

Pueblo West Committee of Architecture
July 11, 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 July 11, 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, Jennifer Mitchell, Staphanie Cordova-Catalano, and Rick Dickerson. Also present were Community Development Director Laurie Cozzetto and Land Use Inspector Sandra Casaus. Five citizens signed in.

SINGLE FAMILY RESIDENCES:

Sky Creek Homes
Tract 233, Block 2, Lot 16

A single family residence to be constructed at 592 N. Iliff Drive. Nicole with Sky Creek was present to represent the application. Motion was made by Member Vickers 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 Lowe. The motion carried.

Oakridge Homes
Tract 235, Block 10, Lot 3

A single family residence to be constructed at 768 E. Gold Drive. Jerry Burns was present to represent the application. 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 Dickerson. The motion carried.

Drop Tine Construstruction
Tract 302, Block 4, Lot 10

A single family residence to be constructed at 882 S. Indian Bend Drive. Justin was present to represent the application. 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.

Passkey/New Castle Homes
Tract 305, Block 3, Lot 18

A single family residence to be constructed at 677 S. Calaveras Drive. Michelle Cowan was present to represent the application. 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.

**Better by Design/Grant Hall
Tract 337, Block 10, Lot 11**

A new mobile home to replace the old mobile home located at 129 E. Cellini Drive. There was no one present to represent application. 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 Mitchell. The motion carried.

**Sky Creek Homes
Tract 350, Block 9, Lot 17**

A single family residence to be constructed at 179 S. Golfwood Drive W. Nicole with Sky Creek was present to represent the application. The tract is 90% built out, the Committee has no standing. The Committee takes the position of not having a position.

**Patriot Homes
Tract 383, Block 6, Lot 15**

A single family residence to be constructed at 557 S. Archdale Drive. There was no one present to represent the application. 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.

OTHER APPLICATIONS FOR REVIEW:

**McConaghy/Schafer
Tract 233, Block 19, Lot 17**

A 50' x 30' storage building with 16' height to be constructed at 681 N. Limon Drive. Schafer was present to represent the application. Staff recommended denial for the placement of the accessory structure in the front of the lot as the home has been constructed facing the long side of the property. The accessory structure would site in what would be considered the front yard of the neighboring properties. Discussion was held with the applicant. Motion was made by Member Mitchell to deny the application. The motion was given a second by Member Lowe. The motion carried. The property owner was advised to get in touch with staff to explore options for placement or variance application process.

**Beal/Cleary
Tract 242, Block 11, Lot 7**

A 100' x 50' storage building to be constructed at 1278 E. Bella Vista Drive. Motion made by Member Lowe to approve the plans as submitted provided number 7 on the attached motion sheet and that construction is complete within 90 days of the approval date of July 11, 2019. Additionally, the building is to have at least a minimum 6" overhangs or gutters. The motion was given a second by Member Mitchell. The motion carried.

Hernandez
Tract 303, Block 7, Lot 23

A 40' x 30' storage building to be constructed at 1243 W. Caida Del Sol. 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 July 11, 2019. Additionally, the building is to have at least a minum 6" overhangs or gutters. The motion was given a second by Member Dickerson. The motion carried.

HEARINGS:

Vecetch
Tract 239, Block 3, Lot 58

A hearing was held for the storage violations noted at 873 E. Linda Avenue. Storage on the property has spilled into the neighboring lot as well. There was no one present to represent the property. Motion was made by Member Mitchell to find the property in violation and for the file to be sent to legal counsel to send a strong letter and to file litigation if the violations remain on the property. The motion was given a second by Member Dickerson. The motion carried.

APPROVALS RECOMMENDED BY STAFF:

Glatt
Liberty Point Tract 1, Lot 1, Lot 3

4' split rail fencing to be constructed at 975 S. Blue Hills Drive. Motion was made by Member Mitchell to approve the plans as submitted provided construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Riley
Tract 149, Block 14, Lot 40

A construction extension on ground mounted solar panels to be placed at 920 E. Cholla Drive. Motion was made by Member Mitchell to approve the extension provided the panels are constructed within 60 days of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Griebell
Tract 233, Block 9, Lot 13

Fencing to be constructed at 1183 E. Tidy Drive. Motion was made by Mitchell to approve the plans as submitted provided number 5 on that attached motion sheet is applied and that construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Giffith**Tract 236, Block 13, Lot 11**

Fencing to be constructed at 617 E. Paradise Drive. Motion was made by Mitchell to approve the plans as submitted provided number 5 on that attached motion sheet is applied and that construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Kodiak Construction**Tract 236, Block 16, Lot 1**

A 16' x 12' storage building with 10' height to be constructed at 558 E. Paradise Drive. The property owners were present and requested staff verify where the storage shed will be placed on the property. An appointment was made for Friday, July 12, 2019. Motion was made by Member Mitchell 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 July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Aquila**Tract 242, Block 15, Lot 31**

7' commercial chain link fencing to be constructed at the substation located at 1054 E. Desert Cove Drive. Motion made by Member Mitchell to approve the plans as submitted provided construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Turner**Tract 251, Block 14, Lot 11**

Ground mounted solar pannels to be placed at 234 E. Auburn Drive. Motion was made by Member Mitchell to approve the plans as submitted provided the panels are maintained and removed if they become damaged and unused and provided they are screened in accordance with Resolution 2007-1 and provided construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Kunz**Tract 255, Block 10, Lot 17**

A 20' x 40' carport with 14' height to be constructed at 577 N. Winona Drive. Motion was made by Member Mitchell 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 July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Wilkinson

Tract 300, Block 8, Lot 24

A 12' x 10' storage building with 9' height to be constructed at 1534 W. Caballo Drive. Motion was made by Member Mitchell 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 July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Griffin

Tract 301, Block 2, Lot 10

A construction extension on a 32' x 28' storage building with 13' height to be constructed at 1856 W. Escalante Court. Motion was made by Member Mitchell 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 July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Powers

Tract 301, Block 13, Lots 9-11

Ground mounted solar panels to be constructed at 2022 W. Las Flores Drive. Motion was made by Member Mitchell to approve the plans as submitted provided the panels are maintained and removed if they become damaged and unused and provided they are screened in accordance with Resolution 2007-1 and provided construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Roberts

Tract 304, Block 4, Lot 20

Roof mounted solar panels to be constructed at 186 S. Calle Ramona Drive. Motion was made by Member Mitchell to approve the plans as submitted provided the panels are maintained and removed if they become damaged and unused and provided construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Santistevan

Tract 305, Block 2, Lot 23

Roof mounted solar panels to be constructed at 639 S. Calle Concordia Drive. Motion was made by Member Mitchell to approve the plans as submitted provided the panels are maintained and removed if they become damaged and unused and provided construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Gradisar**Tract 305, Block 12, Lot 22**

4' chain link fencing to be constructed at 890 S. Cayuga Court. Motion was made by Member Mitchell to approve the plans as submitted provided construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Esquibel**Tract 306, Block 3, Lot 15**

A construction extension for a 20' x 8' storage building at 390 S. Tejon Lane. Motion was made by Member Mitchell 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 July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Conrad**Tract 311, Block 2, Lot 16**

A construction extension for a chain link fence to be constructed at 550 S. McCulloch Blvd. W. Motion was made by Member Mitchell to approve the plans as submitted provided construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Preuss**Tract 313, Block 2, Lot 6**

A 26' x 20' storage building/carport with 9' height to be constructed at 1470 W. Delaney Drive. Motion was made by Member Mitchell 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 July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Cox**Tract 316, Block 8, Lot 4**

Roof mounted solar panels to be constructed at 1905 S. Keota Place. Motion was made by Member Mitchell to approve the plans as submitted provided the panels are maintained and removed if they become damaged and unused and provided construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Drop Tine Construction**Tract 316, Block 8, Lot 18**

6' cedar privacy fencing to be constructed at 2028 W. Galileo 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 complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Gillispie

Tract 335, Block 14, Lot 3

6' cedar privacy fencing to be constructed at 686 S. Bayfield Avenue. The tract being 90% built out, as restricted by the Declaration of Reservations, the Committee having no standing, takes a position of no position.

Story 24 LTD

Tract 338, Block 14, Lot 15

6' cedar fencing to be constructed at 37 W. Bonaza 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 complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

Phillips

Tract 363, Block 1, Lot 7

A construction extension on a new residence located at 1327 S. Papago Drive. The tract being 90% built out and the Committee not having standing in the tract takes a position of no position.

Blackmore

Tract 401, Block 2, Lot 115-116

Ground mounted solar panels to be constructed at 1055 N. Clifftop Lane. Motion was made by Member Mitchell to approve the plans as submitted provided the panels are maintained and removed if they become damaged and unused and provided they are screened in accordance with Resolution 2007-1 and provided construction is complete within 60 days of the approval date of July 11, 2019. The motion was given a second by Member Cordova-Catalano. The motion carried.

OTHER MATTERS:

The Committee has been having some difficulties using the ipad, paperless review. A training session will be scheduled and posted in the next week, prior to the next scheduled Committee meeting on July 25, 2019.

No further business to come before the Committee at this time, the meeting was adjourned.

Respectfully,



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 11, 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 **April 11, 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 **July 11, 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.