

**Pueblo West Committee of Architecture
May 10, 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 May 10, 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 Land Use Inspector Sandra Casaus, Administrative Assistant Terri O'Donnell and Metropolitan District Board Member Barbara Bernard. Five citizens signed in.

MINUTES: Motion was made by Member Lowe to approve the minutes as written for the regular meetings held on April 12, 2018 and April 26, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

SINGLE FAMILY RESIDENTS:

**M & W Homes Inc/ M & W Homes Inc
Tract 146, Block 3, Lot 6**

A single family residence to be constructed at 1825 N Keymar Drive. Whitney was present to represent the property. Motion was made by Member Cordova-Catalano 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 Mitchell. Member Dickerson abstained. The motion carried.

**Longrear
Tract 236, Block 15, Lot 22**

A single family residence to be constructed at 615 E McClave Drive. Longrear was present to represent the property. Motion was made by Member Lowe 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 Cordova-Catalano. Member Dickerson abstained. The motion carried.

**Premier Homes Inc
Tract 237, Block 8, Lot 7**

A two-story single family residence to be constructed at 1153 E Canary Drive. Augie was present to represent the property. Motion was made by Member Dickerson 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.

**Loveable Homes
Tract 244, Block 5, Lot 1**

A single family residence to be constructed at 292 N Seymour Drive. Jason Trujillo 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. The motion carried.

**Pino/Blue Chip Builders, Inc
Tract 249, Block 4, Lot 1**

A 4,000 square foot commercial building with a 15' height to be constructed at 58 N Mission Drive. A representative from Blue Chip was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 2, 8, 9 & 11a on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

Anson

Tract 251, Block 18, Lot 6

A single family residence to be constructed at 97 E Auburn Drive. Mike Anson was present to represent the property. Motion was made by Member Mitchell to approve the plans submitted provided there is 6" overhangs or gutters on the structure and provided 1, 2, 7, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

Loveable Homes

Tract 255, Block 10, Lot 24

A single family residence to be constructed at 1646 E Silverwood Drive. Jason Trujillo was present to represent the property. Motion was made by Member Dickerson 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.

Hanenberg

Tract 331, Block 14 Lot 4

A single family residence to be constructed at 340 S Karval Drive. No one 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.

Sky Creek Homes/ Sky Creek Homes

Tract 344, Block 11, Lot 7

A single family residence to be constructed at 137 S Chi Chi Drive. Debra 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.

Prize Homes/Prize Homes

Tract 350, Block 10, Lot 7

A single family residence to be constructed at 131 S Golfwood Drive. No one 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.

Sky Creek Homes/ Sky Creek Homes

Tract 353, Block 5, Lot 20

A single family residence to be constructed at 934 S Rudioso Drive. Debra was present to represent the property. Motion was made by Member Mitchell 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:

Shawn Manchester/Manchester

Tract 300, Block 7, Lot 11

A 48' x 36' detached garage with a 17' height to be constructed at 1662 W Alvarado Drive. Lisa Cronin was present to represent the property. Motion was made by Member Dickerson 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 May 10, 2018. The motion was given a second by Member Lowe. The motion carried.

Huff/Huff
Tract 303, Block 19, Lot 12

A 50' x 30' detached garage with a 15' height to be constructed at 1073 W Mescalero Drive. Mr. Huff was present to represent the property. Motion made by Member Dickerson to continue the application until Public Works has approved the access to the structure. The motion was given a second by Member Lowe. The motion carried.

Walter/Jeff Miller High Country Contractors
Tract 303, Block 30, Lot 9

A 44' x 30' detached garage with a 22' height to be constructed at 969 W Bella Casa 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 May 10, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Schwartz
Tract 308, Block 1, Lot 17

A 50' x 30' barn with a 12' height to be constructed at 1043 W McCulloch Boulevard. Kevin Schwartz 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 & 9 on the attached motion sheet is applied and construction is completed within 90 days of the approval date May 10, 2018. The motion was given a second by Member Dickerson. The motion carried.

Mackelburger
Tract 401, Block 1, Lot 12

A 40' x 40' detached garage with a 19' height to be constructed at 1362 E Challenger Place. Ron Mackelburger was present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided 2, 7 & 9 on the attached motion sheet is applied and construction is completed within 90 days of the approval date May 10, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

VARIANCES:

Moll
Tract 304, Block 5, Lot 25

A front setback variance of 20' in a tract that has a 25' requirement for a single family residence. Anthony and the home owners were present to represent the property. Motion was made by Member Cordova-Catalano to approve the single family residence with a 20' front setback at 196 S Acomita Court provided the structure is constructed within one year of the approval date of May 10, 2018 or the variance will be considered null and void. The motion was given a second by Member Lowe. The motion carried.

A single family home to be constructed at 169 S Acomita Court. Motion was made by Member Mitchell 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 Cordova-Catalano. The motion carried.

Lawless
Tract 339, Block 8, Lot 10

A side yard variance request to construct a carport in the side yard of an R-3 zoned property where there is a restriction per Declaration of Reservation that states no such building shall occupy any portion of a required side yard. The request is to allow a 12' x 20' carport with a 6' height to be constructed on the side and 3' into the utility easement on the property located at 372 W Hazelnut Way. Scott Lawless was present to represent the property.

Motion was made by Member Cordova-Catalano to continue the hearing until the property owner can revise the plan so the structure will not encroach into the easement. The motion was given a second by Member Mitchell. The motion carried.

HEARINGS:

Morgan

Tract 145, Block 11 Lot 18

A hearing was held for the violations that have been noted on the property located at 1452 N Bowen Drive. No one was present to represent the property. The violations is a storage container on the property causing a nuisance to the surrounding property owners. The land use inspector reported that the violation has been corrected and recommend dismissal. Motion was made by Member Vickers to dismiss. The motion was given a second by Member Lowe. The motion carried.

Reid

Tract 233, Block 3, Lot 10

A hearing was held for the violations that have been noted on the property located at 539 N Mancos Drive. No one was present to represent the property. The violations are an inoperable vehicle and trash on the 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 Lowe. The motion carried.

Human

Tract 233, Block 3, Lot 11

A hearing was held for the violations that have been noted on the property located at 531 N Mancos Drive. No one was present to represent the property. The violations are weeds, trash and other unsightly items on the property causing a nuisance to the surrounding property owners. Motion was made by Member Mitchell 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 Dickerson. The motion carried.

Perry

Tract 302, Block 4, Lot 8

A hearing was held for the violations that have been noted on the property located at 858 S Indian Bend Drive. No one was present to represent the property. The violations are weeds on the property causing a nuisance to the surrounding property owners. The land use inspector reported that the violations has been corrected and recommend dismissal. Motion was made by Member Mitchell to dismiss. The motion was given a second by Member Cordova-Catalano. The motion carried.

Helger

Tract 302, Block 7, Lot 5

A hearing was held for the violations that have been noted on the property located at 1542 W Plaza De Los Leones Drive. No one was present to represent the property. The violations are weeds on the property causing a nuisance to the surrounding property owners. Motion was made by Member Mitchell to dismiss since the Committee does not feel the weeds are severe enough to force mowing. The motion was given a second by Member Vickers. The motion carried.

Schuring

Tract 347, Block 13, Lot 9

A hearing was held for the violations that have been noted on the property located at 808 S Greenway Avenue. No one was present to represent the property. The violations are trash and other unsightly debris on the property causing a nuisance to the surrounding property owners. The land use inspector reported that the violations has been corrected and recommend dismissal. Motion was made by Member Cordova-Catalano to dismiss. The motion was given a second by Member Mitchell. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Bigly

Tract 1, Block 10, Lot 17

One 12' x 22' enclosed sun room & deck with an 8' height to be constructed at 1047 S Greenbrier 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Engel

Tract 233, Block 9, Lot 35

A color change for the residence located at 1153 E Escondido 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Cox

Tract 237, Block 2, Lot 18

Ground mount 29' x 11' solar panels with 6' height to be placed on the residence located at 920 N Purcell Boulevard. 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, that the panels are screened per COA Resolution 2007-1, and that construction is complete within 60 days of the approval date of May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Bush

Tract 237, Block 4, Lot 11

Ground mount 46' x 10' solar panels with 6' height to be placed on the residence located at 1152 E Linda 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, that the panels are screened per COA Resolution 2007-1, and that construction is complete within 60 days of the approval date of May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Upton

Tract 238, Block 6, Lot 11

A 41' x 24' carport with a 12' height to be constructed at 1032 E Longsdale 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Dula

Tract 241, Block 2, Lot 102

An 8' chain link fence to be constructed at 152 E Industrial 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Trujillo

Tract 242, Block 14, Lot 8

An 8' metal fence to be constructed at 1086 E Morengo 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Premier Homes Inc

Tract 301, Block 16, Lot 14

A 6' vinyl fence and a 3' vinyl fence to be constructed at 496 S Arriba 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Stegman

Tract 303, Block 11, Lot 19

A 12' x 8' storage building with a 10' height to be constructed at 1282 W Estacada 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Eddy

Tract 305, Block 12, Lot 6

A 6' cedar fence to be constructed at 810 S Flamenco 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Cohen

Tract 307, Block 7, Lot 14

A 6' chain link fence to be constructed at 1043 W Camino Al Cielo 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Pickerill

Tract 307, Block 9 Lot 4

A 24' x 24' detached garage with a 14' height to be constructed at 477 S Venango Drive. Motion was made by Member Cordova-Catalano to continue the plans until Public Works has verified a corrected access permit has been submitted and approved. The motion was given a second by Member Vickers. 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. Motion was made by Member Cordova-Catalano to continue the plans until Public Works has verified that a corrected access permit has been submitted and approved. The motion was given a second by Member Vickers. The motion carried.

**Smith
Tract 309, Block 5, Lot 19**

A 6' cedar fence to be constructed at 491 S Woodstock 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

**Herrick
Tract 316, Block 3, Lot 9**

A 16' x 10' storage building with a 12' height to be constructed at 746 S Tejon Avenue. 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

**Ellis
Tract 331, Block 8, Lot 12**

Roof mounted 27' x 16' solar panels to be placed on the residence located at 265 S Maher 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

**Emily Archuleta
Tract 334, Block 4, Lot 8**

One roof mounted 16' x 9' solar panel, one roof mounted 23' x 14' solar panel, one roof mounted 27' x 16' solar panel and one 1' x 16' roof mounted solar panel to be placed on the residence located at 615 W Calle De Caballos 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

**Noah Ruybal
Tract 335, Block 9, Lot 15**

Roof mounted 35' x 8' solar panels to be placed on the residence located at 572 S Rogers 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

**Sifferman
Tract 346, Block 1, Lot 7**

Roof mounted 17' x 22' solar panels to be placed on the residence located at 783 W Calle Alegre 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Taylor

Tract 351, Block 7, Lot 13

A 20' x 16' replacement deck to be constructed at 215 W Archer 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Wilt

Tract 353 Block 8, Lot 6

A 30' x 30' storage building with a 15' height and a 6' stucco fence to be constructed at 528 W Spaulding Avenue. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 7 on the attached motion sheet is applied, that the color of the stucco match the color of the house, and that construction is complete within 60 days of the approval date of May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

O'Donnell

Tract 346, Block 9, Lot 6

A roof color change for the residence located at 671 S Burro 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Thielemier

Tract 382, Block 12, Lot 9

A 24' x 30' detached garage with a 13' height to be constructed at 677 S Camrose 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Castro

Tract 387 Block 1, Lot 5

A 25' x 8' patio cover with an 8' height, 16' x 8' planter and a 10' cedar fence to be constructed at 283 S Joe Martinez Boulevard. 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Weaver

Tract 400, Block 1, Lot 10

A 20' x 9' storage building with a 10' height to be constructed at 1857 N Bat Masterson 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

Wolfe

Tract 401, Block 2, Lot 28

Roof mounted 24' x 6' solar panels to be placed on the residence located at 1141 N Knotty Pine 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 10, 2018. The motion was given a second by Member Vickers. The motion carried.

**Tomac
Tract 402, Block 1, Lot 3**

A 40' x 24' storage building with a 19' height to be constructed at 1434 E Purcell Boulevard. 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 May 10, 2018. The motion was given a second by Member Vickers. The motion carried.

OTHER MATTERS:

Reports by Staff: None at this time.

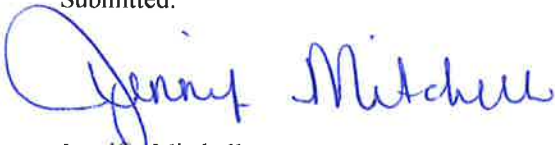
Unfinished Business: None at this time.

New Business: Discussion with a gentleman about constructing a metal residence with an attached workshop on 9 acres located on Gantts Fort and Longsdale Drive. COA members want to see some plans and are open to possibility. COA suggested a detached shop so the residence doesn't have the appearance of a warehouse located in a residential neighborhood. COA members voiced concern with how large the metal structures are getting and if COA should have some restriction of size.

Members also asked about where the magnetic signs for their personal vehicles are to be used during plan reviews. Staff will check with purchasing department.

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 **March 10, 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 **March 10, 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 **May 10, 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.

