

**Pueblo West Committee of Architecture
February 28, 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 28, 2019, at the hour of 5:30 p.m. Leanna Lowe called the meeting to order.

ROLL CALL: On roll call there were present Leanna Lowe, Rick Dickerson, and Jennifer Mitchell. Also present was Community Development Director Laurie Cozzetto. Thirteen citizens signed in. Members Vickers and Cordova-Catalano were excused.

MINUTES: Motion was made by Member Mitchell to approve the minutes for the regular meeting held on January 10, 2019. The motion was given a second by Member Dickerson. The motion carried.

LEGAL REPORTS:

There was no legal report presented this evening.

SINGLE FAMILY RESIDENTS:

**GKS Construction
Tract 146, Block 5, Lot 6**

A single family residence to be constructed at 950 E. Blackstone Drive. There was no one present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet is applied. The motion was given a second by Member Dickerson. The motion carried.

**GKS Construction
Tract 233, Block 14, Lot 7**

A single family residence to be constructed at 448 N. Desert Cove Drive. There was no one present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet is applied. The motion was given a second by Member Dickerson. The motion carried.

**GKS Construction
Tract 236, Block 9, Lot 6**

A single family residence to be constructed at 772 E. Longsdale Drive. There was no one present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet is applied. The motion was given a second by Member Dickerson. The motion carried.

**TJ Cogswell
Tract 236, Block 24, Lot 20**

A single family residence to be constructed at 437 N. Hayden Drive. Tim Cogswell was present to represent the application. The motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet is applied. The motion was given a second by Member Dickerson. The motion carried.

TJ Cogswell
Tract 239, Block 6, Lot 13

A single family residence to be constructed at 1308 N. Gantts Fort Avenue. Tim Cogswell was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet is applied. The motion was given a second by Member Dickerson. The motion carried.

Collier
Tract 244, Block 1, Lot 11

A single family residence to be constructed at 314 N. Lyons Drive. There was no one present to represent the application. The Committee review found the property had not been staked with the corner lot pins and the location of the house. Motion was made by Member Mitchell to continue the application until the next meeting and advise the applicant of the required staking for COA review. The motion was given a second by Member Dickerson. The motion carried.

Sky Creek Homes
Tract 302, Block 15 Lot 16

A single family residence to be constructed at 1208 S. Alta Hacienda Drive. Mark with Sky Creek introduced their new representative Nicole, both were present. 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.

Alvarado
Tract 303, Block 15, Lot 8

A single family residence to be constructed at 314 N. Lyons Drive. Mr. Alvarado was present and admitted that they had not staked the property or identified it with an address sign. The Committee review found the property had not been staked with the corner lot pins and the location of the house. Motion was made by Member Lowe to continue the application until the next meeting to give the applicant the opportunity to complete the required staking and address identification for COA review. The motion was given a second by Member Dickerson. The motion carried.

McCarthy
Tract 307, Block 3, Lot 17

A single family residence to be constructed at 594 S. Rialto Drive. Mr. McCarthy was present to represent the application. Motion 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.

Klein
Tract 316, Block 11, Lot 15

A single family residence to be constructed at 787 S. Galileo Drive. Mr. Klein was present to represent the application. Motion made by Member Dickerson 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.

Pioneer West Homes
Tract 331, Block 24, Lot 18

A single family residence to be constructed at 247 E. Maher Court. There was no one present to represent the property. The tract is 90% built out so the COA has no standing and takes no position. The Public Works department is continuing the application until they can discuss the access permit with the applicator.

TJ Cogswell
Tract 335, Block 6, Lot 12

A single family residence to be constructed at 547 S. Calico Court. Mr. Cogswell was present to represent the property. The tract is 90% built out so the COA has no standing and takes no position. The Public Works department is continuing the application until they can discuss the access permit with the applicant.

Home Repair Shop
Tract 348, Block 3, Lot 13

A duplex to be constructed at 371-373 W. Coral Drive. There was no one present to represent the property. The Committee review found the property had not been staked with the corner lot pins and the location of the house. Motion was made by Member Lowe to continue the application until the next meeting to give the applicant the opportunity to complete the required staking and address identification for COA review. The motion was given a second by Member Dickerson. The motion carried.

Wagoner Construction
Tract 349, Block 1, Lot 13

A single family residence to be constructed at 1382 S. Winterhaven Drive. The Committee review found the property had not been staked with the corner lot pins and the location of the house. Motion was made by Member Lowe to continue the application until the next meeting to give the applicant the opportunity to complete the required staking and address identification for COA review. The motion was given a second by Member Dickerson. The motion carried.

Drop Tine Construction
Tract 359, Block 9, Lot 12

A single family residence to be constructed at 769 W. Palizada Drive. Dustin was present to represent the application. Motion 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.

Williams
Tract 233, Block 9, Lot 12

A 75' x 65' detached garage to be constructed at 1179 E. Tidy Drive. Mr. Williams was present to represent the application. Motion was made by Member Dickerson to approve the plans as submitted provided numbers 2, 7 & 9 on the attached motion sheet are applied and that the building have a minimum 6" overhang or gutters. The motion was given a second by Member Mitchell. The motion carried.

Ralph's Neon
Tract 249, Block 4, Lots 19-24

A 12' x 4' building sign and a 15' x 3' monument sign to be constructed/placed at 893 E. Enterprise Drive. Charlie from Ralph's was present to represent the application. Motion was made by Member Dickerson to approve the signs provide numbers 10 & 11 on the commercial application and that construction is complete within 60 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Richardson/VWC Builders
Tract 300, Block 4, Lot 15

A 44' x 30' detached garage to be constructed at 1640 W. Hermosa Drive. Mr. Richardson was present to represent the application. Motion was made by Member Dickerson to approve the plans as submitted provided numbers 2, 7 & 9 on the attached motion sheet are applied and that at least a minimum 6" overhangs or gutters are applied. The motion was given a second by Member Mitchell. The motion carried.

**Martensen/Knuth
Tract 304, Block 1, Lot 19**

A 900 sq. ft. addition to the single family residence located at 182 S. Tequila Drive. Mr. Martensen and Mr. Knuth were both present to represent the application. Motion made by Member Dickerson to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

**Conn/High Country Contractors
Tract 314, Block 8, Lot 5**

A 40' x 40' detached garage with 24' height to be constructed at 629 S. Chimazo Drive. No one was present to represent the application. Member Dickerson questioned the submitted colors matching the home. Motion was made by Member Dickerson to continue the application until staff could verify the colors blending with the residence. The motion was given a second by Member Mitchell. The motion carried.

**GMACK Properties/Ralph's Neon
Tract 375, Block 4, Lots 1-6**

Five commercial signs to be applied to the building located at 175 E. Spaulding Avenue. Charlie with Ralph's Neon was present. Motion made by Member Dickerson to approve the signs as submitted provided numbers 10 & 11 on the attached commercial application and provided construction is complete within 90 days of the approval date of February 28, 2019. Additionally, the signs are to be turned off after midnight or dimmed as required for the Dark Skies Ordinance. The motion was given a second by Member Mitchell. The motion carried.

HEARINGS:

**Apodaca
Tract 348, Block 4, Lot 35**

A hearing was held for the violations that have been seen on the property located at 950 S. Harmony. There was no one present to represent the property and there has not been any communication from the property owner. The violations are the parking and storage of machinery, machinery parts, inoperable vehicles and water sports vehicles. Motion was made by member Mitchell to find the property in violation and for legal counsel to send notice of litigation if the violations are not corrected. The motion was given a second by Member Dickerson. The motion carried.

APPROVALS RECOMMENDED BY STAFF:

**Burciago
Liberty Point Tract 1, Block 3, Lot 12**

A construction extension for a storage building and patio cover at 989 S. Linden Place. Motion made by Member Dickerson to approve the extension provided construction is complete within 90 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

**Mellott
Tract 251, Block 9, Lot 6**

A 14' x 10' storage building with 11' height to be constructed at 449 E. Fredonia Drive. Motion made by Member Dickerson to approve the plans as submitted provided number 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Rodriguez Ceballos
Tract 251, Block 11, Lot 17

A construction extension for a residence located at 1285 N. Platteville Boulevard. Motion made by Member Dickerson to approve the extension provided construction is complete within 90 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Laesch
Tract 305, Block 6, Lot 3

Roof mounted solar panels to be placed on the residence located at 680 S. Las Verdes Drive. Motion made by Member Dickerson to approve the plans as submitted provided the panels are maintained and removed if they become damaged or inoperable and that construction is complete within 60 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Racine
Tract 305, Block 16, Lot 19

A 24' x 12' storage building with 12' height to be constructed at 935 S. Capistrano Lane. Motion made by Member Dickerson to approve the plans as submitted provided number 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Randall
Tract 306, Block 3, Lot 1

A construction extension on an 8' x 8' chicken coop with 8' height at 211 S. Camino de Los Ranchos. Motion was made by Member Dickerson to approve the extension provided construction is completed within 60 days of the extension date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Mummau
Tract 307, Block 11, Lot 18

A 6' cedar fence to be constructed at 321 E. El Sobrante Drive. Motion made by Member Dickerson to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Horton
Tract 309, Block 6, Lot 3

Roof mounted solar panels to be installed at 1272 W. Calle Antigua. Motion was made by Member Dickerson to approve the extension provided construction is completed within 60 days of the extension date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Lopez
Tract 309, Block 7, Lot 23

Roof mounted solar panels to be installed at 1219 W. Calle Antigua. Motion was made by Member Dickerson to approve the extension provided construction is completed within 60 days of the extension date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

McArthur
Tract 331, Block 13, Lot 8

An 18' x 15' pergola with 9' height to be constructed at 318 S. Falcon Drive. The Committee having no standing in this tract, takes no position.

Cutts
Tract 335, Block 12, Lot 7

Roof mounted solar panels to be installed at 616 S. Maher Drive. The Committee having no standing in this tract, takes no position.

Dyer
Tract 339, Block 7, Lot 27

An 8' x 8' storage building to be installed at 858 S. Sweetwater Drive. Motion made by Member Dickerson 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 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Potter
Tract 344, Block 9, Lot 30

A 6' cedar fence to be constructed at 378 W. Dunlop Drive. Motion made by Member Dickerson to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Toader
Tract 347, Block 11, Lot 13

Another construction extension for the residence located at 865 S. Palomar Drive. Motion made by Member Dickerson to continue the application until a new driveway access permit can be filed with the Public Works Department. The motion was given a second by Member Mitchell. The motion carried.

Norris
Tract 347, Block 12, Lot 53

A 12' x 32' storage building with 12' height to be constructed at 275 W. Palomar Circle. Motion made by Member Dickerson 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 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Wolfe
Tract 349, Block 2, Lot 7

Roof mounted solar panels to be installed at 1371 S. Winterhaven Drive. Motion made by Member Dickerson to approve the plans as submitted provided construction is complete within 60 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

Wohlwend
Tract 359, Block 4, Lot 15

5' chain link fencing to be installed at 1302 S. Yerba Santa Drive. Motion made by Member Dickerson to approve the plans as submitted provided construction is complete within 60 days of the approval date of February 28, 2019. The motion was given a second by Member Mitchell. The motion carried.

OTHER MATTERS:

Reports by Staff: Laurie Cozzetto reported that Land Use Inspector Diahn Rasmussen will be out for a few weeks so our inspection and violation notices are going to be a bit slower due to temporary short staffing. The combined meeting of the Metro Board and the COA is coming up. Laurie will try to get it scheduled for the second meeting in March.

No further business 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 28, 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 28, 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 28, 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.