

**Pueblo West Committee of Architecture
May 9, 2019
Minutes**

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 729 E Gold Dr, Pueblo West, Colorado on May 09, 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. Along with 15 citizens signed in.

MINUTES: None at this time.

LEGAL REPORTS: None at this time.

SINGLE FAMILY RESIDENTS:

Wideload

Tract 2B, Block 5, Lot 24

A mobile home and detached garage to be constructed at 948 S Silt Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 1, 2a, 6, 7, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

Miell

Tract 148, Block 7, Lot 11 & 12

A single family residence to be constructed at 277 E Hastings Drive. Mr. Miell was present. Motion was made by Member Dickerson to continue the plans until the next regular meeting to give the applicant the opportunity to have the property staked and an address sign in place as required for COA review. The motion was given a second by Member Mitchell. The motion carried.

Sky Creek Homes

Tract 233, Block 5, Lot 9

A single family residence to be constructed at 685 N Mancos Drive. A representative from Sky Creek homes was present. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

D.H. Construction

Tract 236, Block 13, Lot 10

A single family residence to be constructed at 611 E Paradise Drive. A representative from D.H. Construction was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

Trevizo

Tract 239, Block 3, Lot 9

A single family residence to be constructed at 820 E Sandusky Drive. Trevino was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**Sky Creek Homes
Tract 242, Block 3, Lot 20**

A single family residence to be constructed at 767 E Paseo Dorado Drive. A representative from Sky Creek homes was present to represent the property. Motion was made by Member Mitchell to approve the plans provided the home is moved back to a 60' setback to line up with the house next door 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.

**Drop Tine Construction
Tract 300, Block 3, Lot 3**

A single family residence to be constructed at 1669 S Siesta Drive. No one was 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.

**Bulldog Homes
Tract 300, Block 4, Lot 1**

A single family residence to be constructed at 390 S Siesta Drive. Anthony Galindo 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.

**Drop Tine Construction
Tract 302, Block 8, Lot 21**

A single family residence to be constructed at 911 S Indian Bend Drive. No one was 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.

**Drop Tine Construction
Tract 302, Block 15, Lot 17**

A single family residence to be constructed at 1240 S Alta Hacienda Drive. No one was 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.

**Loveable Homes
Tract 311, Block 6, Lot 10**

A single family residence to be constructed at 644 S McCulloch Boulevard. No one was present to represent the property. Motion was made by Member Dickerson 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.

**M & W Homes Inc
Tract 312, Block 7, Lot 8**

A single family residence to be constructed at 1207 W De La Vista Court. Whitney Graves was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

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

A single family residence to be constructed at 994 S Knox Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the

attached motion sheet are applied and colors are verified. The motion was given a second by Member Mitchell. The motion carried.

M & W Homes Inc
Tract 348, Block 3, Lot 25

A single family residence to be constructed at 928 S Harmony Drive. Whitney Graves was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Iroc & Repair Maintenance
Tract 400, Block 9, Lot 21

A single family residence to be constructed at 1720 N Bear Gulch Lane. Al from Iroc was present to represent the property. Motion was made by Member Dickerson 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 Cordova-Catalano. The motion carried.

Architectural Designer, AE Leuken
Tract 402, Block 1, Lot 202

A single family residence to be constructed at 1964 E Akholt Lane. No one was present to represent the property. Motion was made by Member Dickerson to approve the plans provided the revised plot plan is moved back to a 40' setback and provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

Dremel
Tract 406, Block 1, Lot 45

A single family residence to be constructed at 1842 N Wild Bill Hickock Drive. The home owners were present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted provided numbers 2, 7, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

Iroc & Repair Maintenance
Tract 406, Block 2, Lot 26

A single family residence to be constructed at 1769 N Smokey Hill Lane. Al from Iroc was present to represent the property. Motion was made by Member Dickerson 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.

APPLICATIONS TO BE REVIEWED:

David Evel
Tract 237, Block 6, Lot 7

A 40' x 30' storage building with 20' height to be constructed at 1156 E Dove Creek Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided there is 6" overhangs or gutters on the structure, the colors are changed to match the house 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

McDonald
Tract 242, Block 3, Lot 36

An 80' x 40' storage building with 21' height to be constructed at 912 E Sequoia Drive. The owner was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided a minimum 6" overhang or gutters are constructed 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Freeman/Rocky View Construction LLC
Tract 303, Block 21, Lot 8

A 40' x 30' detached garage with 19' height to be constructed at 966 W Picacho Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided a minimum of 6" overhangs or gutters are constructed on the structure, the roof color matches the house 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 May 09, 2019. The motion was given a second by Member Mitchell. The motion carried.

HEARINGS:

Olds
Tract 149, Block 8, Lot 5

A hearing was held for the property located at 1638 N Heron Drive. Mr. Olds was present to represent the property. The violation is an unfinished structure that has been going on for over 2 years. The land use inspector reported that violation has been extended beyond what is considered a reasonable amount of time and recommends it either be removed or finished. Following discussion with Mr. Olds, the motion was made by Member Cordova-Catalano to allow the owners 6 months to either finish or remove the structure. The motion was given a second by Member Dickerson. The motion carried.

Bernier
Tract 302, Block 15, Lot 13

A hearing was held for the property located at 1341 W Alta Hacienda Drive. No one was present to represent the property. The violations are inoperable vehicle, junk, trash, and other unsightly debris on property causing a nuisance to the surrounding property owners. Motion was made by Member Vickers to find the property in violation and instruct legal counsel to issue a strong letter, warning the property owner if the violations are not corrected within 30 days, litigation will be filed. The motion was given a second by Member Mitchell. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Sardello
Tract 145, Block 6, Lot 2

A construction extension on a 16' x 12' storage building with a 13' height to be constructed at 423 E Platteville Boulevard. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the driveway access permit be completed prior to project routing sign off, provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Richardson
Tract 233, Block 19, Lot 8

A construction extension on a 10' x 8' storage building with an 8' height to be constructed at 605 N Limon Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the driveway access permit be completed prior to project routing sign off, provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Pitonyak
Tract 233, Block 29, Lot 9

Roof mounted 46' x 16' solar panels to be placed on the residence located at 762 N Canvas 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Pittman
Tract 236, Block 14, Lot 28

A 32' x 24' detached garage with a 15' height to be constructed at 446 N Matt Drive. Motion was made by Member Cordova-Catalano to continue 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Garcia
Tract 236, Block 15, Lot 8

A construction extension on a new build to be constructed at 688 E Paradise 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Pack
Tract 236, Block 16, Lot 2

A construction extension on a 6' cedar fence and 6' wire fence to be constructed at 566 E Paradise 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Haney
Tract 237, Block 6, Lot 15

A 4' chain link fence to be constructed at 1175 E Purcell Lane. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided construction is completed within 60 days of the approval date May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Michaud
Tract 237, Block 7, Lot 22

A 5' chain link fence to be constructed at 1123 E Dove Creek 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Smith

Tract 239, Block 3, Lot 14

A 6' cedar fence to be constructed at 868 E Sandusky Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Nidiffer

Tract 242, Block 3, Lot 12

Ground mounted 33' x 13' solar panels with a 6' height to be placed on the residence located at 656 E Idledale 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Damas

Tract 242, Block 15, Lot 28

Roof mounted 48' x 14' solar panels to be placed on the residence located at 1030 E Desert Cove 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Alvarado

Tract 251, Block 14, Lot 12

A 25' x 32' storage building with 13' height to be constructed at 1279 N Marwyck 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Trujillo

Tract 255, Block 4, Lot 15

A 6' fence posts only to be constructed at 1564 E Escondido Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Velasquez

Tract 301, Block 14, Lot 48

A 5' wire fence to be constructed at 2025 W Carrizo Springs Avenue. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided construction is completed within 60 days of the approval date May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Murphy

Tract 302, Block 15, Lot 15

A 6' cedar fence to be constructed at 1325 W Alta Hacienda Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Richards
Tract 303, Block 30, Lot 5

A 3' cedar and split rail fence to be constructed at 968 Yerba Buena Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Goff-Palmer
Tract 304, Block 1, Lot 18

A 22' x 13' patio cover with 13' height to be constructed at 158 S Tequila 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Dominquez
Tract 305, Block 3, Lot 3

Roof mounted 11' x 20' solar panels to be placed on the residence located at 676 S Avenida Del Oro. 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

McDowell
Tract 305, Block 12, Lot 9

A 6' vinyl fence to be constructed at 852 S Flamenco 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Douglas
Tract 305, Block 15, Lot 9

A 6' cedar fence to be constructed at 930 S Cayuga Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Avalos
Tract 306, Block 1, Lot 17

A construction extension on a 60' x 40' barn with a 22' height to be constructed at 1448 W Meredith Lane. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the driveway access permit be completed prior to project routing sign off, provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Randall
Tract 306, Block 3, Lot 1

A 16' x 10' loafing shed with 10' height to be constructed at 211 S Camino De Los Ranchos. 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Funderburk
Tract 308, Block 4, Lot 7

A 30' x 20' storage building with 12' height to be constructed at 1007 W Desert Sage 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Herron
Tract 308, Block 8, Lot 2

A construction extension on a new build to be constructed at 29 S Rolling Prairie 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Deb Chase
Tract 309, Block 10, Lot 5

Roof mounted 32' x 10' solar panels to be placed on the residence located at 1194 W Covered Wagon 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Moore
Tract 314, Block 9, Lot 1

A color change for the residence located at 1866 W Galileo 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Burba
Tract 343, Block 2, Lot 9

Roof mounted twenty eight 3' x 5' solar panels to be placed on the residence located at 546 W Golfwood Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Landis
Tract 344, Block 6, Lot 2

A 6' cedar fence to be constructed at 445 W Golfwood Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Lening
Tract 347, Block 2, Lot 36

A 5' cedar fence to be constructed at 810 S Aguilar Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

LaCrue
Tract 347, Block 5, Lot 34

Roof mounted 40' x 10' solar panels to be placed on the residence located at 121 W Sterling Place. 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Brands
Tract 350, Block 1, Lot 5

A 6' cedar fence to be constructed at 288 W Calle De Camelia Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Burks
Tract 350, Block 2, Lot 19

A 10' x 10' storage building with 6' height to be constructed at 232 W Fairknoll Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Original Concepts Construction
Tract 351, Block 2, Lot 24

A construction extension on a new build to be constructed at 420 W Archer Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Scott Wilson
Tract 352, Block 3, Lot 1

A 6' cedar fence to be constructed at 571 W Bogey Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Ernst
Tract 357, Block 7, Lot 1

A 12' x 16' storage building with 12' height to be constructed at 652 W Capistrano 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Eurioste
Tract 377, Block 2, Lot 25

A 6' cedar fence to be constructed at 331 E Hahns Peak 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 completed within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Ricardson
Tract 377, Block 14, Lot 12

Roof mounted 40' x 13' solar panels to be placed on the residence located at 417 E Hahns Peak 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Anderson

Tract 383, Block 8, Lot 14

A 6' cedar fence to be constructed at 751 E Rugby Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Dukes

Tract 386, Block 5, Lot 27

A 16' x 12' storage building with 10' height to be constructed at 39 S Citadel Circle. 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Fransua

Tract 400, Block 4, Lot 45

A 6' split rail fence to be constructed at 1303 N Maverick 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Ochs

Tract 402, Block 1, Lot 123

A construction extension on a 30' x 14' barn with a 10' height to be constructed at 1203 N Blazing Trail Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the driveway access permit be completed prior to project routing sign off, provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

Penn

Tract 402, Block 1, Lot 253

Roof mounted 49' x 10' solar panels to be placed on the residence located at 1862 E Spanish Lady 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 May 09, 2019. The motion was given a second by Member Dickerson. The motion carried.

No other business or matters 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 **February 9, 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 **February 9, 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 **May 9, 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.