickers to continue the plans until the next meeting provided the property is staked and an address sign is in place. The motion was given a second by Member Mitchell. The motion carried.

**24 Gem Homes/Gem Homes
Tract 373, Block 8, Lot 11**

A single family residence to be constructed at 542 E Clarion Drive. Gary Glasby was present to represent the application. Motion was made by Member Vickers 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 Mitchell. The motion carried.

**25 Gem Homes/Gem Homes
Tract 373, Block 8, Lot 16**

A single family residence to be constructed at 592 E Clarion Drive. Gary Glasby was present to represent the application. Motion was made by Member Vickers 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 Mitchell. The motion carried.

**26 Limitless Builders/ Limitless Builders
Tract 380, Block 4, Lot 5**

A single family residence to be constructed at 450 S LaPorte Place. Laurie Cozzetto was present to represent the application. Motion was made by Member Vickers 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 Mitchell. The motion carried.

**27 Limitless Builders/ Limitless Builders
Tract 380, Block 4, Lot 6**

A single family residence to be constructed at 458 S LaPorte Place. Laurie Cozzetto was present to represent the application. Motion was made by Member Vickers 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 Mitchell. The motion carried.

28 Limitless Builders/ Limitless Builders
Tract 380, Block 4, Lot 7

A single family residence to be constructed at 466 S LaPorte Place. Laurie Cozzetto was present to represent the application. Motion was made by Member Vickers 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 Mitchell. The motion carried.

29 Limitless Builders/ Limitless Builders
Tract 380, Block 4, Lot 9

A single family residence to be constructed at 482 S LaPorte Place Drive. Laurie Cozzetto was present to represent the application. 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 Mitchell. The motion carried.

30 Limitless Builders/ Limitless Builders
Tract 380, Block 4, Lot 14

A single family residence to be constructed at 457 S LaPorte Place. Laurie Cozzetto was present to represent the application. 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 Mitchell. The motion carried.

31 Anderson/Anderson
Tract 401, Block 2, Lot 69

A single family residence to be constructed at 1126 N Red Granite Lane. A representative was present to represent the application. Motion was made by Member Vickers to approve the plans provided a revised elevations revising the front door area 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.

32 Dream Homes of Pueblo/Dream Homes of Pueblo
Tract 402 Block 1, Lot 133

A single family residence to be constructed at 1920 E Tioga Lane. No questions or concerns. 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 Lowe. The motion carried.

33 Dream Homes of Pueblo/Dream Homes of Pueblo
Tract 406, Block 1, Lot 43

A single family residence to be constructed at 1814 N Wild Bill Hickcock Lane. No one was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided and address sign is placed and provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

34 New Castle Homes of Colorado/ New Castle Homes of Colorado
Tract 506, Block 5, Lot 78

A single family residence to be constructed at 1367 N Blazing Star Lane. No questions or concerns. 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 Vickers. The motion carried.

APPLICATIONS TO BE REVIEWED:

**35 Gillespie/Rocky View Construction
Tract 242, Block 9, Lot 13**

A 40' x 30' storage building with a 22' height to be constructed at 1064 E Sequoia Drive. Orvie Yoder was present to represent the application. Motion was made by Member Mitchell to approve the plans provided the colors are changed to match the house, 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 23, 2020. The motion was given a second by Member Lowe. The motion carried.

**36 Cain/VWC Builders
Tract 406, Block 5, Lot 43**

A 40' x 30' storage building with a 19' height to be constructed at 1301 N Happy Jack Drive. Joanne and Mr. Cain were present to represent the application. Motion was made by Member Mitchell 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 23, 2020. The motion was given a second by Member Lowe. The motion carried.

VARIANCES:

**37 O'Neil/Molina
Tract 316, Block 8, Lot 28**

A request for a height variance of 8' for a black chain link fence located on 914 S Charlo Drive. Jay was present to represent the application. The Pueblo West Declaration of Reservations page 6, E-3 states fences are not to exceed six (6) feet, although Pueblo County does allow 8' fences however on page two of the Declaration of Reservations it does also state that in the event that any of the provisions of this declaration conflict with any of the sections of the Pueblo County Zoning Resolutions, the more restrictive of the two shall govern. Motion was made by Member Vickers to continue the variance with an 8' height located at 914 S Charlo Drive, until pictures are provided and the Committee has a better understanding of what the fence is going to look before a final decision is reached. The motion was given a second by Member Mitchell. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

**38 Musso
Tract 1, Block 1, Lot 10**

A 5' chain link fence to be constructed at 153 W Blue Hills Drive. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date January 23, 2020. The motion was given a second by Member Lowe. The motion carried.

39 Martinez
Tract 145, Block 11, Lot 39

Roof mounted 32' x 16' solar panels to be placed on the residence located at 406 E Gentry Drive. Motion was made by Member Mitchell 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 23, 2020 . The motion was given a second by Member Lowe. The motion carried.

40 Glasscock
Tract 233, Block 27, Lot 2

A 20' x 10' storage building with a 12' height to be constructed at 1335 E Platteville Boulevard. Motion was made by Member Mitchell 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 23, 2020. The motion was given a second by Member Lowe. The motion carried.

41 Eddy
Tract 242, Block 3, Lot 15

Ground mounted 54' x 12' solar panels to be constructed at 621 E Paseo Dorado Drive. Motion was made by Member Mitchell 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 23, 2020 . The motion was given a second by Member Lowe. The motion carried.

42 Hughes
Tract 242, Block 9, Lot 26

A color change for the residence located at 1012 E Purcell Court. Motion was made by Member Mitchell to approve the plans as submitted provided the work is completed within 60 days of the approval date of January 23, 2020. The motion was given a second by Member Lowe. The motion carried.

43 Eddy
Tract 305, Block 12, Lot 8

A 6' vinyl and a 6' chain link fence to be constructed at 838 S Flamenco Drive. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date January 23, 2020. The motion was given a second by Member Lowe. The motion carried.

44 Eckerson
Tract 307, Block 7, Lot 4

Roof mounted 10' x 22' solar panels to be placed on the residence located at 1030 W Saginaw Drive. Motion was made by Member Mitchell 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 23, 2020 . The motion was given a second by Member Lowe. The motion carried.

**45 Loveable Homes/Loveable Homes
Tract 311, Block 6, Lot 10**

A construction extension on a new build to be constructed at 644 S McCulloch Boulevard. Motion was made by Member Mitchell 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 23, 2020. The motion was given a second by Member Lowe. The motion carried.

**46 Realmad Holdings & Investments
Tract 331, Block 24, Lot 16**

A 16' x 8' storage building with a 6' height to be constructed at 221 E Maher Court. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**47 Caress
Tract 338, Block 9, Lot 17**

A 19' x 10' detached garage building with a 19' height to be constructed at 746 S Blakeland Drive. Motion was made by Member Mitchell 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 23, 2020. The motion was given a second by Member Lowe. The motion carried.

**48 Wagner
Tract 345, Block 2, Lot 45**

Roof mounted 33' x 16' solar panels to be placed on the residence located at 450 W Mangrum Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**49 Gennetta
Tract 359, Block 7, Lot 4**

A 6' vinyl fence to be constructed at 718 W Romero Drive. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date January 23, 2020. The motion was given a second by Member Lowe. The motion carried.

**50 Smith
Tract 379, Block 1, Lot 17-22**

Two 10' x 10' storage buildings with a 10' height to be constructed at 279 S Purcell Boulevard. Motion was made by Member Mitchell 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 23, 2020. The motion was given a second by Member Lowe. The motion carried.

**51 Belvis
Tract 400, Block 1, Lot 19**

Roof mounted 14' x 44' solar panels to be placed on the residence located at 1866 N Bat Masterson Lane. Motion was made by Member Mitchell 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 23, 2020 . The motion was given a second by Member Lowe. The motion carried.

**52 Esparza
Tract 401, Block 1, Lot 39**

A 28' x 14' storage building with an 8-10' height to be constructed at 1450 E Farley Avenue. Motion was made by Member Mitchell 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 23, 2020. The motion was given a second by Member Lowe. The motion carried.

**53 54 Viloría
Tract 406, Block 8, Lot 31**

A 10' x 12' storage building with a 10' height and a 4' chain link fence to be constructed at 1425 N Chuckwagon Lane. Motion was made by Member Mitchell 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 23, 2020. The motion was given a second by Member Lowe. The motion carried.

OTHER MATTERS:

Reports of 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:



Jennifer Mitchell
Secretary

JM: sc

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 **Nov 23, 2020**, 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 **Nov 23, 2020** 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 **Jan 23, 2020**.
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.