

**Pueblo West Committee of Architecture
July 12, 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 July 12, 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, Jennifer Mitchell and Staphanie Cordova-Catalano. Member Bill Vickers was excused. Also present is Community Development Director Laurie Cozzetto. Along with 8 citizens signing in.

MINUTES: Motion was made by Member Mitchell to approve the minutes with corrections for the meeting held on June 28, 2018. The motion was given a second by Member Dickerson. The motion carried.

SINGLE FAMILY RESIDENTS:

**Original Concepts/Original Concepts
Tract 3, Block 2, Lot 2**

A single family residence to be constructed at 1003 S Acreview Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano continue the plans provided the property has until the next meeting provided an address sign is in place. The motion was given a second by Member Dickerson. The motion carried.

**Heim/Heim
Tract 236, Block 13, Lot 11**

A single family residence to be constructed at 617 E Paradise Drive. Dennis Heim was present to represent the property. Motion was made by Member Mitchell 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 Dickerson. The motion carried.

**Sky Creek Homes/ Sky Creek Homes
Tract 238, Block 3, Lot 12**

A single family residence to be constructed at 854 N Dillon 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.

**Mountain Creek/Mountain Creek
Tract 251, Block 22, Lot 1**

A single family residence to be constructed at 1516 N Platteville Boulevard. Pete was present to represent the property. Motion was made by Member Dickerson to approve the plans provided the detached garage is moved back to a 40' front setback, apply a stucco trim on the north side wall 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.

**Premier Homes Inc/Premier Homes Inc
Tract 302, Block 14, Lot 26**

A single family residence to be constructed at 1252 S Avenida Del Oro. Augie was present to represent the property. Motion was made by Member Lowe 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 Dickerson. The motion carried.

**Alarid & Son Construction/ Alarid & Son Construction
Tract 307, Block 11, Lot 18**

A single family residence to be constructed at 321 E El Sobrante Drive. A representative from Alarid & Son Construction was present to represent the property. Motion was made by Member Lowe to approve the plans provided the residence is moved back to a 40' 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.

**Premier Homes Inc/Premier Homes Inc
Tract 308, Block 10, Lot 12**

A single family residence to be constructed at 897 W Moccasin 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/ Sky Creek Homes
Tract 312, Block 1, Lot 16**

A single family residence to be constructed at 1287 W Loasa Drive. Debra was present to represent the property. Motion was made by Member Dickerson to approve plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

**Premier Homes Inc/Premier Homes Inc
Tract 316, Block 11, Lot 16**

A single family residence to be constructed at 795 S Galileo Drive. Augie 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.

APPLICATIONS TO BE REVIEWED:

**Aragon/Aragon
Tract 338, Block 10, Lot 22**

A 30' x 40' detached garage with a 14' height to be constructed at 739 S McCoy Drive. Charles Aragon 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 July 12, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Volk/Volk
Tract 383, Block 4, Lot 1**

A 60' x 40' barn with a 22' height to be constructed at 957 E Woodleaf Drive. Mr. Volk was present to represent the property. Motion was made by Member Mitchell 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

HEARINGS:

Macias

Tract 147, Block 3, Lot 6

A hearing was held for the violations that have been noted on the property located at 1369 N Moonbeam Drive. Mr. Macias was present to represent the property. The violations are a storage container on the property without COA approval. The owner has submitted plans to change the appearance of the structure but did not have them submitted by the deadline for this meeting. Motion was made by Member Lowe to continue the hearing until the next meeting date August 9, 2018. The motion was given a second by Member Mitchell. The motion carried.

Martinez

Tract 236, Block 18, Lot 39

A hearing was held for the violations that have been noted on the property located at 539 E Milt Drive. No one was present to represent the property. The violations are a fence in ill-repair and large machinery parked in the front of the property causing a nuisance to the surrounding property owners. The land use inspector reported that the violations have been corrected and recommend dismissal. Motion was made by Member Lowe to dismiss. The motion was given a second by Member Mitchell. The motion carried.

Webb

Tract 251, Block 20, Lot 3

A hearing was held for the violations that have been noted on the property located at 1457 N Ladonia Drive. No one was present to represent the property. The violations are a storage container on the property without approval from the Committee of Architecture. The land use inspector reported that the violation has been corrected and recommend dismissal. Motion was made by Member Lowe to dismiss. The motion was given a second by Member Cordova-Catalano. The motion carried.

Talbert

Tract 254, Block 8, Lot 20

A hearing was held for the violations that have been noted on the property located at 254 N Paramount Lane. No one was present to represent the property. The violations are trash and other miscellaneous debris on the property. 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.

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 violation is stock pile of dirt on the undeveloped property and causing a nuisance to the surrounding property owners with dust and the appearance of a landscaping storage yard. Motion was made by Member Cordova-Catalano to continue for 14 days to give the owner time to spread out the dirt and water it down or remove it. The motion was given a second by Member Mitchell. The motion carried.

Grabill C/O Gene Ragulsky

Tract 308, Block 2, Lot 7

A hearing was held for the violations that have been noted on the property located at 1125 W McCulloch Boulevard. No one was present to represent the property. The violation is the placement of a storage pod on the property without approval from the Committee. 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 Cordova-Catalano. The motion carried.

Drummond
Tract 337, Block 11, Lot 13

A hearing was held for the violations that have been noted on the property located at 23 E Cellini Drive. No one was present to represent the property. The violations are someone living in an RV on the property, the storage of inoperable vehicles, dumpster and other miscellaneous debris on the property. Motion was made by Member Dickerson to find the property in violation and instruct legal counsel to issue a strong letter, warning the property owner if the violations are not corrected within 30 days, litigation will be filed. The motion was given a second by Member Mitchell. The motion carried.

Lucero
Tract 380, Block 6, Lot 3

A hearing was held for the violations that have been noted on the property located at 728 E Springmont Drive. No one was present to represent the property. The violations is a dumpster enclosure on the property being an eyesore as it is in ill-repair. Motion was made by Member Lowe 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 15 days, litigation will be filed. The motion was given a second by Member Mitchell. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Crego
Tract 5, Block 4, Lot 15

A 20' x 10' storage building with a 13' height to be constructed at 316 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Giadone
Tract 149, Block 9, Lot 25

A 12' x 18' patio cover with a 12' height to be constructed at 751 E Cholla 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Graham
Tract 233, Block 1, Lot 12

A 6' pine fence to be constructed at 585 N Iliff 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Peterson
Tract 239, Block 3, Lot 42

Roof mounted 43' x 20' solar panels to be placed on the residence located at 1126 N Linda 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Akeo

Tract 239, Block 9, Lot 3

A 22' x 14' deck and a 22' x 18' patio cover with a 15' height to be constructed at 1070 E Kirkwood Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Morgan

Tract 251, Block 17, Lot 1

A 6' chain link fence and a 6' split rail fence to be constructed at 96 E Parkridge 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Parsons

Tract 301, Block 3, Lot 34

Roof mounted 20' x 12' solar panels to be placed on the residence located at 1858 W Costilla 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Pittman

Tract 307, Block 11, Lot 11

A 6' cedar fence to be constructed at 215 S El Sobrante 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Deb Chase

Tract 309, Block 10, Lot 5

A 12' x 20' storage building with a 10' height to be constructed at 1194 W Covered Wagon Drive. Motion was made by Member Cordova-Catalano to continue the plans until Public Works has given the approval to move forward following the submittal of documents required. The motion was given a second by Member Dickerson. The motion carried.

Sandvik

Tract 312, Block 4, Lot 4

A 14' x 12' deck to be constructed at 1326 W Carrizo Springs 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Clark

Tract 335, Block 9, Lot 6

A 6' cedar fence to be constructed at 630 S Rogers Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

Benavidis

Tract 339, Block 10, Lot 7

A 5' chain link fence to be constructed at 772 S Honeydew 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Hocking

Tract 344, Block 9, Lot 1

Roof mounted 28' x 21' solar panels to be placed on the residence located at 117 S Trevino Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

Campbell

Tract 347, Block 5, Lot 10

Roof mounted 16' x 3' solar panels to be placed on the residence located at 345 S Blakeland 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Parsons

Tract 347, Block 12, Lot 72

Ground mounted 40' x 12' solar panels with a 6' height to be constructed 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Bishop

Tract 357, Block 6, Lot 9

A 29' x 11' patio cover with a 6' height to be constructed at 821 S Espanola 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Miles

Tract 377, Block 8, Lot 6

A 40' x 24' detached garage with a 13' height to be constructed at 599 E Tanager 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 revised plot plan. The motion was given a second by Member Dickerson. The motion carried.

Dreamscape Custom Homes/Ed Garcia

Tract 400, Block 7, Lot 2

A 6' cedar fence to be constructed at 1216 N Platteville 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Gasper
Tract 401, Block 2, Lot 49

Roof mounted 33' x 17' x 11' and 17' x 10' x 10' solar panels to be placed on the residence located at 1121 N Calico Rock 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Leon
Tract 402, Block 1, Lot 83

A construction extension on a 16' x 12' storage building to be constructed at 1280 N Rising Sun Place. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

Mecillas
Tract 406, Block 6, Lot 5

A 4' vinyl fence and a 2' split rail fence to be constructed at 1373 N Farley 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 July 12, 2018. The motion was given a second by Member Dickerson. The motion carried.

OTHER MATTERS:

Reports by Staff: Laurie Cozzetto reported to the Committee of the day to day workings of staff.

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 **May 12, 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 **May 12, 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 **July 12, 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.