

**Pueblo West Committee of Architecture  
April 09, 2020  
Minutes**

The Committee of Architecture of the Pueblo West Metropolitan District met in a virtual meeting. Pueblo West, Colorado on April 09, 2020 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, Jennifer Mitchell and Rick Dickerson. Also present were Director of Community & Neighbor Development Sara Vass, Committee of Architecture Supervisor Sandra Casaus, Diahn Rasmussen land use inspector and Samantha Dosen Community Outreach Specialist.

**CITIZENS COMMENTS:** None at this time.

**MINUTES:** Motion was made by Member Mitchell to approve the minutes for the regular meeting held on March 12, 2020. The motion was given a second by Member Dickerson. The motion carried.

**LEGAL REPORTS:** None at this time.

**NEW HOME AND COMMERCIAL APPLICATIONS FOR REVIEW:**

**6 Sky Creek Homes/ Sky Creek Homes  
Tract 233, Block 7, Lot 7**

A single family residence to be constructed at 1154 E Platteville Boulevard. Motion was made by Member Lowe to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

**7 Drop Tine Construction/Drop Tine Construction  
Tract 233, Block 20, Lot 4**

A single family residence to be constructed at 659 N Centry Drive. Motion was made by Member Lowe to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**8 GKS Construction/GKS Construction  
Tract 239, Block 2, Lot 2**

A single family residence to be constructed at 1135 N Matt Drive. Motion was made by Member Lowe to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**9 Sky Creek Homes/ Sky Creek Homes  
Tract 239, Block 7, Lot 15**

A single family residence to be constructed at 930 E Thorpe Court. Motion was made by Member Lowe to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**10 Waletzko Construction LLC/ Waletzko Construction LLC  
Tract 244, Block 2, Lot 7**

A single family residence to be constructed at 592 E Earl Drive. Motion was made by Member Lowe to approve the plans as submitted provided a color swatch, landscaping plan and provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**11 Sky Creek Homes/ Sky Creek Homes  
Tract 251, Block 5, Lot 43**

A single family residence to be constructed at 1220 N Scandia Drive. Motion was made by Member Lowe to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**12 GKS Construction/GKS Construction  
Tract 251, Block 7, Lot 25**

A single family residence to be constructed at 634 E Fredonia Drive. Motion was made by Member Lowe to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**13 Drop Tine Construction/Drop Tine Construction  
Tract 255, Block 7, Lot 4**

A single family residence to be constructed at 1437 E Escondido Drive. Motion was made by Member Lowe to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**14 New Castle Homes of Colorado/New Castle Homes of Colorado  
Tract 305, Block 2, Lot 17**

A single family residence to be constructed at 630 S Calaveras. Motion was made by Member Mitchell to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**15 Gem Homes/Gem Homes  
Tract 312, Block 13, Lot 3**

A single family residence to be constructed at 479 S Camino De Los Ranchos. Motion was made by Member Mitchell to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**16 Third Day Group/Third Day Group  
Tract 339, Block 12, Lot 16**

A single family residence to be constructed at 840 S Waterleaf Place. Motion was made by Member Mitchell to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**17 Halo Construction/Halo Construction  
Tract 348, Block 8, Lot 26**

A single family residence to be constructed at 872 S Concho Place. Motion was made by Member Mitchell to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**18 Sharp Family Investments/Sharp Family Investments  
Tract 400, Block 2, Lot 49**

A single family residence to be constructed at 1129 E Buffalo Bill Lane. Motion was made by Member Lowe to approve the plans as submitted provided a landscape plan is submitted and provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**19 Drop Tine Construction/Drop Tine Construction  
Tract 402, Block 1, Lot 44**

A single family residence to be constructed at 1268 N Ginger Lane. Motion was made by Member Lowe to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**20 Halo Construction/Halo Construction  
Tract 406, Block 1, Lot 11**

A single family residence to be constructed at 1834 N Rough Rock Lane. Motion was made by Member Mitchell to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**21 Summit Construction/Summit Construction  
Tract 406, Block 5, Lot 14**

A single family residence to be constructed at 1570 E Blue Mesa Lane. Motion was made by Member Mitchell to approve the plans as submitted provided the provided numbers 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**ACCESSORY APPLICATIONS FOR REVIEW:**

**22 Gurule/Pat Gurule  
Tract 236, Block 1, Lot 1 & 2**

A 70' x 30' barn with a 17' height to be constructed at 437 N Matt Drive. Motion was made by Member Mitchell 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**23 Austin Pueblo LLC  
Tract 243, Block 2, Lot 5**

A 60' x 60' sign on the side of the building to be constructed at 78 M Precision Drive. Motion was made by Member Mitchell to approve the plans provided the dimensions are changed and provided numbers 10, 11a & 12 on the attached motion sheet is applied. The motion was given a second by Member Dickerson. The motion carried

**24 Kosovich/Cleary  
Tract 251, Block 12, Lot 8**

A 48' x 36' storage building with an 18' height to be constructed at 270 E Parkridge Drive. Motion was made by Member Mitchell 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**25 Carpenter/TL Printz  
Tract 353, Block 5, Lot 11**

A 60' x 40' detached garage with a 15' height to be constructed at 820 S Tijuana Drive. Motion was made by Member Lowe 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 April 09, 2020. The motion was given a second by Member Mitchell. The motion carried.

**26 Blanco/Cleary  
Tract 262, Block 4, Lot 5**

A 40' x 36' detached garage with a 19' height to be constructed at 467 W Ventura Drive. Motion was made by Member Mitchell 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**27 Bourgeault  
Tract 377, Block 12, Lot 6**

A 56' x 36' detached garage with a 22' height to be constructed at 427 S Alaric Drive. Motion was made by Member Mitchell 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**28 Swagerty/Cleary  
Tract 383, Block 2, Lot 16**

A 48' x 30' detached garage with a 19' height to be constructed at 863 E Saunders Drive. Motion was made by Member Mitchell 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**29 Dale**

**Tract 383, Block 8, Lot 1**

A 44' x 34' detached garage with a 25' height to be constructed at 727 E Rugby Drive. Motion was made by Member Mitchell 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**VARIANCES:**

**30 Winegarth  
Tract 316, Block 8, Lot 20**

A variance request was received to construct a 40' x 30' detached garage with 16' height, 38' from the front property line in an A-3 zoned tract that requires an accessory structure to be placed in the rear or side yard. The building is not able to be placed in the rear or the northeast side yard because of the side yard drop off and the leach field in the rear yard. Motion was made by Member Lowe to approve the detached garage at 2060 W Galileo Drive provided the structure is constructed within 90 days of the approval date April 09, 2020 or the variance will be considered null and void. The motion was given a second by Member Mitchell. The motion carried.

A 40' x 30' detached garage with 16' height to be constructed at 2060 W Galileo Drive. Motion was made by Member Lowe 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 April 09, 2020. The motion was given a second by Member Mitchell. The motion carried.

**31 Tobin  
Tract 402, Block 1, Lot 245**

A variance request was made for a 1' side setback in a tract that has a 15' required setback. Motion was made by Member Lowe to deny the 1' side setback request but approve a 5' side setback at 1937 E Farley Avenue provided a revised plot plan is submitted. The motion was given a second by Member Mitchell. The motion carried.

**APPROVALS RECOMMENDED BY STAFF:**

**32 Smith  
Tract 146, Block 5, Lot 12**

A 40' x 24' storage building with a 15' height to be constructed at 998 E Blackstone 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**33 Rossiter  
Tract 146, Block 6, Lot 5**

Ground mounted 26' x 12' solar panels with a 6 height to be placed on the residence located at 979 E Loma 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**34 Kinoff**  
**Tract 149, Block 6, Lot 13**

A 20' flagpole to be constructed at 1579 N Heron 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**35 Sky Creek Homes**  
**Tract 233, Block 2, Lot 7**

A 6' cedar and welded wire fence to be constructed at 516 N Iliff 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**36 Heim**  
**Tract 236, Block 13, Lot 10**

A 6' vinyl fence to be constructed at 611 E Paradise Drive. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**37 Satterwhite**  
**Tract 237, Block 5, Lot 39**

A 4' horse wire fence to be constructed at 1180 N Purcell Place. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**38 Roberts**  
**Tract 251, Block 2, Lot 2**

A 6' cedar fence to be constructed at 1369 N Gantts Fort Avenue. 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**39 Hernandez**  
**Tract 254, Block 6, Lot 7**

Roof mounted 11' x 17' solar panels to be placed on the residence located at 1151 E Ivanhoe 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**40 Mino**  
**Tract 301, Block 9, Lot 11 & 12**

Ground mounted 21' x 40' solar panels with a 6' height to be placed on the residence located at 2013 W Hesperus 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**41 Koster**  
**Tract 302, Block 15, Lot 17**

Roof mounted 39' x 16' solar panels to be placed on the residence located at 1240 S Alta Hacienda 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**42 Kammerdiener**  
**Tract 305, Block 2, Lot 27**

A 12' x 16' storage building with a 12' height to be constructed at 679 S Calle Concordia 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

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

A 25' x 18' carport with a 7' height 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**44 Hecking**  
**Tract 309, Block 10, Lot 9**

Ground mounted 17' x 12' solar panels with a 6' height to be placed on the residence located at 1158 W Covered Wagon 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**45 Mayes**  
**Tract 309, Block 10, Lot 12**

A 4' rail wire fence to be constructed at 287 S Desierto Drive. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date April 09, 2020. The motion was given a second by Dickerson. The motion carried.

**46 Winegarth  
Tract 316, Block 8, Lot 20**

Roof mounted 32' x 16' solar panels to be placed on the residence located at 2060 W Galileo 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**47 Wooten  
Tract 331, Block 3, Lot 3**

Roof mounted 33' x 25' solar panels to be placed on the residence located at 209 S Bailey Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**48 Carillo  
Tract 335, Block 1, Lot 2**

Roof mounted 16' x 24 solar panels to be placed on the residence located at 83 E Arvada Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**49 Carsto  
Tract 346, Block 13, Lot 3**

A 24' x 16' detached garage with a 12' height to be constructed at 135 S Hacienda Del Sol 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 April 09, 2020. The motion was given a second by Dickerson. The motion carried.

**50 Rigger/Halo Construction  
Tract 350, Block 11, Lot 13**

A 34' x 24' detached garage with a 20' height to be constructed at 83 S Golfwood Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

**51 Grant  
Tract 378, Block 1, Lot 19**

A 12' x 12' deck to be constructed at 270-272 W Elgin 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**52 Swallows Charter Academy  
Tract 387, Block 3, Lot 1**



Roof mounted 54' x 40' solar panels to be placed on the residence located at 278 S McCulloch Boulevard. 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**53 Sky Creek Homes  
Tract 400, Block 8, Lot 39**

A 6' cedar fence to be constructed at 1124 E Muskrat 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**54 Boja  
Tract 402, Block 1, Lot 329**

Ground mounted 50' x 12' solar panels with a 6' height to be placed on the residence located at 1655 E Farley Avenue. 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**55 Premier Homes  
Tract 406, Block 1, Lot 12**

A 6' cedar fence to be constructed at 1846 N Rough Rock 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**56 Bohlander  
Tract 406, Block 4, Lot 6**

A construction extension on a 20' x 10' greenhouse to be constructed at 1742 N Wild Bill Hickcock 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 April 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**OTHER MATTERS:**

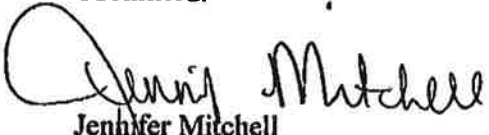
**Reports of Staff:** None at this time.

**Unfinished Business:** None at this time.

**New Business:** None at this time.

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

Submitted:

  
Jennifer Mitchell  
Secretary

JM: sc

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 **Feb 09, 2021**, 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 **Feb 09, 2021** 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 **Apr 09, 2020**.
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.