

**Pueblo West Committee of Architecture**  
**January 25, 2018**  
**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 25, 2018, 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, Bill Vickers, and Staphanie Cordova-Catalano. Also present were Community Development Director Laurie Cozzetto, Metropolitan District Board Member Judy Leonard as well as Rick Dickerson and Jennifer Mitchell, COA trainees appointed by the Board of Directors. Along with 6 citizens signing in.

**MINUTES:** Motion was made by Member Maggard to approve the minutes as written for the regular meeting held on January 11, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**SINGLE FAMILY RESIDENTS:**

**Jeff Cole/Jeff Cole**  
**Tract 145, Block 7, Lot 3**

A single family residence to be constructed at 1568 N Cheshire Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans provided a revised plot plan is turned in, an address sign is in place and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Artisan Homes of Pueblo/ Artisan Homes of Pueblo**  
**Tract 233, Block 11, Lot 16**

A single family residence to be constructed at 1218 E Escondido Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted 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.

**Le Baron/Le Baron**  
**Tract 233, Block 15, Lot 4**

A single family residence to be constructed at 478 N Escondido Drive. No one was present to represent the property. Motion was made by Member Lowe to approve the plans provided a color sample is turned in, an address sign is in place and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Premier Homes/Premier Homes**  
**Tract 233, Block 16, Lot 8**

A single family residence to be constructed at 504 N Tidy Drive. Augie was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 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/ Sky Creek Homes**  
**Tract 236, Block 10, Lot 23**

A single family residence to be constructed at 715 E Marigold Drive. Debra was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Vickers. The motion carried.

**John Moser/John Moser  
Tract 239, Block 3, Lot 56**

A single family residence to be constructed at 1119 N Linda Lane. John was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted 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.

**Ney/Bulldog Construction  
Tract 245, Block 3, Lot 23**

A single family residence to be constructed at 365 W Industrial Boulevard. Jason was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Legacy Homes of Pueblo Inc/ Legacy Homes of Pueblo Inc  
Tract 251, Block 5, Lot 29**

A single family residence to be constructed at 514 E Scandia Drive. Brian was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted 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.

**Sky Creek Homes/ Sky Creek Homes  
Tract 254, Block 7, Lot 25**

A single family residence to be constructed at 1058 E Ranch Drive. Debra was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Artisan Homes of Pueblo/ Artisan Homes of Pueblo  
Tract 255, Block 16, Lot 14**

A single family residence to be constructed at 471 N Raymont Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans provided an address sign is in place and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Legacy Homes of Pueblo Inc/ Legacy Homes of Pueblo Inc  
Tract 301, Block 4, Lot 27**

A single family residence to be constructed at 1820 W Tejon Avenue. Brian was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Premier Homes/Premier Homes  
Tract 302, Block 1, Lot 31**

A Bi-level family residence to be constructed at 749 S Ignacio Drive. Augie was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted and provided 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 307, Block 11, Lot 2**

A single family residence to be constructed at 340 S Avenida Del Oro E. Brian was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 1, 2, 8, & 9 on the

attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Artisan Homes of Pueblo/ Artisan Homes of Pueblo  
Tract 308, Block 7, Lot 2**

A single family residence to be constructed at 1174 W Moccasin Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans provided an address sign is in place and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Artisan Homes of Pueblo/ Artisan Homes of Pueblo  
Tract 308, Block 10, Lot 6**

A single family residence to be constructed at 995 W Moccasin Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans provided an address sign is in place 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 4, Lot 13**

A single family residence to be constructed at 354 S Desierto Drive. Brian was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**John Moser/John Moser  
Tract 347, Block 5, Lot 27**

A single family residence to be constructed at 850 S Sterling Drive. Mr. Moser was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans provided the house is moved over to a 20' side setback and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Vickers. The motion carried.

**Legacy Homes of Pueblo Inc/ Legacy Homes of Pueblo Inc  
Tract 400, Block 8, Lot 106**

A single family residence to be constructed at 1070 E Wildrose Lane. Brian was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Loveable Homes/Loveable Home  
Tract 406, Block 4, Lot 33 & 34**

A single family residence to be constructed at 1506 E Dusty Trail Lane. No one was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 1, 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:**

**Spera Construction**

**Tract 249, Block 1, Lot 21**

A 9779 square foot green house with a 16' height to be constructed at 65 N Laser Drive. No one was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Rutan/High Country Contractors**

**Tract 300, Block 3, Lot 11**

A 60' x 40' detached garage with a 23' height to be constructed at 1606 W Tejon Avenue. No one was present to represent the property. Motion was made by Member Lowe to approve the plans provided there is 6" overhangs or gutters on the structure and provided 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Arndt/Arndt**

**Tract 303, Block 11, Lot 17**

A 50' x 30' detached garage with a 14' height to be constructed at 1293 S Los Charros Drive. Jason Arndt was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**VARIANCES:**

**Downing**

**Tract 362, Block 11, Lot 9**

A variance request to allow the construction of a detached 30' x 40' garage, 35' from the front property line, forward of the residence at 1210 S. Greenway Avenue. There was no one present to represent the property. Member Maggard questioned if the stakes that have been placed on the property to indicate the proposed location of the garage were not correct. It appears the measurement has been taken from the edge of the road rather than from the front property line. Member Maggard also commented on the proposed location being in front of the residence and if approved, it could set a precedence for future building locations. Staff brought the attention to the location of the property being on the end of a cul-de-sac that is next to a conservation area and that there had been no objections from neighboring property owners received. Member Maggard pointed out that only two of the COA members had visited the site, himself and Member Lowe.

Member Vickers approved the variance provided the structure is not placed closer than 25' from the front property line and that staff verify with the property owner the location of the property line in reference to the location of the proposed structure. The motion was given a second by Member Shelman. Members Vickers, Shelman and Lowe voted in favor of the motion. Members Maggard and Cordova-Catalano opposed the motion. The motion carried.

A detached garage to be constructed at 1210 S. Greenway Avenue. Motion made by Member Vickers to approve the plans as submitted provided number 7 on the attached motion sheet is applied, that there are at least 6" overhangs or gutters applied to the structure and that construction is complete within 90 days of the approval date of January 25, 2018. The motion was given a second by Member Lowe. Members Vickers, Shelman, Lowe and Cordova-Catalano voted in favor of the motion. Member Maggard opposed the motion. The motion carried.

**HEARINGS:**

**Duran**

**Tract 305, Block 11, Lot 13**

A hearing was held for the violations that have been noted on the property located at 752 S Glenvista Drive. No one was present to represent the property. The violations are furniture and other debris on the property causing a nuisance to the surrounding property owners. Motion was made by Member Cordova-Catalano 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.

**O'Neil**

**Tract 313, Block 2, Lot 5**

A hearing was held for the violations that have been noted on the property located at 1482 W Delaney Drive. No one was present to represent the property. The violation is a storage container on the property causing a nuisance to the surrounding property owners. Motion was made by Member Cordova-Catalano to continue the hearing for 30 days. The motion was given a second by Member Lowe. The motion carried.

**APPROVAL RECOMMENDED BY STAFF:**

**Hallam**

**Tract 4, Block 4, Lot 17**

Roof mounted 52' x 10' solar panels with a 5" height to be placed on the residence located at 1094 S Greenway 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 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Taylor**

**Tract 233, Block 6, Lot 34**

A 6' pine fence replacement to be constructed at 583 N Canvas 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 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Fagan**

**Tract 233, Block 30 Lot 7**

A 20' x 12' storage building with an 11' height to be constructed at 1115 E Jaroso Drive. Motion was made by Member Maggard to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Sabastian**

**Tract 238, Block 3, Lot 5**

A 6' cedar fence replacement to be constructed at 839 N Monarch 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 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**McCarthy**  
**Tract 243, Block 1, Lot 27**

One 10' x 4' attached sign to be constructed at 387 E Enterprise Drive. Motion was made by Member Vickers to approve the plans as submitted provided numbers 10 & 11a on the attached motion sheet is applied The motion was given a second by Member Cordova-Catalano. The motion carried.

**Longmire**  
**Tract 301, Block 3, Lot 19**

A 32' x 12' barn with loafing shed to be constructed at 1851 W Chimazo 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 that construction is completed within 60 days of the approval date of January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Adamson/Adamson**  
**Tract 303, Block 12, Lot 15**

A construction extension on a new build to be constructed on 1288 S Los Charros Drive. Motion was made by Member Vickers to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Bulldog Homes**  
**Tract 316, Block 12, Lot 10**

A construction extension on a new build to be constructed on 1962 W Keota Drive. Motion was made by Member Vickers to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Adamo**  
**Tract 335, Block 3 Lot 1**

A 32' x 20' pergola with a 10' height to be constructed at 155 E Arvada 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 that construction is completed within 60 days of the approval date of January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Tristano**  
**Tract 338, Block 5, Lot 25**

A 10' x 12' storage building with a 10' height to be constructed at 856 S Blakeland Drive. Motion was made by Member Maggard to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Palmer**  
**Tract 349, Block 2, Lot 19**

Roof mounted 50' x 35' solar panels with a 6" height to be placed on the residence located at 1261 S Winterhaven 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 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Lodenberry**  
**Tract 353, Block 5, Lot 27**

A 16' x 12' storage building with a 13' height to be constructed at 958 S Kenosha Lane. Motion was made by Member Maggard to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Palumbo Construction**  
**Tract 353, Block 9, Lot 7**

A construction extension on a 6' cedar fence to be constructed at 597 W Juanita Springs 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 complete within 60 days of the approval date of January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Ernst**  
**Tract 357, Block 7, Lot 1**

Roof mounted 65' x 9' solar panels to be placed on the residence located at 652 W Capistrano Avenue. 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 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Hert**  
**Tract 375, Block 3, Lot 13-18**

A 12' x 8' storage building with a 9' height to be constructed at 77 E Radnor Drive. Motion was made by Member Maggard to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of January 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Sky Creek Homes**  
**Tract 379, Block 1, Lot 13 & 14**

A 6' chain link fence to be constructed at 215 S Purcell Boulevard. Motion was made by Member Maggard to approve the plans as submitted provided construction is completed within 60 days of the approval date January 25, 2018. The motion was given a second by Member Lowe. The motion carried.

**Leon/El Paso Green Energies**  
**Tract 402, Block 1, Lot 83**

Ground mounted 30' x 6' with a 6' height solar panels to be placed on the residence located at 1280 N Rising Sun Place. Motion was made by Member Vickers 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 25, 2018. The motion was given a second by Member Maggard. The motion carried.

**Strain**  
**Tract 402, Block 1, Lot 166**

Roof mounted 31' x 10' solar panels with a 5" height to be placed on the residence located at 1959 E Jacks 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 25, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**OTHER MATTERS:**

**Reports by Staff:** Staff reported the Board of Directors process in interviewing for COA positions had taken place. Rick Dickerson, Jenn Mitchell, and Leanna Lowe to fill the positions on March 8, 2018. They will attend all COA meetings as part of their training and the Pueblo West Citizens Academy. Other training dates will be scheduled for further training.

**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  
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 **November 25, 2018**, 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 **November 25, 2018** 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 25, 2018**.
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.

# SIGN IN SHEET



25-JAN-18

**NAME**

**&**

**PHONE NUMBER**

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