

**Pueblo West Committee of Architecture
February 23, 2017
Minutes**

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 109 E Industrial Boulevard, Pueblo West, Colorado on February 23, 2017, at the hour of 5:30 p.m. Kent Shelman called the meeting to order.

ROLL CALL: On roll call there were present Kent Shelman, James Maggard, Leanna Lowe, Staphanie Cordova-Catalano and Bill Vickers. Also present were Community Development Director Laurie Cozzetto and Metropolitan District Board Member Barb Bernard 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 February 09, 2017. The motion was given a second by Member Lowe. The motion carried.

SINGLE FAMILY RESIDENTS:

**Williams & Williams Construction
Tract 233, Block 9, Lot 12**

A single family residence to be constructed at 1179 E Tidy Drive. Mr. Williams was present to represent the property. Motion was made by Member Maggard to approve the plans provided the property is staked and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Michael/M& W Homes Inc
Tract 236, Block 17, Lot 7**

A single family residence to be constructed at 812 N Matt Drive. Whitney was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted 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 308, Block 15, Lot 10**

A single family residence to be constructed at 864 W Calle de Caballos. Debra was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Hannenberg Builders LLC/Hannenberg Builders LLC
Tract 331, Block 15, Lot 2**

A single family residence to be constructed at 364 S Laird Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted 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 350, Block 7, Lot 2**

A two-story single family residence to be constructed at 288 S Circle Drive. Debra was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Sky Creek Homes/Sky Creek Homes
Tract 363, Block 4, Lot 4**

A single family residence to be constructed at 1300 S Papago Drive. Debra was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

APPLICATIONS TO BE REVIEWED:

**Pancost
Tract 236, Block 15, Lot 1**

A 40' x 40' detached garage with a 20' height to be constructed at 792 N McClave Drive. Mr. Pancost was present to represent the property. Motion was made by Member Vickers to approve the plans provided there are 6" overhangs or gutters on the structure, provided the proper driveway access permit is submitted for Public Works, provided 2 & 7 on the attached motion sheet is applied and construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Lowe. The motion carried.

**Trani
Tract 255, Block 10 Lot 29**

A 40' x 30' storage building with a 15' height to be constructed at 1667 E Silverwood Drive. The Tranis were present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans provided there is 6" overhang or gutters on the structure, provided 2, 5 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date February 23, 2017 but not before the construction of the residence. The motion was given a second by Member Lowe. The motion carried.

**Alta Fuels LLC/Smokey's Paint & Body & Dirt William Dickey
Tract 256, Block 4 Lot 15**

A 30,000 gallon fuel tanks to be constructed at 1739 E Platteville Boulevard. Laurie Clark was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided construction is completed within 180 days of the approval date February 23, 2017. The motion was given a second by Member Lowe. The motion carried.

**Martinez/Innovative Structures
Tract 301, Block 13 Lot 7**

A 40' x 30' detached garage with an 18' height to be constructed at 2072 W Las Flores Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans provided a revised plot plan and better elevation plans are submitted and provided 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date February 23, 2017. The motion was given a second by Member Lowe. The motion carried.

**Stillwell/ Innovative Structures
Tract 303, Block 3 Lot 5**

A 40' x 30' storage building with an 18' height to be constructed at 952 S Monterosa Drive. No one was present to represent the property. Motion was made by Member Vickers to continue the plans until the proper driveway access permit is submitted for Public Works. The motion was given a second by Member Lowe. The motion carried.

Leach
Tract 334, Block 4 Lot 3

A 32' x 28' rebuilt detached garage to be constructed at 659 W Calle de Caballos. Whitney was present to represent the property. Motion was made by Member Maggard 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 February 23, 2017. The motion was given a second by Member Lowe. The motion carried.

Musgrove/Valdez
Tract 346, Block 12, Lot 1

A 40' x 30' detached garage with a 12' height to be constructed at 191 S Hacienda Del Sol Drive. No one was present to represent the property. Motion was made by Member Vickers to continue the plans until a revised plot plan and better elevation drawings are submitted. The motion was given a second by Member Lowe. The motion carried.

Perez
Tract 402, Block 1 Lot 94

Ground mounted 15' x 36' solar panels to be placed on the residence located at 1233 N Starkweather Lane. Nancy with El Paso Green was present to represent the property. 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, provided number 2 on the attached motion sheet is applied and construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Lowe. The motion carried.

Arns
Tract 406 Block 5 Lot 84

Ground mounted 16' x 14' solar panels with a 12' height to be placed on the residence located at 1319 N Blazing Star Lane. Motion was made by Member Vickers to deny the plans as submitted with a 12' pole height request not meeting the 6' height requirement. The motion was given a second by Member Lowe. The motion carried.

HEARINGS:

Cook
Tract 334, Block 5 Lot 10

A hearing was held for the violations that have been noted on the property located at 663 W Calle Allegra. There was no one present to represent the property. The violation is a storage pod on the property and other storage of miscellaneous items. Inspection confirmed the pod has been removed along with other debris. The property owner is working with the Land Use Inspector to correct the violations. Motion was made by Member Maggard to dismiss. The motion was given a second by Member Lowe. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Bailey
Tract 233, Block 4 Lot 3

Roof mounted 24' x 101' solar panels to be placed on the residence located at 572 N Ramaldo 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Dileher**Tract 233, Block 6, Lot 42**

Roof mounted 42' x 16' solar panels with a 6" height to be placed on the residence located at 655 N Canvas 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Pacheco**Tract 233, Block 9, Lot 8**

A 26' x 32' detached garage with 13' height to be constructed at 1167 E Tidy Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Noah**Tract 236, Block 14, Lot 8**

A 5' chain link fence and 6' PVC fence to be constructed at 689 N McCulloch Boulevard. Motion was made by Member Maggard to approve the plans as submitted provided construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Alberta Chittenden/Tim Gray**Tract 236 Block 24, Lot 3**

A 36' x 21' storage building with 12' height to be constructed at 518 N Idledale Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Martinez**Tract 237, Block 1, Lot 7**

A 5' no climb fence to be constructed at 1211 E Dove Creek Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 5 & 7 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Buchanan**Tract 242, Block 15 Lot 23**

Roof mounted 30' x 15' solar panels to be placed on the residence located at 990 E Desert Cove 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Plath**Tract 300, Block 12 Lot 13**

A 24' x 24' detached garage with 14' height to be constructed at 331 S Siesta Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Frazier

Tract 302, Block 12, Lot 27

A 13' x 18' addition on an existing pole barn/patio cover with a 16' height to be constructed at 1356 W Avenida Del Oro. Motion was made by Member Maggard to approve the extension provided construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Vigil

Tract 303, Block 29, Lot 12

A construction extension on an 11' x 12' club house with 15' height to be constructed at 1041 W Bella Casa Drive. Motion was made by Member Maggard to approve the extension provided construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Heblinger

Tract 305, Block 2, Lot 28

Roof mounted 58' x 15' solar panels with a 6" height to be placed on the residence located at 687 S Calle Concordia. 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Casias

Tract 308, Block 7 Lot 16

Roof mounted 10' x 12' solar panels to be placed on the residence located at 1153 W Meadowmoor 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Zocco

Tract 308, Block 7 Lot 20

Roof mounted 24' x 15' and 15' x 10' solar panels height to be placed on the residence located at 1195 W Meadowmoor 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Kabachinski

Tract 311, Block 5, Lot 11

Roof mounted 38' x 18' solar panels to be placed on the residence located at 1510 W Carrizo Springs 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Minck/Steel City Solar

Tract 314, Block 2, Lot 16

Ground mounted 61' x 21' solar panels with an 8' height to be placed on the residence located at 517 S Tejon 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Brickman
Tract 336, Block 2, Lot 10

A 21' x 12' storage building with an 8' height to be constructed at 718 S Walton 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 February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Yancy
Tract 339, Block 9, Lot 6

A 26' x 13' patio cover with a 17' height to be constructed at 334 W Buttercup Way. 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Soares
Tract 345, Block 5, Lot 7

Roof mounted 12' x 15' and 5' x 24' solar panels to be placed on the residence located at 245 W Mangrum 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Ronning
Tract 345, Block 7, Lot 7

Roof mounted 24' x 12' solar panels to be placed on the residence located at 443 A Archer 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Degrado
Tract 346, Block 1, Lot 6

Roof mounted 18' x 10' and 33' x 10' solar panels to be placed on the residence located at 789 W Calle Allegre 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 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Arant
Tract 350 Block 2, Lot 47

A 20' x 10' storage building with 8' height to be constructed at 22 S Acacia Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Richardson
Tract 382 Block 3, Lot 14

A 30' x 12' storage building with 13' height to be constructed at 472 S Clarion Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied

and construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Janice Alexander
Tract 401, Block 1, Lot 28

A construction extension on a 6' stucco fence to be constructed at 1246 N Challenger Place. Motion was made by Member Maggard to approve the extension provided construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Eldridge
Tract 402 Block 1, Lot 138

A 20' x 12' storage building with 13' height to be constructed at 518 N Idleale Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and construction is completed within 60 days of the approval date February 23, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

OTHER MATTERS:

Reports by Staff: Staff reported that there will be a joint meeting with the Metropolitan District Board of Directors in March and that the current Committee members do not need to submit letters of interest to maintain their positions on the Committee of Architecture. There will be three positions next year that will expire. Staff will inform the Committee when the joint meeting will be held.

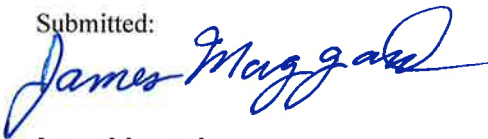
Staff also provided the Committee with numbers of enforcement actions that have been completed so far. Future reports to the district manager and to the committee of architecture will include the major violations that have been corrected due to staff contact with the property owners by staff or legal counsel. There has been increased communication with the banks that are foreclosing on property to correct weed and storage violations.

Unfinished Business: Motion was made by Member Cordova-Catalano to approve the Resolution 2017-1 as written to create clarity and consistency regarding chickens within The Pueblo West Metropolitan District. The motion was given a second by Member Lowe. The motion carried unanimously.

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 **October 23, 2017**, and the landscaping is maintained thereafter. Any land disturbed beyond the scope of the landscaping plan shall be reclaimed with ground cover approved by the PWCOA. Until the landscaping is complete, weeds will be cut and kept under control.
- 2a. The approved landscaping plan for the entire lot is completed by **October 23, 2017** and the landscaping is maintained thereafter. Until the landscaping is complete, weeds will be cut kept under control.
3. The top of the evaporative cooler is located below the ridge to the rear of the roof and is colored to blend with the dwelling.
4. The propane tank is placed in accordance with the Uniform Fire Code and is screened from public view.
5. The horizontal support boards and the vertical posts for the fence are constructed to the inside of the property, or in a shadow box manner.
6. The mobile home is tied down upon arrival. That it is skirted within 45 days, and a porch (not just steps) is placed at the entry.
7. The accessory building is colored to match the dwelling.
8. Prior to any excavation work, the property lines and construction area shall be clearly marked and a lavatory placed on site. Adjacent lots shall not be disturbed or damaged by construction traffic and equipment. All trash shall be contained, containers emptied when full, and the construction area and the surrounding lots be kept free of construction debris.
9. Construction is completed within 180 days of the approval date **February 23, 2017**.
10. Model home/commercial provisions:
 - a. Adequate parking will be provided.
 - b. Identification signage will not include prices.
 - c. Sign will be maintained and removed immediately when the model home status ends or the business closes.
 - d. Model home status will end no later than _____ after approval.

SIGN IN SHEET



23-FEB-17

NAME

&

PHONE NUMBER

Donna Spintana, Sen. Ann Dora

Laurie Clark

Whitney Goetz

Dallas & Rhonda Pancost

Traub & Caroline Traub

Nancy & Phil Brodnagen

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