

Pueblo West Committee of Architecture
April 26, 2018
Minutes

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 109 E Industrial Boulevard, Pueblo West, Colorado on April 26, 2018, 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, Rick Dickerson, and Staphanie Cordova-Catalano. Also present were Community Development Director Laurie Cozzetto and Metropolitan District Board Member Judy Leonard, along with 5 citizens signing in.

SINGLE FAMILY RESIDENTS:

Sky Creek Homes
Tract 233, Block 11, Lot 26

A single family residence to be constructed at 1135 E Desert Cove Drive. Debra was present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

Premier Homes Inc
Tract 233, Block 16, Lot 11

A two-story single family residence to be constructed at 536 N Tidy Drive. Augie was present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

Waletzko Construction LLC
Tract 236, Block 14, Lot 1

A single family residence to be constructed at 722 E Paradise Drive. Waletzko Construction was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Longrear
Tract 236, Block 15, Lot 23

A single family residence to be constructed at 607 E McClave Drive. Mr. Longrear was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted and provided 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.

Premier Homes Inc
Tract 254, Block 12, Lot 1

A two-story single family residence to be constructed at 1191 E Paramount Drive. Augie was present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Sky Creek Homes
Tract 307, Block 10, Lot 3**

A single family residence to be constructed at 1063 W Osceola Drive. Debra was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Total Building Concepts
Tract 349, Block 1, Lot 6**

A single family residence to be constructed at 1290 S Winterhaven Drive. Total Building Concepts was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Jones
Tract 361, Block 1 Lot 16**

A single family residence to be constructed at 1156 S Sweetwater Court. Mr. Jones was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**GT Construction Company
Tract 365, Block 3, Lot 19**

A single family residence to be constructed at 58 S Villa Del Sol Court. GT Construction was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Hanenberg/Hanenberg
Tract 382, Block 9, Lot 3**

A single family residence to be constructed at 394 E Cheney Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans provided an address is posted on the property and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**Cornella/Shane Cornella
Tract 386, Block 7, Lot 2**

A single family residence to be constructed at 274 S Birchwood Drive. Mr. Cornella was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

APPLICATIONS TO BE REVIEWED:

**Garbiso/Garbiso
Tract 236, Block 21, Lot 12**

A 39' x 27' storage building with a 17' height to be constructed at 610 N Matt Drive. No one was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Althaus/Althaus
Tract 301, Block 17, Lot 19, 20, 21

An 80' x 40' detached garage with a 21' height to be constructed at 566 S Arriba Drive. Mr. Althaus was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date April 26, 2018. The motion was given a second by Member Dickerson. The motion carried.

Nickel/Morton Buildings
Tract 308, Block 2, Lot 3

A 42' x 36' detached garage with an 18' height to be constructed at 1148 W Desert Sage Drive. No one was present to represent the property. Motion was made by Member Lowe to continue the plans as submitted. The proposed colors of the proposed shed do not match the colors of the house. The motion was given a second by Member Cordova-Catalano. The motion carried.

VARIANCES:

Lawless
Tract 339, Block 8, Lot 10

A side yard variance on a property zoned R-3 states that no such building shall occupy any portion of a required side yard. An application has been submitted requesting to allow a 12' x 20' carport with a 6' height to be constructed on the side of the property located at 372 W Hazelnut Way. No one was present to represent the property. Motion was made by Member Cordova-Catalano to continue the plans until the property owner can attend a meeting. There are several questions the Committee has about the plans submitted and the true measurement of the proposed structure from the side yard property line. The motion was given a second by Member Mitchell. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Rodriguez
Tract 144, Block 2, Lot 1

Roof mounted 22' x 10' solar panels to be placed on the residence located at 603 E Rouse Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Kenney
Tract 233, Block 6, Lot 33

A 5' chain link fence to be constructed at 579 N Canvas Drive. Motion was made by Member Lowe to approve the plans as submitted provided construction is completed within 60 days of the approval date April 26, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

DeMartini
Tract 233, Block 10, Lot 2

A construction extension on a 6' cedar fence to be constructed on 601 N Verbena Drive. Motion was made by Member Lowe to approve the plans as submitted provided by number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Rivera
Tract 242, Block 12, Lot 2

Ground mount 39' x 11' solar panels with 6' height to be placed on the residence located at 1223 E Bella Vista Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the panels screened as required, are maintained, are removed if they become damaged or unused and that construction is complete within 60 days of the approval date of March 22, 2018. The motion was given a second by Member Dickerson. The motion carried.

Lembeck
Tract 251, Block 8, Lot 27

One 16' x 12' storage building with a 10' height and one 12' x 8' storage building with a 10' height to be constructed at 658 E Chaunsey Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Emilio
Tract 254, Block 15, Lot 8

A 20' x 10' barn with an 8' height to be constructed at 1149 E Industrial Boulevard. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Marvin Haney
Tract 255, Block 11, Lot 5

A construction extension on a new build to be constructed on 1775 E Mint Circle. Motion was made by Member Lowe to approve the plans as submitted provided by number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Pankey
Tract 255, Block 16, Lot 4

A 6' cedar fence to be constructed at 1496 E Proctor Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Van Oostendorp
Tract 300, Block 11, Lot 4

A 16' x 12' run in shed with a 9' height to be constructed at 73 S Siesta Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Mattingly
Tract 303, Block 7, Lot 15

A 30' x 25' carport with a 15' height to be constructed at 1291 W Caida Del Sol Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Finden

Tract 303, Block 7, Lot 16

Ground mount 40' x 13' solar panels with 6' height to be placed on the residence located at 1285 W Caida Del Sol 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 22, 2018. The motion was given a second by Member Dickerson. The motion carried.

Hanson & Hanson Inc

Tract 303, Block 21 Lot 3

A construction extension on a new build to be constructed on 932 S Camino Santiago Drive. Motion was made by Member Lowe to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Edwards

Tract 308, Block 7, Lot 5

A 7' x 10' storage building with a 6' height to be constructed at 46 S Moccasin Court. Motion was made by Member Lowe to approve the plans as submitted provided numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Rapp

Tract 309, Block 5, Lot 19

A 12' x 10' storage building with a 10' height to be constructed at 427 S Avenida Del Oro E. Motion was made by Member Lowe to approve the plans as submitted provided numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

McTaggart

Tract 311, Block 2, Lot 14

A 6' cedar fence and trash enclosure to be constructed at 572 S McCulloch Boulevard W. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

DePriest

Tract 331, Block 24, Lot 10

A 10' x 18' deck to be constructed at 221 E Palmer Lake Drive. Motion was made by Member Lowe to approve the plans as submitted provided numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Vrell

Tract 338, Block 1, Lot 9

Roof mounted 27' x 10' solar panels to be placed on the residence located at 658 S Aguilar Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Cordova

Tract 338, Block 5, Lot 19

Roof mounted 36' x 12' solar panels to be placed on the residence located at 95 W Cellini Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Torres

Tract 338, Block 11, Lot 20

Roof mounted 16' x 13' solar panels to be placed on the residence located at 646 S McCoy Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Hernandez

Tract 338, Block 15, Lot 7

Roof mounted 26' x 8' solar panels to be placed on the residence located at 643 S McCoy Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Rello

Tract 343, Block 3, Lot 23

A 30' x 32' detached garage with a 15' height to be constructed at 446 W Venturi Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Riddle

Tract 346, Block 9, Lot 6

A 10' x 12' storage building with a 9' height to be constructed at 642 S Spaulding Avenue. Motion was made by Member Lowe to approve the plans as submitted provided numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Fuentes

Tract 347, Block 4, Lot 13

Roof mounted 32' x 6' solar panels to be placed on the residence located at 834 S Aguilar Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Toader

Tract 347 Block 11, Lot 13

A construction extension on a new build to be constructed on 865 S Palomar Drive. Motion was made by Member Lowe to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that

construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Esquivel

Tract 350, Block 2, Lot 9

A 6' cedar fence to be constructed at 340 W Fairknoll Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Kittinger

Tract 352, Block 3, Lot 19

A construction extension on a 21' x 19' patio cover with a 15' height to be constructed on 574 S Tee Off Lane. Motion was made by Member Lowe to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Loudenberry

Tract 353, Block 5, Lot 27

A 4' chain link fence to be constructed at 958 S Kenosha Lane. Motion was made by Member Lowe to approve the plans as submitted provided construction is completed within 60 days of the approval date April 26, 2017. The motion was given a second by Member Cordova-Catalano. The motion carried.

Marks

Tract 356, Block 3, Lot 21

Roof mounted 22' x 12' solar panels to be placed on the residence located at 640 S Bellflower Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Nightingale

Tract 362, Block 11, Lot 7

Roof mounted 34' x 15' solar panels with a 6" height to be placed on the residence located at 1170 S Shale Lane. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Johnson

Tract 362, Block 15, Lot 6

A construction extension on a 16' x 12' storage building with an 11' height to be constructed at 302 W Linden Avenue. Motion was made by Member Lowe to approve the plans as submitted provided numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

James

Tract 367, Block 4, Lot 1

A 16' x 12' storage building with a 10' height to be constructed at 208 S Golfview Drive. Motion was made by Member Lowe to approve the plans as submitted provided numbers 7 on the attached motion sheet is applied and

that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Vasquez
Tract 382, Block 8, Lot 15

Roof mounted 16' x 10' solar panels to be placed on the residence located at 477 E Cheney Drive. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Janice Alexander
Tract 401, Block 1, Lot 28

A construction extension on a stucco wall fence to be constructed on 1246 N Challenger Place. Motion was made by Member Lowe to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Ralph Messamore
Tract 402, Block 1, Lot 96

Roof mounted 44' x 20' solar panels to be placed on the residence located at 1217 N Starkweather Lane. Motion was made by Member Lowe 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 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

OTHER MATTERS:

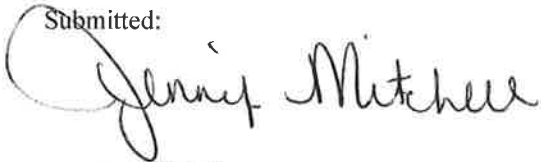
Reports by Staff: Staff reported two articles per month will be submitted for social media and newspaper. The COA will be presenting at the Citizen's Academy on Monday, April 30, 2018. Staff will be sponsoring a Community Education meeting about the Declaration of Reservations and the work of the Committee of Architecture later in the month of May. This will be the first of four meetings held throughout the year. Discussion was held about advertising signs littering PW, their approval and/or removal of such signs. Discussion was held about how to handle the growing community and the tracts that have reached 90% built out. Further discussion with legal counsel and the district manager will be needed to determine if and why applications should or should not be collected for improvements in these tracts.

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 26, 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 **January 26, 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 **April 26, 2018**.
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.

SIGN IN SHEET



26-APR-18

NAME

&

PHONE NUMBER

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