

**Pueblo West Committee of Architecture
March 14, 2019
Minutes**

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at Fire Station #3, Pueblo West, Colorado on March 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. Thirteen citizens signed in.

MINUTES: Motion was made by Member Mitchell to approve the minutes for the regular meeting held on February 14, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Motion was made by Member Mitchell to approve the minutes for the regular meeting held on February 27, 2019. The motion was given a second by Member Dickerson. Member Cordova-Catalano abstained. The motion carried.

LEGAL REPORTS: None at this time. Legal counsel was not present.

SINGLE FAMILY RESIDENTS:

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 property. Motion was made by Member Mitchell to continue the application until the next meeting to give the contractor the opportunity to stake and address the property correctly. The motion was given a second by Member Dickerson. The motion carried.

Sky Creek Homes

Tract 251, Block 6, Lot 7

A single family residence to be constructed at 433 E Scandia Drive. A representative from Sky Creek 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.

Bulldog Homes

Tract 303, Block 13, Lot 18

A single family residence to be constructed at 1094 W Bella Casa Drive. Anthony was present to represent the property. The Committee commented that there was not an address posted on the property as required and requested the contractor post the address. Motion was made by Member Lowe 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.

Alvarado/G&R Framers

Tract 303, Block 15, Lot 8

A single family residence to be constructed at 1055 W Montebello Drive. Alvarado was present to represent the property. The Committee commented that the house location was still not staked as required. 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 and that staff review the house staking prior to the routing sheet and official approval be issued. The motion was given a second by Member Mitchell. The motion carried.

**Chad Pulsifer Construction
Tract 303, Block 26, Lot 17**

A single family residence to be constructed at 1149 S Tierra Blanco Drive. Mr. Pulsifer's son was present to represent the property. The Committee commented that the address was not posted as required. 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 and that staff verify the staking and addressing of the property. The motion was given a second by Member Dickerson. The motion carried.

**Sharp Family Investments
Tract 305, Block 6, Lot 1**

A single family residence to be constructed at 949 W Stallion Drive. Anthony was present to represent the property. Motion was made by Member Mitchell 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 Lowe. Member Dickerson abstained. The motion carried.

**Sky Creek Homes
Tract 307, Block 9, Lot 5**

A single family residence to be constructed at 491 S Venango Drive. A representative from Sky Creek Homes was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted, provided the stone is placed on the house as indicated on the plans and provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Home Repair Shop
Tract 348, Block 3, Lot 13**

A duplex residence to be constructed at 371 W Coral Drive. No one 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.

**Wagoner Construction
Tract 349, Block 1, Lot 13**

A single family residence to be constructed at 1382 S Winterhaven 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.

COMMERCIAL:

**Smith/Halo Construction
Tract 369, Block 3, Lot 1, 2, 3**

A 12,000 square foot commercial building to be constructed at 395 S Angus Drive. Trinity and partners were present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8, 9, 11a & 11b on the attached motion sheet are applied. Additionally, the location of the trailers that are storing the used bowling alleys were never approved by the Committee and were required to be removed from the property, but Mr. Smith choose not to adhere to the Committee's direction. The trailers are required to be removed BEFORE the final routing sheet will be approved. The motion was given a second by Member Mitchell. The motion carried.

MISCELLANEOUS PLANS TO BE REVIEWED:

Willison

Tract 233, Block 2, Lot 27

A 40' x 30' storage building with 18' height to be constructed at 551 N Ramaldo Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Funk/Cleary

Tract 236, Block 12, Lot 6

A 56' x 30' storage building with 16' height to be constructed at 582 E Marigold Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

VARIANCES:

GMACK Properties/Ralphs Neon

Tract 375, Block 4, Lot 1, 2, 3, 4, 5, 6

A variance hearing was held to allow the placement of three signs that would exceed the size limit of 100 sf per sign on the commercial building located at 175 E Spaulding Avenue. The property was represented by the owner and Charlie Montera with Ralph's Neon. Motion was made by Member Mitchell to approve the variance due to the size of the building accommodating the visual appearance of the signs. The building is done very nicely and an asset to the community. The motion to approve the variance was given a second by Member Cordova-Catalano. The motion carried.

Member Vickers motioned to approve the additional 169 square feet along with a total of 8 signs to be placed on the building located at 175 E. Spaulding Avenue. Additionally, the transfer of the size of any signs on this building is non-transferable. The motion was given a second by Member Lowe. The motion carried.

HEARINGS:

Presley

Tract 377, Block 2, Lot 28

A hearing was held for the property located at 307 E Hahns Peak Avenue. No one was present to represent the property. The violations are an inoperable vehicle, RV, junk, trash, weeds and other unsightly debris on property causing a nuisance to the surrounding property owners. Motion was made by Member Mitchell to find the property in violation and instruct legal counsel to issue a strong letter and to expedite litigation quickly. The motion was given a second by Member Dickerson. The motion carried.

Smith

Tract 379, Block 1, Lot 17, 18, 19, 20, 21, 22

A hearing was held for the property located at 279 S Purcell Boulevard. No one was present to represent the property. The violations are junk, trash, and other unsightly debris on property causing a nuisance to the surrounding property owners. Motion was made by Member Vickers to continue for 30 days giving the owner time to clean up the property and remove the sheds. The motion was given a second by Member Mitchell. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Boltz

Tract 233, Block 1, Lot 17

A 46' x 12' patio cover with 8' height to be constructed at 559 N Iliff Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Mattarano

Tract 233, Block 11, Lot 27

A 6' pine fence to be constructed at 1129 E Desert Cove Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Wygle

Tract 236, Block 22, Lot 3

A construction extension on 40' x 34' storage building to be constructed at 596 E Blaine Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. This is the last extension that will be granted for this project. The property owner was advised to complete the structure or take it down. The motion was given a second by Member Dickerson. The motion carried.

F F R 4 LLC

Tract 241, Block 2, Lot 1

Two 18' x 5' attached signs and a 14' x 7' attached sign to be constructed at 130 E Industrial Boulevard. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Ark Rivers Investment

Tract 243, Block 2, Lot 23

A 30' flag pole to be constructed at 83 N Magneto Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided construction is completed within 60 days of the approval date March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Poll

Tract 254, Block 12, Lot 10

A construction extension on 6' cedar fence to be constructed at 230 N Paramount Way. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Sammons

Tract 302, Block 5, Lot 12

Ground mounted 37' x 14' solar panels to be placed on the residence located at 888 S Avenida Del Oro. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

McCulloch

Tract 305, Block 3, Lot 10

Roof mounted 18' x 15' solar panels to be placed on the residence located at 1188 W Calle Del Ciervo. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Blazer

Tract 312, Block 13, Lot 15

A 10' x 8' storage building with 8' height to be constructed at 562 S Ferncliff Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Paredes

Tract 338, Block 1, Lot 6

Roof mounted 21' x 10' solar panels to be placed on the residence located at 638 S Aguilar Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Franco

Tract 338, Block 1, Lot 17

Roof mounted 344 square foot solar panels to be placed on the residence located at 722 S Wolcott Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Brown

Tract 338, Block 6, Lot 24

Roof mounted 19' x 10' solar panels to be placed on the residence located at 745 S Kline Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Gallina

Tract 349, Block 1, Lot 12

A 6' vinyl fence to be constructed at 1360 S Winterhaven Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Timothy

Tract 352, Block 8, Lot 18

A 14' x 13' storage building with 10' height to be constructed at 477 W Palmer Lake Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Allen

Tract 357, Block 6, Lot 6

A 32' x 24' storage building with 13' height to be constructed at 692 W Capistrano Avenue. Motion was made by Member Cordova-Catalano to continue the plans until Public Works has given approval to move forward following the submittal of a revised driveway access plan. The motion was given a second by Member Dickerson. The motion carried.

Evans

Tract 358, Block 3, Lot 18

A 10' x 20' barn with 10' height, 10' x 12' storage building with 9' and a 6' chain link fence to be constructed at 1023 S Mescal Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Vasquez

Tract 375, Block 2, Lot 13

A 12' x 12' freezer with 8' height to be constructed at 77 S Masters Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Kramer

Tract 382, Block 2, Lot 9

A 20' x 10' storage building with 8' height, 8' x 8' patio cover and an 8' x 8' deck to be constructed at 477 S Clarion Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Bird

Tract 383, Block 6, Lot 13

Roof mounted 525 square foot solar panels to be placed on the residence located at 726 E Rugby Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Smith

Tract 383, Block 7, Lot 12

Roof mounted 30' x 15' solar panels to be placed on the residence located at 553 S Saunders Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

Johnson

Tract 400, Block 7, Lot 68

A 30' x 24' detached garage with 13' height to be constructed at 1269 N Challenger Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

McDonald
Tract 406, Block 5, Lot 98

A 12' x 10' storage building with 11' height to be constructed at 1390 N Farley Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

OTHER MATTERS:

The Committee requested that staff look into the solar panels that have not been screened as required.
The Committee requested that staff look on Camino Pablo for a run-down garage.
The Committee requested that staff check a house located on Hahns Peak that has a carport.

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 **December 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 **December 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 **March 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.