

**Pueblo West Committee of Architecture**  
**April 11, 2019**  
**Minutes**

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at Fire Station #3, 729 E. Gold Drive, Pueblo West, Colorado on April 11, 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. Nine citizens signed in.

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

**SINGLE FAMILY RESIDENTS:**

**Original Concepts Construction**  
**Liberty Point Tract 3, Lot 2, Lot 11 Filing 2**

A single family townhome to be constructed at 997 S Acreveiw Drive. There was no one present to represent the property. Motion was made by Member Dickerson to continue the application. The proposed construction site was not marked or staked as required. The motion was given a second by Member Lowe. The motion carried.

**Cruz Construction**  
**Tract 149, Block 3, Lot 7**

A single family residence to be constructed at 618 E. Heron Drive. There was no one present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 are applied. The motion was given a second by Member Dickerson. The motion carried.

**Adobe Construction**  
**Tract 233, Block 8, Lot 21**

A single family residence to be constructed at 1165 E. Tidy Drive. There was a representative from Adobe present. 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 Dickerson. The motion carried.

**Lebaron**  
**Tract 233, Block 15, Lot 3**

A single family residence to be constructed at 472 N. Escondido Drive. There was representation for the property present. Motion was made by Member Mitchell to approve the plans provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied and that the driveway access permit be completed as required by Public Works. The motion was given a second by Member Dickerson. The motion carried.

**Kodiak Construction**  
**Tract 236, Block 16, Lot 1**

A single family residence to be constructed at 558 E. Paradise Drive. There was no one present to represent the property. 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.

**Loveable Homes**  
**Tract 236, Block 18, Lot 35**

A single family residence to be constructed at 575 E. Milt Drive. There was no one present to represent the property. 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 Dickerson. The motion carried.

**Sky Creek Homes**  
**Tract 239, Block 5, Lot 4**

A single family residence to be constructed at 830 E. Ashburn Drive. There was a representative present. 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.

**Home Repair Shop**  
**Tract 251, Block 4, Lot 20**

A single family residence to be constructed at 1323 N. Gantts Fort Avenue. There was not a representative present. Motion was made by Member Cordova-Catalano 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.

**Cole Construction**  
**Tract 251, Block 13, Lot 20**

A single family residence to be constructed at 1245 N. Ladonia Drive. Chris Cole was present to represent the property. Motion was made by Member Cordova-Catalano 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.

**Sky Creek Homes**  
**Tract 251, Block 28, Lot 12**

A single family residence to be constructed at 461 E. Chadwick Drive. There was a representative present. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. Additionally, the location of the proposed structure is required to be no closer than 40' to the front property line. The motion was given a second by Member Dickerson. The motion carried.

**Adobe Construction**  
**Tract 316, Block 5, Lot 5**

A single family residence to be constructed at 732 S. Woodstock Drive. There was a representative present. Motion was made by Member Vickers 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.

**Ed Butkovich Construction**  
**Tract 338, Block 13, Lot 14**

A single family residence to be constructed at 689 S. Aguilar Drive. There was not a representative present. Motion was made by Member Dickerson 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 Cordova-Catalano. The motion carried.

**C. A. N. Construction**  
**Tract 357, Block 3, Lot 12**

A single family residence to be constructed at 1007 S. Bayonne Drive. There was not a representative present. Motion was made by Member Vickers 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 Mitchell. The motion carried.

**Sky Creek Homes**  
**Tract 357, Block 6, Lot 10**

A single family residence to be constructed at 837 S. Espanola Drive. There was a representative present. Motion was made by Member Vickers 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.

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

An additional 77,978 square foot building to be added to the school site located at 278 S. McCulloch Boulevard. Representation was present. Discussion about the modular units was held. One unit will be removed from the property with the newly proposed structure. The two modular units noted on the plot plan as remaining will be converted to storage buildings stated by one of the spokesperson. Staff recalled that the units were to be only temporary when first approved but the school continued to use them. Staff recommended an application be submitted for the conversion of the units or to have them removed when the new building is complete. Staff will communicate this requirement in a correspondence with the school. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the landscaping is complete by March 11, 2021 and that construction is complete by August 31, 2020. The motion was given a second by Member Dickerson. The motion carried.

**Loveable Homes**  
**Tract 406, Block 5, Lot 99**

A single family residence to be constructed at 1398 N. Farley Drive. There was a representative present. Motion was made by Member Dickerson 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 Mitchell. The motion carried.

**OTHER APPLICATIONS TO BE REVIEWED:**

**Guyon/GT Construction Co.**  
**Tract 350, Block 4, Lot 19**

A 507 square foot addition with 15' height and a 30' x 8' patio porch cover to be constructed at 461 W. Brewer Court. The plans have been reviewed and meet the construction requirements. The Committee having no standing, they take a position of no position.

**Burner**  
**Tract 400, Block 7, Lot 67**

A construction extension on a 16' x 16' storage building at 1277 N. Challenger Drive. The property owners were present. Motion was made by Member Dickerson to approve the extension provided the building is completed within 60 days of this date, April 11, 2019. Additionally, the color of the building is to match the color of the house. The motion was given a second by Member Mitchell. The motion carried.

## **HEARINGS:**

### **Patterson**

#### **Tract 149, Block 15, Lot 17**

A hearing was held for the violation of parking an RV camping trailer on a lot that has not been developed. There was no one present to represent the property. Motion was made by Member Dickerson to dismiss the hearing since the trailer has been removed and the violation corrected. The motion was given a second by Member Mitchell. The motion carried.

### **GT Construction**

#### **Liberty Point Tract 5, Block 4, Lot 9**

A construction extension on a new residential building located at 1265 S. Saddlewood Lane. Motion was made by Member Mitchell to approve the extension provided construction is complete within 180 days of the extension approval date of April 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

### **Sabula/Lawn Master Outdoor Living**

#### **Tract 148, Block 5, Lot 17**

A pergola patio cover to be constructed at 1679 N. Gill Drive. Motion made by Member Mitchell to approve the cover provided construction is complete within 60 days of the approval date of April 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

### **Heisey**

#### **Tract 233, Block 15, Lot 26**

Roof mounted solar panels to be constructed at 1414 E. Chama 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 April 11, 2019. The motion was given a second by Member Mitchell. The motion carried.

### **Richardson**

#### **Tract 233, Block 19, Lot 8**

A 10' x 8' storage building to be constructed at 605 N. Limon Drive. Motion 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 April 11, 2019. The motion was given a second by Member Mitchell. The motion carried.

### **Beai**

#### **Tract 238, Block 1, Lot 9**

Roof mounted solar panels to be installed at 747 E. Longsdale 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.

### **Lujan**

#### **Tract 238, Block 3, Lot 12**

A 6' cedar fence to be constructed at 854 N. Dillion 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Shay****Tract 245, Block 5, Lot 4**

Ground mounted solar panels to be placed on the residence located at 63 N. Clintwood Drive. 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 April 11, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Rowland****Tract 251, Block 24, Lot 12**

A 40' amateur radio tower to be installed at 422 E. Chadwick Drive. Motion made by Member Cordova-Catalano to approve the plans as submitted provided the antenna is installed within 60 days of the approval date of April 11, 2019 and that the antenna is maintained. The motion was given a second by Member Dickerson. The motion carried.

**Schofield****Tract 300, Block 12, Lot 7**

A 6' cedar fence and a 6' x 5' chicken coop to be constructed at 269 S. Siesta 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Slavonnik****Tract 300, Block 12, Lot 11**

5' wire fence to be constructed at 315 S. Siesta Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided 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.

**Delmerico****Tract 301, Block 13, Lot 16**

3.5 ft. split rail fence to be constructed at 417 S. Tejon Avenue. 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Earnheart****Tract 303, Block 7, Lot 1**

5' chain link fence and a 20' x 12' storage building with 13' height to be constructed at 1240 Oro Grande Drive. Motion was made by Member Cordova-Catalano 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 March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Esquiebel****Tract 306, Block 3, Lot 15**

A 20' x 8' storage building to be constructed at 390 S. Tejon Lane. 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Lipford**  
**Tract 309, Block 3, Lot 6**

A 6' cedar fence to be constructed at 1022 W. Covered Wagon 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Sparks**  
**Tract 312, Block 1, Lot 16**

4' black chain link fence to be constructed at 1287 W. Loasa 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Wickham**  
**Tract 312, Block 13, Lot 10**

A 6' cedar fence to be constructed at 565 S. Camino De Los Ranchos 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Ortega**  
**Tract 334, Block 6, Lot 1**

A 6' cedar fence to be constructed at 570 W. Calle De Camilia 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Shenefelt**  
**Tract 335, Block 4, Lot 11**

Roof mounted solar panels to be installed at 174 E. Arvada Drive. Having reviewed the plans in a tract that the Committee no longer has standing, the Committee takes no position.

**Schrock**  
**Tract 335, Block 10, Lot 16**

Roof mounted solar panels to be installed at 608 S Inca Drive. Having reviewed the plans in a tract that the Committee no longer has standing, the Committee takes no position.

**Baca**  
**Tract 338, Block 14, Lot 3**

Roof mounted solar panels to be installed at 59 E. Bonanza 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.

**Budz**

**Tract 339, Block 11, Lot 13**

Roof mounted solar panels to be installed at 357-359 W. Buttercup Way. 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.

**Pate**

**Tract 343, Block 1, Lot 2**

A 26' x 12' carport with 12' height to be constructed at 315 S. Golfwood Drive W. Having reviewed the plans in a tract that the Committee has no standing, the Committee takes no position.

**Sperber**

**Tract 347, Block 2, Lot 41**

A 6' cedar fence to be constructed at 793 S. Jasper 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Lopez**

**Tract 347, Block 6, Lot 12**

Roof mounted solar panels to be installed at 918 S. Cellini Court. 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.

**LaHer**

**Tract 347, Block 6, Lots 56 & 57**

A 20' x 12' deck and 20' x 6' patio cover to be constructed at 178 W. Cellini Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided 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.

**Cole**

**Tract 347, Block 11, Lot 1**

Roof mounted solar panels to be installed at 931 S. Palomar 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.

**Williams**

**Tract 350, Block 2, Lot 42**

A 20' x 10' storage building with 11' height to be placed at 52 S. Acacia Drive. Having reviewed the plans, the Committee having no standing in this tract, takes no position.

**Ozzello**

**Tract 350, Block 12, Lot 2**

Roof mounted solar panels to be installed at 484 W. Calle De Camelia. Having reviewed the plans, the Committee having no standing in this tract, takes no position.

**Reel**

**Tract 359, Block 4, Lot 29**

A 6' cedar fence to be constructed at 862 W. Cambria 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Peterson**

**Tract 362, Block 12, Lot 11**

Roof mounted solar panels to be installed at 214 W. Winterhaven 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.

**Trujillo**

**Tract 362, Block 16, Lot 2**

A 6' vinyl fence to be constructed at 345 W. Linden Avenue. 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 complete within 60 days of the approval date of March 14, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Ramos**

**Tract 363, Block 5, Lot 3**

Roof mounted solar panels to be installed at 1388 S. Papago 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.

**DiLuzio**

**Tract 364, Block 4, Lot J**

6' concrete masonry wall to be constructed at 1274 S. Sweetwater Avenue. Having reviewed the plans in a tract that the Committee has no standing, the Committee takes no position.

**Whitehill**

**Tract 378, Block 3, Lot 14**

Roof mounted solar panels to be installed at 245 W. Elbow 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.

**Mowery**

**Tract 400, Block 1, Lot 53**

A 20' x 20' storage building with 10' height to be constructed at 1771 N. Arrowrock Lane. Motion was made by Member Cordova-Catalano 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 April 11, 2019. The motion was given a second by Member Dickerson. The motion carried.



**McClure**  
**Tract 400, Block 7, Lot 47**

Roof mounted solar panels to be installed at 1385 N. Challenger 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.

**OTHER MATTERS:**

**Staff Report:** Staff provided the Committee with a report pulled from the data base regarding the on-going violation files. Staff also reported that we are getting closer to going paperless for the COA review packets. Ipads have been ordered. Discussion was held regarding what part of the applications could be made public and that the blueprints and floor plans submitted would need to remain non-public items to protect the rights of the architects and builders. Jennifer Mitchell volunteered to assist staff with the development of the storage program.

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 **January 11, 2020**, 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 **January 11, 2020** 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 **April 11, 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.