

Pueblo West Committee of Architecture
May 23, 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 May 23, 2019, at the hour of 5:30 p.m. Leanna Lowe called the meeting to order.

ROLL CALL: On roll call there were present Leanna Lowe, Rick Dickerson, Jennifer Mitchell and Staphanie Cordova-Catalano. Member Bill Vickers was excused. Also present were Community Development Director Laurie Cozzetto and Legal Counsel Harley Gifford. Ten citizens signed in.

MINUTES: Motion was made by Member Mitchell to approve the minutes for the regular meeting held on April 25, 2019 and May 09, 2019. The motion was given a second by Member Lowe. The motion carried.

LEGAL REPORTS: Harley Gifford informed the Committee on the status of his legal filings and reported that a contempt case was filed earlier this week and was dismissed due to the violations being corrected. He also announced his new legal assistant, Reena Baca that has been hired and started 23 May 2019. Mr. Gifford left the meeting at this point for another engagement.

RESOLUTION 2019-1: Resolution 2019-1 was presented by staff for the Committee's consideration. Tract 235 covenants state the standard A3 zoned 150' rear setback for principle structures. The lots are only 150' deep, so the setback requirement noted in the covenants for Tract 235 are not possible. Various A3 zoned tracts are allowed 50' rear setbacks stated in the individual tract covenants. Staff suggested the rear setback for principle structures in this tract be accepted at 50'. Motion was made by Member Cordova-Catalano to approve Resolution 2019-1 as presented on May 23, 2019. The motion was given a second by Member Mitchell. The motion carried.

SINGLE FAMILY RESIDENTS:

Premier Homes Inc
Tract 147, Block 3, Lot 12

A two-story single family residence to be constructed at 1378 N Dailey Drive. A representative from Premier Homes 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.

Miell
Tract 148, Block 7, Lot 11 & 12

A single family residence to be constructed at 277 E Hasting Drive. No one 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 Cordova-Catalano. The motion carried.

Mile High Construction Company
Tract 235, Block 10, Lot 2

A single family residence to be constructed at 756 E Gold Drive. A representative from Mile High Construction was present to represent the property. 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 Cordova-Catalano. The motion carried.

Waletzko Construction LLC
Tract 236, Block 24, Lot 6

A single family residence to be constructed at 484 N Idledale Drive. The owner was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

Sky Creek Homes
Tract 237, Block 7, Lot 7

A single family residence to be constructed at 1152 E Canary Drive. A representative from Sky Creek Homes 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.

DLD Construction LLC
Tract 301, Block 17, Lot 23

A single family residence to be constructed at 538 S Arriba Drive. The owner 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.

Rolling Prairie Homes LLC
Tract 338, Block 8, Lot 16

A single family residence to be constructed at 758 S Aguilar Drive. No one was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

John Zark
Tract 351, Block 5, Lot 2

A single family residence to be constructed at 501 S Hook Drive. Mr. Zark 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
Tract 359, Block 7, Lot 4

A single family residence to be constructed at 718 W Romero Drive. A representative from Sky Creek Homes 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.

APPLICATIONS TO BE REVIEWED:

Huskin/Big Dog Solar
Tract 254, Block 7, Lot 14

A 55' x 36' storage building with 22' height that has been constructed at 245 N Ivanhoe Drive. No one was present to represent the property. Big Dog Solar had made application for solar panels on the building, but the building had never been applied for or approved. Big Dog Solar put in the application for the property owners. Motion was made by Member Mitchell to continue this application until verification of the buildings location can be submitted or a variance is filed. Additionally, Public Works has not received the driveway access permit for this structure either. Should the applicant fail to address the issue, the property owner is to be issued a violation notice for an unapproved structure. The motion was given a second by Member Dickerson. The motion carried.

Benoit/Cut Above Construction
Tract 302, Block 8, Lot 8

A 1300 square foot home addition with 19' height to be constructed at 1024 S Avenida Del Oro. No one was present to represent the property. Motion was made by Member Dickerson 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 May 23, 2019. The motion was given a second by Member Mitchell. The motion carried.

Napier/High Peaks Custom Homes
Tract 303, Block 13, Lot 22

A 65' x 60' detached garage with 28' height to be constructed at 1056 W Bella Casa Drive. No one was present to represent the property. The plans submitted indicate that the building will be constructed just 1' from the side property line where 15' is required. Motion was made by Member Mitchell to continue until a variance is filed for a side setback or the building is relocated to meet the setback requirements. A variance application is required but is not a guarantee that it will be approved. The motion was given a second by Member Dickerson. The motion carried.

Shine
Tract 305, Block 18, Lot 0-4 FGS

A 50' x 26' detached garage with 15' height to be constructed at 1148 W Buena Ventura Court. No one was present to represent the property. Motion was made by Member Lowe to continue until color samples are provided and verification of a single entry door. The motion was given a second by Member Dickerson. The motion carried.

Barger/Cleary
Tract 312, Block 9, Lot 2

A 40' x 30' storage building with 24' height to be constructed at 1286 W de la Vista Court. 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, 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Wakley
Tract 351, Block 6, Lot 15

A 47' x 22' pool cover with 7' height to be constructed at 439 W Hahns Peak Avenue. 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.

Gallegos/Rocky View Construction LLC
Tract 359, Block 2, Lot 1

A 40' x 30' detached garage with 15' height to be constructed at 1116 S Vivaldi Drive. No one was present to represent the property. Motion was made by Member Dickerson to approve the plans as submitted provided the building is set back a minimum of 25' from the front property line or behind the front wall of the residence, there is 6" overhangs or gutters on the structure, 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 23, 2019. The motion was given a second by Member Mitchell. The motion carried.

VARIANCES:

**Blias/Halo Construction
Tract 351, Block 7, Lot 19**

A hearing was held for a variance requesting the construction of a detached garage at 287 W Archer Drive requesting a height variance of 21' in a tract that has a 15' requirement. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

APPROVAL RECOMMENDED BY STAFF:

**Anderson
Tract 22, Block 3, Lot 14**

A 20' x 12' carport with 8' height to be constructed at 965 S Countryside Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Launt
Tract 233, Block 2, Lot 25**

Ground mounted 58' x 11' solar panels to be placed on the residence located at 563 N Ramaldo Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Curry
Tract 233, Block 6, Lot 15**

A 6' cedar and a 3' split rail fence to be constructed at 570 N Mancos Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Diorio
Tract 233, Block 9, Lot 9**

Roof mounted 40' x 10' solar panels to be placed on the residence located at 1171 E Tidy Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Anthony
Tract 233, Block 15, Lot 13**

A 4' chain link fence to be constructed at 543 N Tidy Drive. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date May 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Pittman/Cleary
Tract 236, Block 14, Lot 28

A 32' x 24' detached garage with 15' height to be constructed at 446 N Matt Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Garnand
Tract 236, Block 20, Lot 4

A 6' cedar fence to be constructed at 585 E Blaine Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Anderson
Tract 237, Block 8, Lot 7

A 5' cedar fence to be constructed at 1153 E Canary Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Vecetch
Tract 239, Block 3, Lot 59

A 4' metal fence to be constructed at 861 E Linda Avenue. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date May 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Deville
Tract 239, Block 7, Lot 35

Roof mounted 24' x 12' solar panels to be placed on the residence located at 1294 N Dailey Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Davis
Tract 242, Block 5, Lot 3

A 12' x 24' patio cover to be constructed at 648 E McCulloch Boulevard. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Gilbertson
Tract 244, Block 5, Lot 5

A 16' x 10' storage building with 11' height to be constructed at 68 E Lyons Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Kasselman
Tract 251, Block 3, Lot 2

A 12' x 10' storage building with 10' height and a 5' horse fence to be constructed at 1357 N Scandia Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Montoya
Tract 254, Block 12, Lot 13

A 6' cedar fence to be constructed at 1176 E Ranch Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Lopez
Tract 255, Block 10, Lot 32

A 6' chain link fence to be constructed at 1685 S Silverwood Drive. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date May 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Griffin
Tract 301, Block 2, Lot 10

A 32' x 18' storage building with 18' height to be constructed at 1856 W Escalante Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Borgstedt
Tract 301, Block 11, Lot 11

A 25' x 14' storage building with 14' height to be constructed at 234 S Montecito Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Villalobos
Tract 303, Block 8, Lot 7

A 6' and 3' cedar fence to be constructed at 1044 S Los Charros Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Lahrecque
Tract 305, Block 4, Lot 16

A 3' pine fence and a 5' chain link to be constructed at 661 S Palo Pinto Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Shine

Tract 305, Block 18, Lot 0, 1, 2, 3, 4

A 20' x 12' storage building with 8' height to be constructed at 1148 W Buena Ventura Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Wyndham

Tract 308, Block 4, Lot 2

A 6' to 2' cedar fence and a 6' cedar trash enclosure to be constructed at 1072 W Broken Bow Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Williams

Tract 308, Block 11, Lot 17

A construction extension on a 6' cedar and wire fence to be constructed at 963 W Pendleton Court. Motion was made by Member Mitchell to approve the plans as submitted provided number 5 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of May 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Frank

Tract 319, Block 2, Lot 2

A 12' x 10' storage building with 8' height to be constructed at 778 S El Nido Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Tinnell

Tract 336, Block 1, Lot 68

A 38' x 36" handi-cap ramp with 43" height to be constructed at 733 S Joe Martinez Court. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Vesser

Tract 338, Block 9, Lot 9

Roof mounted 33' x 16' solar panels to be placed on the residence located at 693 S Fleming Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Our Savior's Lutheran Church

Tract 342, Block 4, Lot 5

An 8' x 1' permanent sign with a 12' height to be placed at 275 S John Powell Boulevard. Motion was made by Member Mitchell 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 May 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Juba

Tract 347, Block 5, Lot 20

Roof mounted 471 square feet solar panels to be placed on the residence located at 125 W Cellini Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Scalese

Tract 350, Block 3, Lot 16

Roof mounted 22' x 17' solar panels to be placed on the residence located at 459 W Gateway Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Martinez

Tract 350, Block 8, Lot 13

A 30' x 16' deck to be constructed at 247 S Circle Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

Ashbury

Tract 356, Block 2, Lot 43

A 6' vinyl fence to be constructed at 656 S Watermelon Drive. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date May 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Schade

Tract 357, Block 7, Lot 20

Roof mounted 26' x 16' solar panels to be placed on the residence located at 629 W Kenosha Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Di Joseph

Tract 359, Block 8, Lot 8

Ground mounted 45' x 11' solar panels with a 6' height to be placed on the residence located at 720 W Questa Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Shepard

Tract 362, Block 6, Lot 11

A 6' wood fence to be constructed at 321 W Linden Avenue. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Furney
Tract 362, Block 15, Lot 4

A 36' x 18' storage building with 13' height to be constructed at 330 W Linden Avenue. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Dabovich
Tract 383, Block 5, Lot 23 & 24

A 34' x 15' barn with 8' height to be constructed at 656 S Purcell Boulevard. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

M W Leasing Inc
Tract 387, Block 1, Lot 1

A 72" x 5" attached sign to be placed at 202-228 S McCulloch Boulevard. Motion was made by Member Mitchell 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 May 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Layne
Tract 400, Block 7, Lot 5

A 30' x 18' storage building with 11' height to be constructed at 1240 N Platteville Boulevard. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Johnson
Tract 400, Block 7, Lot 68

A construction extension on a 30' x 24' detached garage with a 13' height to be constructed at 1269 N Challenger Drive. Motion was made by Member Mitchell 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 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

Esparza
Tract 401, Block 1, Lot 39

A 4' chain link fence to be constructed at 1450 E Farley Avenue. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date May 23, 2019. The motion was given a second by Member Dickerson. The motion carried.

OTHER MATTERS:

Reports of Staff: Staff reported that the Committee's iPads will be ready in time for the June 13, 2019 meeting. We should be ready for our first paperless review for the COA members to have on the iPads. Staff is concerned with the number of variance applications being submitted in tracts that COA no longer has standing for height variations on accessory structures in the golf course neighborhoods. Staff feels that variance notices must be sent out to neighbors in the area in order for them to make the decision to support or oppose the

variance as well as to help the applicant know if there is opposition that could lead to legal action by the property owner who owns property in the tract, as stated in the Declaration of Reservations, page 27, #4. Enforcement.

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

RESOLUTION

PUEBLO WEST COMMITTEE OF ARCHITECTURE

The Pueblo West Committee of Architecture, (“PWCOA”), a Colorado non-profit corporation, met this 23rd day of May, 2019, at which time a quorum was present and adopted the following Resolution to be effective on this 23rd day of May, 2019:

RESOLUTION 2019-1

WHEREAS, the general purpose of PWCOA is to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties and structural soundness of the developed subdivision, and;

WHEREAS, PWCOA is charged with a task of enforcing certain conditions, covenants, and restrictions called a Declaration of Reservations respecting the development, improvements, protection, maintenance, and use of real property located in Pueblo West; and

WHEREAS, the Declaration provides that PWCOA may adopt reasonable rules and regulations in order to carry out its duties of providing for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties and structural soundness of the community; and

WHEREAS, the Declaration generally provides the rear yard on A3 and A4 zoned property shall be at least one hundred fifty (150) feet; and

WHEREAS, the properties located in Tract 235 are zoned A4; and

WHEREAS, the properties located in Tract 235 are only 150’ in depth; and

WHEREAS, the rear yard should be 50’ as in various other A3 zoned properties;

NOW THEREFORE, BE IT RESOLVED good planning would dictate the rear yard shall be maintained to at least fifty (50) feet from the property line to the nearest building line, excepting fences, walls, and hedges when used as a property or boundary line separation.

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 23, 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 23, 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 23, 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.