

**Pueblo West Committee of Architecture
February 22, 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 February 22, 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 and Staphanie Cordova-Catalano. Member Bill Vickers was excused. Also present were Community Development Director Laurie Cozzetto and Committee of Architecture Members in training Rick Dickerson and Jennifer Mitchell. Eleven citizens signed in.

SPECIAL PRESENTATION: Laurie Cozzetto presented Kent Shelman and Jim Maggard with a recognition plaque for their almost 10 years of service on the Committee of Architecture each. Their expertise and advisement were greatly appreciated by staff and their contribution to the community is recognized. This will be their last meeting. Thank you gentlemen.

MINUTES: Motion was made by Member Maggard to approve the minutes as written for the regular meetings held on January 25, 2018 and February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

SINGLE FAMILY RESIDENTS:

**Original Concepts/ Original Concepts
Tract 3, Block 2, Lot 2**

A single family residence to be constructed at 1003 S Acreview Drive. No one was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The proposed site has been staked as required. The motion was given a second by Member Lowe. The motion carried

**Premier Homes/Premier Homes
Tract 147, Block 2, Lot 7**

A single family residence to be constructed at 1447 N Moonbeam 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.

**Jeff Cole/Jeff Cole
Tract 147, Block 5, Lot 5**

A single family residence to be constructed at 1465 N Dailey Drive. No one 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 233, Block 10, Lot 12**

A single family residence to be constructed at 1101 E Escondido 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.

Sky Creek Homes/ Sky Creek Homes
Tract 233, Block 24, Lot 19

A single family residence to be constructed at 1427 E Kiva 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.

Bulldog Homes/Bulldog Homes
Tract 233, Block 25, Lot 20

A single family residence to be constructed at 1175 E Jaroso Drive. Anthony 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.

M & W Homes Inc/ M & W Homes Inc
Tract 236, Block 11, Lot 4

A single family residence to be constructed at 672 E Marigold Drive. Larry Graves was present to represent the property. Motion was made by Member Maggard 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.

Webb Construction LLC/ Webb Construction LLC
Tract 251, Block 21, Lot 13

A single family residence to be constructed at 1470 N Ladonia Drive. No one was present to represent the property. Motion was made by Member Maggard to continue until all questions can be addressed. The motion was given a second by Member Cordova-Catalano. The motion carried.

Chad Pulsifer Construction/ Chad Pulsifer Construction
Tract 302, Block 14, Lot 24

A single family residence to be constructed at 1292 S Avenida Del Oro W. Jake was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 2, 7, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Maggard. The motion carried.

Bulldog Homes/Bulldog Homes
Tract 309, Block 8, Lot 11

A single family residence to be constructed at 373 S Desierto Drive. Anthony was present to represent the property. Motion was made by Member Maggard 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.

Diaz/Diaz
Tract 339, Block 8, Lot 8

A two-story single family residence to be constructed at 356 W Hazelnut Way. No one was present to represent the property. Motion was made by Member Cordova-Catalano to deny the plans as submitted due to architectural design, placement and lack of communication with applicant. The motion was given a second by Member Lowe. The motion carried.

Nettles/Nettles
Tract 345, Block 1, Lot 13

A two-story single family residence to be constructed at 174 W Mangrum Court. Reese Nettles was present to represent the property. The Committee of Architecture has no standing in this tract due to build out. Having reviewed the plans and the property found no areas of concerns.

HK Design & Construction Services LLC/ HK Design & Construction Services LLC
Tract 351, Block 2, Lot 24

A single family residence to be constructed at 420 W Archer Drive. Representatives were present to represent the property The Committee of Architecture has no standing in this tract due to build out. Having reviewed the plans and the property found no areas of concern.

Bulldog Homes/Bulldog Homes
Tract 358, Block 4, Lot 4

A single family residence to be constructed at 1060 S Mescal Drive. No one 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.

M & W Homes Inc/ M & W Homes Inc
Tract 373, Block 1, Lot 15

A single family residence to be constructed at 231 S Wiggins Drive. Larry Graves was present to represent the property. Motion was made by Member Shelman 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.

Wagoner Construction/ Wagoner Construction
Tract 406, Block 5, Lot 86

A single family residence to be constructed at 1303 N Blazing Star Lane. No one was present to represent the property. Motion was made by Member Lowe to continue the plans until the property is staked and an address sign is in place. The motion was given a second by Member Cordova-Catalano. The motion carried.

APPLICATIONS TO BE REVIEWED:

Casarez/Casarez
Tract 149, Block 3, Lot 13

A 25' x 12' pergola with a 10' height to be constructed at 712 E Heron Drive. No one was present to represent the property. Motion was made by Member Shelman to continue the plans until the applicant can attend a meeting. The motion was given a second by Member Lowe. The motion carried.

Shauffer/Cleary
Tract 236, Block 13, Lot 23

A 64' x 42' storage building with a 23' height to be constructed at 705 E Paradise Drive. No one was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted provided 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Galindo/Bulldog Homes
Tract 303, Block 30, Lot 10**

A 20' x 40' addition with a 21' height and 30' x 20' pool house with an 18' height to be constructed at 953 W Bella Casa Drive. Anthony was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted and provided 7 on the attached motion sheet is applied and construction is completed within 60 days of the approval date February 22, 2018. The motion was given a second by Member Lowe. The motion carried.

VARIANCES:

**Clayton Homes of Pueblo/ Clayton Homes of Pueblo
Tract 22, Block 9, Lot 20**

A hearing was held for the application for variance to allow the placement of a mobile home that would encroach into the rear setback by 1' in a tract that has a 15' rear yard requirement at 280 E. Rolling Hills Drive. Kevin with Clayton Homes was present to represent the application. Motion was made by Member Cordova-Catalano to approve the variance provided the home is placed within one year of the approval date. The motion was given a second by Member Lowe. The motion to approve the variance carried.

A mobile home and detached garage/carport to be constructed at 280 E Rolling Hills Drive. Kevin with Clayton Homes was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted provided 1, 2a, 7, 8, and 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

HEARINGS:

**Fox
Tract 307, Block 1, Lot 10**

A hearing was held for the violations that have been noted on the property located at 909 W Osceola Drive. No one was present to represent the property. The violation is the detached garage/storage building is not being maintained, missing shingles and paint causing an aesthetic 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.

APPROVAL RECOMMENDED BY STAFF:

**Netherton
Tract 236, Block 1, Lot 4**

A construction extension on a 36' x 26' patio porch cover with a 16' height to be constructed on 614 E Earl 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Smith
Tract 236, Block 7, Lot 7 & 8**

A 10' x 12' storage building with a 10' height to be constructed at 966 N Matt 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Shaufler**Tract 236, Block 13 Lot 23**

Roof mounted 28' x 14' solar panels to be placed on the residence located at 705 E Paradise 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Foste**Tract 239, Block 3, Lot 62**

A 6' cedar fence and a 3' split rail fence to be constructed at 1163 N Linda Court. 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Miller**Tract 242, Block 5, Lot 11**

Roof mounted 33' x 14' solar panels to be placed on the residence located at 524 E McCulloch 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Hale**Tract 245, Block 3, Lot 12**

A construction extension on a 36' x 26' patio porch cover with a 16' height to be constructed on 173 N Bywood Court. 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Renewed Hope Properties LLC**Tract 251, Block 8, Lot 6**

A 6' chain link fence to be constructed at 575 E Fredonia Drive. Motion was made by Member Maggard to approve the plans as submitted provided construction is completed within 60 days of the approval date February 22, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Walker**Tract 251, Block 8, Lot 22**

Roof mounted 26' x 19' solar panels to be placed on the residence located at 586 E Chaunsey 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Compton**Tract 301, Block 15 Lot 2**

A 19' x 48' patio porch cover to be constructed at 1936 W Tejon 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Moreno

Tract 301, Block 16, Lot 24

Ground mounted 54' x 24' solar panels with a 6' height to be placed on the residence located at 456 S Arriba 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 February 22, 2018. The panels are to not to exceed 6' in height and are to be screened as referenced to Resolution 2007-1 and provided to the home owner and the contractor. The motion was given a second by Member Cordova-Catalano. The motion carried.

Hemming

Tract 302, Block 1, Lot 30

A single family home and detached garage plot plan revision at 757 S Ignacio Drive. Motion was made by Member Maggard to approve the plans as submitted provided numbers 1, 2, 7, 8 and 9 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Desimone

Tract 303, Block 2, Lot 17

A 4' metal horse fence to be constructed at 1245 W Los Charros Drive. Motion was made by Member Maggard to approve the plans as submitted provided construction is completed within 60 days of the approval date February 22, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Robertson

Tract 316, Block 1, Lot 7

A 16' x 18' storage building with 18' height to be constructed at 697 S Tejon Avenue. 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Carricato

Tract 321, Block 2, Lot 11

Roof mounted 30' x 12' solar panels to be placed on the residence located at 1183 S Camino Pablo 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Underhill

Tract 335, Block 14, Lot 7

A 36' x 24' storage building with a 15' height to be constructed at 668 S Bayfield Avenue. 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Vonhemel

Tract 346, Block 10, Lot 9

A 6' vinyl fence and ground mounted 94' x 23' solar panels with a 6' height to be placed on the residence located at 543 S Spaulding 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 February 22, 2018. The panels are to not to exceed 6' in height and are to be screened

as referenced to Resolution 2007-1 and provided to the home owner and the contractor. The motion was given a second by Member Cordova-Catalano. The motion carried.

Satterly

Tract 350, Block 4, Lot 1

An existing 6' cedar fence at 74 S Brewer 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Wiginbotham

Tract 356, Block 3, Lot 13

Roof mounted 22' x 6' solar panels to be placed on the residence located at 691 S Watermelon 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Blohm

Tract 356, Block 3, Lot 19

Roof mounted 28' x 6' solar panels to be placed on the residence located at 654 S Bellflower 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Johnson

Tract 362, Block 15, Lot 6

A 16' x 12' storage building with an 11' height to be constructed at 302 W Linden Avenue. 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Nunez

Tract 372, Block 3, Lot 12

A 6' cedar fence and a 43' x 6' patio cover with an 8' height to be constructed at 522 S Bayfield Avenue. 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Parks

Tract 373, Block 3, Lot 26B

A 24' x 14' storage building with a 12' height to be constructed at 313 E Larchmont Drive. Plans were pulled prior to the meeting date of February 22, 2018. The plan application was incomplete.

Walker

Tract 378, Block 1, Lot 13

Roof mounted 31' x 21' solar panels to be placed on the residence located at 934 S Palomar 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Grein
Tract 401, Block 2, Lot 82**

Roof mounted 32' x 12' solar panels to be placed on the residence located at 1754 E Grassland 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 February 22, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

OTHER MATTERS:

Reports by Staff: Staff did not have a report at this time.

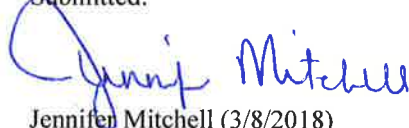
Unfinished Business: None at this time.

New Business: Business owners of Nature's Remedy attended the meeting to discuss the design of greenhouses that they would like to place on their property to help with the summer months growing season. The proposed design and materials were discussed. The Committee agreed that the design of these greenhouses on the property would likely be approved when submitted.

Macey Delscher was recognized as being present to observe at the invitation of Member Shelman after being a part of social media comments.

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

Submitted:



Jennifer Mitchell (3/8/2018)
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 22, 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 22, 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 **February 22, 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.