

Pueblo West Committee of Architecture
April 25, 2019
Minutes

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 729 E Gold Drive, Pueblo West, Colorado on April 25, 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.

MINUTES: Motion was made by Member Mitchell to approve the minutes for the regular meeting held on March 14, 2019, March 28, 2019 and April 11, 2019. The motion was given a second by Member Dickerson. The motion carried.

LEGAL REPORTS:

Harley Gifford reported 9 cases in litigation, 3 cases in contempt proceedings and 8 more cases in the process of being filed bringing the case total to 20 active cases.

SINGLE FAMILY RESIDENTS:

Original Concepts

Tract 3, Block 2, Lot 11 F-2

A single family residence to be constructed at 997 S Acreview Drive. No one 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.

Trevizo

Tract 147, Block 5, Lot 17

A single family residence to be constructed at 1458 N Gantts Fort Avenue. Mr. Trevizo was present to represent the property. Staff advised the property owner of the additional utilities fee that will be required on this property. The property owner acknowledged that he was aware of the fee. Motion was made by Member Mitchell to approve the plans provided the home is set back to match the house next door and 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.

Schindler

Tract 300, Block 7, Lot 16

A single family residence to be constructed at 242 S Siesta Drive. No one was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted provided the address sign is displayed and 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 303, Block 20, Lot 5

A single family residence to be constructed at 941 S Camino Santiago Drive. Nicole was present to represent the property. 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.

**Sky Creek Homes
Tract 335, Block 9, Lot 30**

A single family residence to be constructed at 607 S Inca Drive. Nicole 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.

**Nunez Construction
Tract 359, Block 7, Lot 6**

A single family residence to be constructed at 701 W Questa Drive. Mr. Nunez was present to represent the property. Motion was made by Member Vickers to approve the plans provided the house is moved back to a 40' front setback and 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.

APPLICATIONS TO BE REVIEWED:

**Petree/Cleary
Tract 382, Block 7, Lot 8**

A 32' x 36' attached garage with 19' height to be constructed at 469 E Maher Drive. Pete and Nick with Cleary were present to represent the property. Motion was made by Member Lowe to approve the plans provided a revised plot plan is submitted with the recommended changes made 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 25, 2019. The motion was given a second by Member Vickers. The motion carried.

**Rankin/Morton Buildings
Tract 233, Block 8, Lot 16**

A 50' x 48' detached garage with 25' height to be constructed at 1182 E Tidy Drive. Mr. Rankin was present to represent the property. Motion was made by Member Mitchell to approve the plans provided the roof color matches the house roof color 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

**13/14 Enterprises LLC/ Enterprises LLC
Tract 387, Block 1, Lot 4**

A 108" x 136" attached sign with a 60" height and an ice dispenser to be constructed at 279 S Joe Martinez Boulevard. Ms. Romano was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 10 & 11a on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

VARIANCE:

**Bulldog Construction
Tract 361, Block 1, Lot 21**

A height variance application for the construction of a single family residence with a rear walk out basement that has a total height measured from lowest exposed ground to height peak of 35' in a tract that has a 30' height restriction. Anthony Galindo, various neighbors and Mr. Branson, the new property owner of the northwest house on Sweetwater were present to represent the property. Following extension discussion regarding the placement on the property, the concern of natural drainage through the property and the clarification of measurement by all parties present, it was agreed that the builder would meet with the neighboring property owners on the site to explain the placement of the residence. A motion was made by Member Mitchell to approve the 35' height variance that will

not exceed 28' on the front elevation provided the residence is constructed within one year of the approval date of April 25, 2019. The motion was given a second by Member Lowe. The motion carried.

A single family residence to be constructed at 1231 S Sweetwater Place. A 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. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

**Nerenberg
Tract 1, Block 1, Lot 8**

Ground mounted 26' x 9' and 31' x 9' solar panels with a 6' height to be replaced on the residence located at 169 W Blue Hills 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Jacobson
Tract 22, Block 2, Lot 5**

A 12' x 10' storage building with 13' height to be constructed at 336 E Hemlock 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Riley
Tract 149, Block 14, Lot 40**

Ground mounted 17' x 15' solar panels with a 6' height to be placed on the residence located at 920 E Cholla 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Quezada
Tract 233, Block 32, Lot 4**

A 32' x 16' pergola with a 10' height to be constructed at 717 N Canvas 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Montoya
Tract 233, Block 32, Lot 6**

A construction extension on a 784 square foot house addition with a 16' height to be constructed at 750 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 90 days of the approval date of April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Holt
Tract 236, Block 6, Lot 5**

Ground mounted 55' x 12' solar panels to be placed on the residence located at 927 N Matt 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

22 Gard
Tract 244, Block 2, Lot 4

Ground mounted 45' x 10' solar panels with a 6' height to be placed on the residence located at 552 E Earl 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

DeGeorge
Tract 251, Block 13, Lot 13

A 5' wire fence to be constructed at 1293 N Ladonia 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Burris
Tract 254, Block 8, Lot 19

Roof mounted solar panels to be placed on the residence located at 266 N Paramount Lane. 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

James
Tract 254, Block 12, Lot 6

A 4' chain link fence to be constructed at 1161 E Paramount 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Whole Hemp Company LLC
Tract 258, Block 1, Lot 16

A 55' x 13' attached sign to be constructed at 717 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.

Lopez
Tract 300, Block 6, Lot 10

A construction extension on a 12' x 10' barn addition to be constructed at 348 S Siesta 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Antonson
Tract 300, Block 7, Lot 2

Ground mounted 36' x 14' solar panels with a 6' height to be placed on the residence located at 1610 W Alvarado 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Breece

Tract 301, Block 6, Lot 1

Roof mounted 34' x 6' solar panels to be placed on the residence located at 1801 W Tejon Avenue. 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Batterton

Tract 301, Block 7, Lot 35

A construction extension on a new build to be constructed at 212 S Hidalgo 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Cornella

Tract 301, Block 16, Lot 18

A 21' x 18' carport with 8' height to be constructed at 480 S Arriba 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Verhine

Tract 302, Block 5, Lot 13

Ground mounted 42' x 15' solar panels with a 6' height to be placed on the residence located at 896 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Pacheco

Tract 303, Block 6, Lot 8

A color change for the residence located at 965 S Rosa Linda Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the work is completed within 60 days of the approval date of April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Seroski

Tract 303, Block 22, Lot 1

A 16' x 12' gazebo with a 9' height, 6' and 4' cedar fence to be constructed at 1006 W Gallinas 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Dawson

Tract 303, Block 22, Lot 6

Ground mounted 31' x 14' solar panels with a 6' height to be placed on the residence located at 1050 W Gallinas 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Riddick

Tract 303, Block 29, Lot 13

A roof mounted solar panels to be placed on the residence located at 1284 W Camino Santiago 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Watson

Tract 307, Block 6, Lot 3

A 6' and 3' wire fence to be constructed at 1084 W Camino Al Cielo. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided construction is completed within 60 days of the approval date April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Conrad

Tract 311, Block 2, Lot 16

A 6' chain link or wire fence to be constructed at 550 S McCulloch Boulevard. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided construction is completed within 60 days of the approval date April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Gulley

Tract 312, Block 3, Lot 1

A 6' cedar fence to be constructed at 584 S Camino De Los Ranchos. 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Palmier

Tract 316, Block 12, Lot 17

A 6' cedar fence to be constructed at 790 S Galileo Place. 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Phillips

Tract 331, Block 13, Lot 10

A 12' x 10' storage building with 10' height to be constructed at 302 S Falcon Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Johnston
Tract 335, Block 10, Lot 24

A 20' x 18' patio cover with 11' height to be constructed at 643 S Del Rio Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Shipp
Tract 335, Block 17, Lot 7

A 6' cedar fence to be constructed at 668 S Bond Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Ruff
Tract 336, Block 3, Lot 2

A 24' x 60' free standing roof structure to be constructed at 238 E Walton Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

O'Daniel
Tract 337, Block 4, Lot 33

A 12' x 12' patio cover with 10' height to be constructed at 340 E Byrd 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Maestas
Tract 338, Block 13, Lot 5

A 21' x 18' carport with an 8' height to be constructed at 661 S Aguilar 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Quiniones
Tract 343, Block 4, Lot 23

Roof mounted 24' x 12' solar panels to be placed on the residence located at 579 W Golfwood Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Brewer
Tract 344, Block 10, Lot 8

A 16' x 10' storage building with 9' height to be constructed at 139 S Middlecoff Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Brotherton
Tract 356, Block 2, Lot 38

A 16' x 12' storage building with 11' height to be constructed at 616 S Watermelon 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Keller

Tract 357, Block 7, Lot 15

A color change for the residence located at 663 W Kenosha Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the work is completed within 60 days of the approval date of April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Lucero

Tract 359, Block 4, Lot 22

A construction extension for a 92' x 40' storage building with 23' height to be constructed at 792 W Palizada 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Romero

Tract 362, Block 6, Lot 14

A color change for the residence located at 279 W Oakleaf Lane. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the work is completed within 60 days of the approval date of April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

James

Tract 371, Block 1, Lot 9

A 6' chain link fence to be constructed at 665 E Spaulding 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Ayala

Tract 377, Block 7, Lot 34

A construction extension for a 50' x 30' storage building with 15' height to be constructed at 477 E Hahns Peak Avenue. 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Montoya

Tract 383, Block 4, Lot 13

Ground mounted 56' x 10' solar panels with a 6' height to be placed on the residence located at 560 S Saunders 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 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Templin

Tract 383, Block 8, Lot 12

A 30' x 10' barn with 10' height to be constructed at 509 S Archdale 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

Cornella
Tract 386, Block 7, Lot 2

A construction extension on a new build to be constructed at 274 S Birchwood Drive. Motion was made by Member Cordova-Catalano to continue the plans until Public Works has given the approval to move forward following the submittal of documents required. The motion was given a second by Member Dickerson. The motion carried.

Tucker
Tract 400, Block 3, Lot 18

A 20' x 10' storage building with 11' height to be constructed at 1390 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 April 25, 2019. The motion was given a second by Member Dickerson. The motion carried.

OTHER MATTERS:

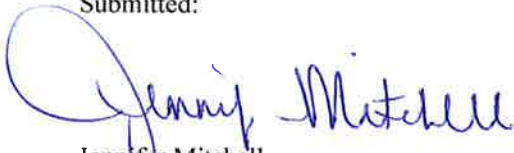
Reports of Staff: Staff reported that the COA iPads have been received and are being processed. They will each be issued a metro email in order to receive the on line application packets for review.

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: 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 25, 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 25, 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 25, 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.