

Pueblo West Committee of Architecture
February 14, 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 February 14, 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 and Legal Counsel Harley Gifford. Thirteen citizens signed in.

MINUTES: Motion was made by Member Mitchell to approve the minutes for the regular meeting held on January 24, 2019. The motion was given a second by Member Lowe. The motion carried.

LEGAL REPORTS:

Harley Gifford reported 28 active cases in litigation with several contempt citations.

SINGLE FAMILY RESIDENTS:

Wide Load Inc.

Liberty Point Tract 2B, Block 4, Lot 5

A new mobile home to be placed at 949 S Sibley Drive. Brady was present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted provided numbers 2a, 6, 8, & 9 on the attached motion sheet are applied and staking is completed. The motion was given a second by Member Mitchell. The motion carried.

Loveable Homes

Tract 147, Block 3, Lot 10

A single family residence to be constructed at 935 N Kirkwood Drive. This application was pulled by the applicant. A refund was given for the amount of the application.

Loveable Homes

Tract 233, Block 5, Lot 5

A single family residence to be constructed at 977 E Sumac Drive. A representative from Loveable Homes was present to represent the property. Motion was made by Member Vickers 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.

M & W Homes Inc.

Tract 236, Block 7, Lot 4

A single family residence to be constructed at 938 N Matt Drive. Larry was present to represent the property. Motion was made by Member Vickers 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.

Sky Creek Homes

Tract 236, Block 16, Lot 11

A single family residence to be constructed at 575 E McClave Drive. No one was present to represent the property. 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.

Alarid & Son Construction
Tract 236, Block 26, Lot 2

A single family residence to be constructed at 438 N Hayden Drive. Jason was present to represent the property. Motion was made by Member Vickers 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.

Premier Homes Inc
Tract 239, Block 6, Lot 11

A single family residence to be constructed at 1279 N Dailey Drive. A representative from Premier Homes 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 Lowe. The motion carried.

M & W Homes Inc
Tract 251, Block 11, Lot 4

A single family residence to be constructed at 1224 N Ladonia Drive. Larry was present to represent the property. Motion was made by Member Mitchell to approve the plans provided the house lines up with the others 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.

Bryan Cowen PVC
Tract 304, Block 5, Lot 3

A single family residence to be constructed at 222 S Reynosa Drive. Michelle Cowan was present to represent the property. 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.

New Castle Homes of Colorado
Tract 307, Block 6, Lot 16

A single family residence to be constructed at 1021 W Calle Del Ciervo. Michelle Cowan was present to represent the property. 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 Dickerson. The motion carried.

Drop Tine Construction
Tract 308, Block 15, Lot 7

A single family residence to be constructed at 920 W Calle De Caballos. Dustin was present to represent the property. 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 Dickerson. The motion carried.

Adobe Construction
Tract 311, Block 5, Lot 13

A single family residence to be constructed at 1480 W Carrizo Springs Avenue. A representative from Adobe Construction was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted provided the out building has 6' overhangs or gutters and provided numbers 1, 2, 7, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

Premier Homes Inc
Tract 314, Block 9, Lot 5

A single family residence to be constructed at 1804 W Galileo Drive. A representative from Premier Homes was present to represent the property. 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 Dickerson. The motion carried.

M & W Homes Inc
Tract 316, Block 8, Lot 28

A single family residence to be constructed at 914 S Charlo Drive. Larry was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted 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.

Noga Custom Builders
Tract 334, Block 3, Lot 3

A single family residence to be constructed at 740 W Calle De Caballos. Frank Noga was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted provided the out building has 6' overhangs or gutters and provided numbers 1, 2, 7, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

Grant Hall/ Grant Hall
Tract 336, Block 1, Lot 68

A new mobile home to be placed at 733 S Joe Martinez Court. No one was present to represent the property. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Better by Design LLC
Tract 337, Block 10, Lot 28

A new mobile home to be placed at 130 E Homer Drive. No one was present to represent the property. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Adobe Construction
Tract 406, Block 5, Lot 12 & 13

A single family residence to be constructed at 1564 E Blue Mesa Drive. A representative from Adobe Construction was present to represent the property. Motion was made by Member Cordova-Catalano 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.

Cut Above Construction
The Reserve, Block 2, Lot 3

A single family residence to be constructed at 1409 N Maverick Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the out building has 6' overhangs or gutters and provided numbers 1, 2, 7, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

Hunter

The Reserve, Block 8, Lot 1

A single family residence to be constructed at 1284 E Jesse James. Travis Hunter was present to represent the property. Motion was made by Member Cordova-Catalano 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.

APPLICATIONS TO BE REVIEWED:

Podio

Tract 316, Block 1, Lot 12

Ground mounted 33' x 13' solar panels with a 6' height to be placed on the residence located at 581 S Tejon Avenue. Motion was made by Member Dickerson to approve the plans as submitted provided the panels are screened in accordance with Resolution 2007-1, 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 February 14, 2019. The motion was given a second by Member Mitchell. The motion carried.

Verderaime

Tract 316, Block 12, Lot 9

A 36' x 12' green house with 10' height to be constructed at 1976 W Keota Drive. Joe Verderaime was present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted provided numbers 2 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of February 14, 2019. The motion was given a second by Member Mitchell. The motion carried.

Dabovich

Tract 383, Block 8, Lot 23 & 24

A 34' x 12' barn with 14' height and a 4' poly electric fence that has been constructed at 656 S Purcell Boulevard. Motion was made by Member Vickers to deny the plans until the property owner comes into compliance with several violations that are currently taking place on the property, to include the construction of a youth athletic field and the storage of commercial vehicles on the residential property. The motion was given a second by Member Mitchell. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Thompson

Tract 233, Block 16, Lot 8

A second construction extension on a 6' cedar fence to be constructed at 504 N Tidy Drive. Motion made by Member Mitchell to approve the extension provided construction is completed within 60 days of the approval date of February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Smith

Tract 236, Block 3, Lot 16

Roof mounted 30' x 18' solar panels to be placed on the residence located at 627 N Matt 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Trevizo
Tract 237, Block 5, Lot 54

A construction extension on a 20' x 12' storage building to be constructed at 1111 E Linda 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Sabatka
Tract 239, Block 10, Lot 11

Roof mounted 11' x 14' solar panels to be placed on the residence located at 1110 N Thorpe 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Wagner
Tract 251, Block 7, Lot 20

A 5' horse fence to be constructed at 574 E Fredonia Drive. Motion was made by Member Mitchell 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Geesaman
Tract 254, Block 6, Lot 17

A 6' cedar fence to be constructed at 1124 E Paramount Drive. Motion was made by Member Mitchell 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Swanson
Tract 301, Block 3, Lot 21

Roof mounted 27' x 5' solar panels to be placed on the residence located at 1877 W Chimazo 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Lammert
Tract 301, Block 4, Lot 27

Roof mounted 46' x 12' solar panels to be placed on the residence located at 403 S Quinto 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Cherochak
Tract 303, Block 14, Lot 1

Roof mounted 21' x 13' and 16' x 6' solar panels to be placed on the residence located at 1145 W Bella Casa 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Rush**Tract 308, Block 10, Lot 12**

A 20' x 10' storage building with 12' height to be constructed at 897 W Moccasin 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Montoya**Tract 335, Block 10, Lot 6**

Roof mounted 18' x 12' solar panels to be placed on the residence located at 660 E Inka Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Street**Tract 336, Block 2, Lot 23**

Roof mounted 19' x 10' solar panels to be placed on the residence located at 817 S Byrd Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Baca**Tract 338, Block 14, Lot 3**

A 22' x 10' storage building with 8' height to be constructed at 59 E Bonanza 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Moser**Tract 339, Block 6, Lot 8**

Roof mounted 35' x 18' solar panels to be placed on the residence located at 1022 S Honeysuckle 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Our Saviors Lutheran Church**Tract 342, Block 4, Lot 5**

An 8' x 1' permanent sign with a 12' height to be constructed at 275 S John Powell Boulevard. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 10 & 11 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Frence**Tract 343, Block 4, Lot 30**

Roof mounted 47' x 10' solar panels to be placed on the residence located at 268 S Spaulding Avenue. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Everett**Tract 345, Block 4, Lots 28**

A 12' x 24' storage building with 9' height to be constructed at 438 W Fairway Drive the Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Mangini

Tract 347, Block 10, Lots 30

Roof mounted 19' x 10' solar panels to be placed on the residence located at 921 S Elgin Place. 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Maal

Tract 350, Block 1, Lot 26

Roof mounted 31' x 6' solar panels to be placed on the residence located at 29 S Fairknoll Place. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Mansky

Tract 350, Block 3, Lot 10

Roof mounted 26' x 24' solar panels to be placed on the residence located at 349 W Spaulding Avenue. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Sierra

Tract 355, Block 2, Lot 4

A 14' x 14' patio cover with 8' height to be constructed at 721 S Greenway 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Bulldog Homes

Tract 358, Block 4, Lot 4

A 6' cedar fence to be constructed at 1060 S Mescal Drive. Motion was made by Member Mitchell 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Home Repair Shop

Tract 362, Block 4, Lot 8

A construction extension on a new build to be constructed at 449 W Ventura Drive. Motion made by Member Mitchell to approve the extension provided construction is completed within 180 days of the approval date of February 14, 2019 and that the driveway access permit be updated as required by Public Works. The motion was given a second by Member Lowe. The motion carried.

Vik

Tract 373, Block 5, Lot 18

A roof replacement for the residence located at 444-446 E Stardust Drive. 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 September 08, 2018. The motion was given a second by Member Lowe. The motion carried.

Fawcett
Tract 378, Block 4, Lot 5

A 12' x 8' storage building with 10' height to be constructed at 272-274 W Coral 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

Trujillo
Tract 402, Block 1, Lot 275 & 276

A 6' cedar fence to be constructed at 1849 E Spanish Lady Lane. Motion was made by Member Mitchell 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 February 14, 2019. The motion was given a second by Member Lowe. The motion carried.

OTHER MATTERS:

Reports of Staff: Staff reported that there will no longer be a Metro Board Member present at the COA meetings. Staff and the Committee of Architecture will provide a detailed report once a month for the Board. The Committee of Architecture monthly report for January is attached to these minutes for reference.

Unfinished Business: None at this time.

New Business: Dario Salazar 182 W Ventura Drive requesting location of a 200 square foot building 2' from the side property line. COA advised to place it outside the setbacks.

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 **November 14, 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 **November 14, 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 **February 14, 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.