

**Pueblo West Committee of Architecture**  
**June 28, 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 June 28, 2018, 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, and Staphanie Cordova-Catalano. Member Bill Vickers and Jennifer Mitchell were excused. Also present is Community Development Director Laurie Cozzetto. Along with 15 citizens signing in.

**MINUTES:** None at this time.

**SINGLE FAMILY RESIDENTS:**

**Premier Homes Inc**  
**Tract 149, Block 13, Lot 19**

A single family residence to be constructed at 887 E Cholla 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 Cordova-Catalano. The motion carried.

**Sky Creek Homes**  
**Tract 236, Block 11, Lot 20**

A single family residence to be constructed at 806 S Longsdale 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 Cordova-Catalano. The motion carried.

**Sergio Garcia**  
**Tract 236, Block 15, Lot 8**

A single family residence to be constructed at 688 E Paradise Drive. Joseph 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 Cordova-Catalano. The motion carried.

**Butkovich Construction**  
**Tract 251, Block 5, Lot 37**

A single family residence to be constructed at 586 E Scandia Drive. Ed 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 Cordova-Catalano. The motion carried.

**Drop Tine Construction**  
**Tract 301, Block 16, Lot 18**

A single family residence to be constructed at 480 S Arriba Drive. Dustin 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 Dickerson. The motion carried.

**Drop Tine Construction**  
**Tract 301, Block 16, Lot 19**

A single family residence to be constructed at 476 S Arriba Drive. Dustin 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 Dickerson. The motion carried.

**Premier Homes Inc**  
**Tract 302, Block 4, Lot 8**

A single family residence to be constructed at 858 S Indian Bend Drive. Augie 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 Dickerson. The motion carried.

**Sky Creek Homes**  
**Tract 302, Block 9, Lot 10**

A single family residence to be constructed at 1022 S Indian Bend Drive. Debra was present to represent the property. Motion was made by Member Lowe to approve the plans provided the house is moved back to a 45' front setback and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**M & W Homes Inc**  
**Tract 303, Block 2 Lot 16**

A single family residence to be constructed at 1223 W Los Charros Drive. Larry Graves was present to represent the property. Motion was made by Member Dickerson 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.

**New Castle Homes of Colorado**  
**Tract 303, Block 4, Lot 3**

A single family residence to be constructed at 891 S Monterosa Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans for the home only, provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**Artisan Homes of Pueblo**  
**Tract 303, Block 9, Lot 13**

A single family residence to be constructed at 1314 W Caida Del Sol Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans for the home only, provided 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 305, Block 11, Lot 18**

A single family residence to be constructed at 793 S Flamenco Drive. Debra was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans for the home only, provided 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 316, Block 8, Lot 18**

A single family residence to be constructed at 2028 W Galileo Drive. Debra 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 Dickerson. The motion carried.

**Warner**  
**Tract 357, Block 7, Lot 12**

A two-story single family residence to be constructed at 974 S Cienga Drive. Mr. Warner was present to represent the property. Motion was made by Member Dickerson 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.

**Borcic**  
**Tract 362, Block 5, Lot 15**

A single family residence to be constructed at 1161 S Papago Drive. Anthony was present to represent the property. Motion was made by Member Dickerson 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.

**Cadre Development**  
**Tract 400, Block 2, Lot 78**

A single family residence to be constructed at 1515 N Challenger Lane. Randy was present to represent the property. Motion was made by Member Cordova-Catalano to approve plans provided the house is moved back to a 30' front setback 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.

**Cadre Development**  
**Tract 401, Block 1, Lot 27**

A single family residence to be constructed at 1232 N Challenger Lane. Randy was present to represent the property. Motion was made by Member Lowe to approve the plans provided the house is moved back to a 30' front setback and 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.

**Cadre Development**  
**Tract 402, Block 1, Lot 313**

A single family residence to be constructed at 1729 E O'Brien Place. Randy was present to represent the property. Motion was made by Member Dickerson to approve the plans provided the house is moved back to a 35' front setback and 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.

**Cadre Development**  
**Tract 402, Block 1, Lot 352**

A single family residence to be constructed at 1218 N Hill Lane. Randy was present to represent the property. Motion was made by Member Dickerson to approve the plans provided the house is moved back to a 30' front setback and 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.

**APPLICATIONS TO BE REVIEWED:**

**Thompson/Rocky View Construction LLC  
Tract 145, Block 11, Lot 29**

A 32' x 48' detached garage with a 16' height to be constructed at 450 E Gentry Drive. No one 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 June 28, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Trevizo  
Tract 239, Block 1, Lot 1**

A 40' x 30' detached garage with a 16' height to be constructed at 810 E Linda Avenue. Trevizo 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 and provided 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Pankey/Total Building Concepts LLC  
Tract 255, Block 16, Lot 4**

A 40' x 80' detached garage with a 12' height to be constructed at 1496 E Proctor Drive. Representation 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 June 28, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Marricle/Cleary  
Tract 308, Block 8, Lot 7**

A 48' x 30' storage building with an 18' height to be constructed at 65 S Rolling Prairie Drive. No one was present to represent the property. Motion was made by Member Lowe to approve the plans 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Reynolds/Cleary  
Tract 316, Block 5, Lot 9 & 10**

A 48' x 30' storage building with a 16' height to be constructed at 729 S Carrizo Springs Avenue. No one 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 June 28, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Dabovich  
Tract 383, Block 5, Lot 23 & 24**

A 3' split rail fence with power poles and landscaping to be constructed at 656 S Purcell Boulevard. Brandon Dabovich was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and that construction is completed within 90 days for the fence and 180 days of the approval date of June 28, 2018 for the landscaping. The motion was given a second by Member Dickerson. The motion carried.

**Ortega**

**Tract 400, Block 2, Lot 38**

A 680 square feet guest quarters in an existing detached garage to be constructed at 1146 E Laramie Avenue. No one was present to represent the property. Motion was made by Member Lowe to approve the plans provided 2 & 7 on the attached motion sheet is applied and construction is completed within 60 days of the approval date June 28, 2018. This is not to be used as a second residence or rental property and will not be occupied for more than 60 days at a time, as issued by Pueblo County Zoning and the Pueblo West Committee of Architecture. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Adams**

**Tract 401, Block 2, Lot 93**

A 36' x 30' detached garage with a 16' height to be constructed at 1065 N Tenderfoot Lane. 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 and provided 2 & 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**HEARINGS:**

**Dierks**

**Tract 302, Block 1 Lot 23**

A hearing was held for the violations that have been noted on the property located at 1578 W Ignacio Drive. No one was present to represent the property. The violations is landscaping material being stored on the property causing a nuisance to the surrounding property owners. Motion was made by Member Dickerson to continue until the next meeting on July 12, 2018 by request of the property owner. The motion was given a second by Member Cordova-Catalano. The motion carried.

**APPROVAL RECOMMENDED BY STAFF:**

**Leng**

**Tract 1, Block 10, Lot 3**

Ground mounted 30' x 12' solar panels to be constructed at 11 W Shadyview 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, that 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Sanchez**

**Tract 21, Block 3, Lot 16**

A 6' cedar fence and 3' cedar fence constructed at 91 E Birch Hills Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

**Sais**

**Tract 148, Block 2, Lot 3**

A construction extension on 50' x 12' patio cover be constructed at 218 E Encanto 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 completed within 60 days of the approval date June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Le Baron**  
**Tract 233, Block 15, Lot 5**

A 40' x 24' barn with a 16' height to be constructed at 484 N Escondido 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Premier Homes Inc**  
**Tract 233, Block 16, Lot 8**

A 6' cedar fence and a 12' x 18' loafing shed with a 10' height to be constructed at 504 N Tidy Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 5 and 7 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Bellinger**  
**Tract 237, Block 2, Lot 4**

A 6' cedar fence and 6' chain link fence to be constructed at 1066 N Purcell Boulevard. 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Bell**  
**Tract 238, Block 5, Lot 2**

Roof mounted 13' x 10' solar panels to be placed on the residence located at 771 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 and that construction is complete within 60 days of the approval date of June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**VanHees**  
**Tract 242, Block 3, Lot 9**

Roof mounted 38' x 12' solar panels to be placed on the residence located at 728 E Hayden 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Hay**  
**Tract 244, Block 4 Lot 7**

A 12' x 12' storage building with a 12' height to be constructed at 310 E Longmont 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Eaglin**  
**Tract 251, Block 15, Lot 8**

A 14' x 10' storage building with a 7' height to be constructed at 1286 N Gantts Fort 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Brower**

**Tract 253, Block 3, Lot 1**

Roof mounted 32' x 10' solar panels to be placed on the residence located at 102 N Blythe Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

**Mawson**

**Tract 255, Block 2, Lot 5**

A 30' x 24' carport with 15' height to be constructed on 367 N Desert Cove Drive. Motion was made by Member Cordova-Catalano to continue the plans until Public Works has given approval to move forward following the submittal of a driveway access variance. The motion was given a second by Member Dickerson. The motion carried.

**Gutierrez**

**Tract 300, Block 1, Lot 13**

A 6' cedar fence to be constructed at 572 S El Charro 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Alig**

**Tract 301, Block 8, Lot 3**

A 12' x 12' deck and a 10' x 16' pergola with an 11' height to be constructed at 1987 W Guadalupe 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Donner**

**Tract 301, Block 17, Lot 4**

Ground mounted 20' x 14' solar panels with a 6' height to be constructed at 515 S Escalante 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, that 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Marrujo**

**Tract 303, Block 29, Lot 5**

A 24' x 15' lean to off existing garage with a 12' height to be constructed at 951 W Yerba Buena 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Randall**

**Tract 306, Block 3, Lot 1**

An 8' x 8' other shed with an 8' height to be constructed on 211 S Camino De Los Ranchos. Motion was made by Member Cordova-Catalano to continue the plans until Public Works has given approval to move forward following the submittal of a driveway access variance. The motion was given a second by Member Dickerson. The motion carried.

**Stames****Tract 309, Block 7, Lot 22**

A 6' wood fence and a 5' wire fence to be constructed at 1205 W Calle Antigua 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Foechterle****Tract 311, Block 2, Lot 6**

Roof mounted 36' x 12' solar panels to be placed on the residence located at 555 S Meredith 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Barger****Tract 312, Block 9, Lot 2**

A 32' x 28' detached garage with a 15' height to be constructed at 1286 W de la Vista Court. 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Boguess****Tract 314, Block 10, Lot 1**

A construction extension on a 16' x 12' storage building with a 12' height to be constructed at 612 S Chimazo 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Pacheco****Tract 331, Block 10, Lot 31**

A 6' vinyl fence to be constructed at 196 E Falcon Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

**Lening****Tract 335 Block 6, Lot 20**

Roof mounted 39' x 10' solar panels to be placed on the residence located at 605 S Rogers Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

**Roybal****Tract 338, Block 7, Lot 26**

Roof mounted 32' x 20' solar panels to be placed on the residence located at 744 S Kline 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.



**Rogers**  
**Tract 344, Block 8, Lot 3**

A 5' cedar fence to be constructed at 323 W Dunlop Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

**Roybal**  
**Tract 345, Block 5, Lot 48**

A 25' x 12' patio cover with a 12' height to be constructed at 443 S Fairway Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

**Parsons**  
**Tract 347, Block 12, Lot 72**

Roof mounted 24' x 12' solar panels to be placed on the residence located at 235 W Delray 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Chavez**  
**Tract 350, Block 13, Lot 5**

A 12' x 12' pergola with a 10' height and an 18' x 12' deck to be constructed at 430 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.

**Brocail**  
**Tract 351, Block 6, Lot 38**

A 49' x 14' deck to be constructed at 253 W Hahns Peak Avenue. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

**Loudenberry**  
**Tract 353, Block 5, Lot 27**

A 40' x 24' carport with 18' height to be constructed on 958 S Kenosha Lane. Motion was made by Member Cordova-Catalano to continue the plans until Public Works has given approval to move forward following the submittal of a driveway access variance. The motion was given a second by Member Dickerson. The motion carried.

**Herren**  
**Tract 373, Block 3, Lot 22**

Roof mounted 26' x 11' solar panels to be placed on the residence located at 345 E Larchmont 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Ferguson**  
**Tract 377, Block 7, Lot 18**

A 32' x 24' storage building with a 10' height to be constructed at 331 S Tanager Court. 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Fresbie**  
**Tract 400, Block 2, Lot 73**

A 6' chain link fence to be constructed at 1481 N Challenger 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Benavidez**  
**Tract 401, Block 1, Lot 5**

A 12' x 16' storage building with a 12' height to be constructed at 1221 N Challenger Place. 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 June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**Penn**  
**Tract 402, Block 1, Lot 253**

A 20' x 14' patio cover with a 10' height to be constructed at 1862 E Spanish Lady 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 completed within 60 days of the approval date June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

**OTHER MATTERS:**

**Reports by Staff:** Staff reminded the COA of the joint meeting between COA and the Metro Board to be held on Thursday, July 26, 2018 at 4:00 p.m.

**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 **April 28, 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 **April 28, 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 **June 28, 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.

