

Pueblo West Committee of Architecture
July 26, 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 26, 2018, at the hour of 5:30 p.m. Bill Vickers called the meeting to order.

ROLL CALL: On roll call there were present Bill Vickers, Leanna Lowe, Rick Dickerson, and Jennifer Mitchell. Member Staphanie Cordova-Catalano was excused. Also present is Community Development Director Laurie Cozzetto. Along with 15 citizens signing in.

MINUTES: Motion was made by Member Mitchell to approve the minutes as written for the regular meetings held on June 28, 2018. The motion was given a second by Member Lowe. 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 Lowe continue the plans until the next meeting for the required staking and identify markers to be completed by the applicant. The motion was given a second by Member Dickerson. The motion carried.

Geoff Siebennercher/ Geoff Siebennercher
Tract 233, Block 13, Lot 4

A single family residence to be constructed at 471 N Desert Cove Drive. A representative was present to represent the property. Motion was made by Member Vickers 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.

M & W Homes Inc/ M & W Homes Inc
Tract 244, Block 4, Lot 8

A single family residence to be constructed at 326 E Longmont Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. Member Dickerson abstained. The motion carried.

Cole Construction Ltd/Cole Construction Ltd
Tract 251, Block 6, Lot 13

A single family residence to be constructed at 424 E Fredonia Drive. Chris Cole was present to represent the property. Motion was made by Member Dickerson to approve the plans provided numbers 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

Sky Creek Homes/ Sky Creek Homes
Tract 251, Block 27, Lot 4

A single family residence to be constructed at 617 E Chaunsey 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 Lowe. The motion carried.

**Bitt Built Homes/Bitt Built Homes
Tract 300, Block 9, Lot 5**

A single family residence to be constructed at 130 S Alta Vista Drive. Mike Bittenbinder 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.

**Sky Creek Homes/ Sky Creek Homes
Tract 303, Block 2, Lot 13**

A single family residence to be constructed at 922 S Los Charros Drive. Debra 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.

**Frank Noga/Frank Noga
Tract 351, Block 9, Lot 1**

A single family residence to be constructed at 303 S Nicklaus Drive. Frank Noga was present to represent the property. The Committee of Architecture has no standing in this tract due to buildout percentages. Having reviewed the plans and the property takes no position.

**Premier Homes Inc/Premier Homes Inc
Tract 402, Block 1, Lot 129**

A single family residence to be constructed at 1244 N Blazing Trail Drive. No one was present to represent the property. Motion was made by Member Vickers 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 Lowe. The motion carried.

APPLICATIONS TO BE REVIEWED:

**Macias
Tract 147, Block 3, Lot 6**

A 40' x 8' storage pod with an 8' height to be constructed at 1369 N Moonbeam Drive. Mr. Macias was present to represent the property. Motion was made by Member Dickerson to continue the plans for the unapproved structure until further plans to cover the use of the storage pod being used as a barn could be submitted by the applicant for Committee consideration. Plans may be resubmitted provided they are revised. The motion was given a second by Member Lowe. The motion carried.

**Lateer/Lateer
Tract 236, Block 17, Lot 9 & 10**

A 31' x 42' detached garage with a 12' height to be constructed at 805 N Orchard 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 July 26, 2018. The motion was given a second by Member Lowe. The motion carried.

**Murrain/Steel Structures America
Tract 337, Block 5, Lot 16 & 17**

A 40' x 30' storage building with a 15' height to be constructed at 318 E Stewart Drive. No one was present to represent the property. Motion was made by Member Lowe to continue the plans until Public Works has given approval to move forward following the submittal of a revised driveway access plan. The motion was given a second by Member Mitchell. The motion carried.

VARIANCES:

**Ney/Bulldog Construction
Tract 5, Block 6, Lot 5**

A hearing was held for a variance requesting the construction of a single family residence with a street address of 1161 S. Greenway Avenue to be located 130' from the rear property line on a lot that has a 150' rear set back requirement. Mr. Ney was present to represent the property. Motion was made by Member Vickers to approve the variance provided construction is started within one year of the approval date of July 26, 2018 or the variance will be considered null and void. The motion was given a second by Member Mitchell. The motion carried.

A single family residence to be constructed at 1161 S Greenway Drive. Motion was made by Member Lowe 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 Mitchell. The motion carried.

**Lozano/Excel Energy
Tract 253, Block 4, Lot 1**

A hearing was held for a variance requesting the location and construction of an X-82 gas regulator system to be located at 1125 E Industrial Boulevard. No one was present to represent the property. Notification to property owners within 900' was sent out and there were no written or verbal objections received by the COA staff. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

HEARINGS:

**Goddard
Tract 302, Block 12, Lot 14**

A hearing was held for the violations that have been noted on the property located at 1249 S Las Palmas Court. No one was present to represent the property. The violations are a weeds on the property causing a nuisance to the surrounding property owners and a possible fire hazard. Motion was made by Member Vickers to find the property in violation and instruct legal counsel to issue a strong letter warning the property owner if the violations are not corrected within 30 days, litigation will be filed. The motion was given a second by Member Lowe. The motion carried.

**Katherine S & Jack Jones
Tract 310, Block 1, Lot 18**

A hearing was held for the violations that have been noted on the property located at 643 S McCulloch Boulevard. No one was present to represent the property. The violations are a weeds on the property causing a nuisance to the surrounding property owners and a possible fire hazard. 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.

**Gehre
Tract 310, Block 2, Lot 16**

A hearing was held for the violations that have been noted on the property located at 667 S McCulloch Boulevard. No one was present to represent the property. The violation is weeds on the property causing a nuisance to the surrounding property owners and a possible fire hazard. 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 Lowe. The motion carried.

Gerhe

Tract 310, Block 2, Lot 17

A hearing was held for the violations that have been noted on the property located at 673 S McCulloch Boulevard. No one was present to represent the property. The violation is weeds on the property causing a nuisance to the surrounding property owners and a possible fire hazard. 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 Lowe. The motion carried.

Tibbs

Tract 339, Block 9, Lot 1

A hearing was held for the violations that have been noted on the property located at 754-756 S Sweetwater Drive. Bob Tibbs was present to represent the property. The violation is yard debris on the neighboring property causing a nuisance to the surrounding property owners and a possible fire hazard. Motion was made by Member Lowe to continue for 30 days. The motion was given a second by Member Mitchell. The motion carried.

Gray

Tract 359, Block 3, Lot 4

A hearing was held for the violations that have been noted on the property located at 1136 S Sabinas Drive. No one was present to represent the property. The violation is an unapproved structure and unsightly miscellaneous items being stored 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.

APPROVAL RECOMMENDED BY STAFF:

Monteleone

Tract 147, Block 1, Lot 5

Roof mounted 35' x 20' solar panels to be placed on the residence located at 951 E Moonbeam Drive. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Seedorf

Tract 236, Block 13, Lot 21

Roof mounted 22' x 12' solar panels to be placed on the residence located at 689 E Paradise Drive. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Trujillo

Tract 242, Block 14, Lot 8

A construction extension on an 8' metal fence to be constructed at 1086 E Marengo Drive. Motion was made by Member Dickerson to approve the plans as submitted provided numbers 5 & 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of July 26, 2018. The motion was given a second by Member Lowe. The motion carried.

McCarthy
Tract 243, Block 1, Lot 27

One 10' x 2' attached sign be constructed at 387 E Enterprise Drive. Motion was made by Member Vickers to approve the plans as submitted provided numbers 10 & 11 on the attached motion sheet is applied. The motion was given a second by Member Lowe. The motion carried.

Morales
Tract 245, Block 3, Lot 10

Roof mounted solar panels to be placed on the residence located at 149 N Bywood Court. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Kolbe
Tract 255, Block 4, Lot 14

A 4' pine pallet fence to be constructed at 1552 E Escondido Drive. There was no one present to represent the property or explain the construction. Neighboring property owners were present to object to the fence. Motion was made by Member Vickers to deny the plans as submitted. The motion was given a second by Member Mitchell. The motion carried.

White
Tract 301, Block 8, Lot 5

A 6' split rail fence to be constructed at 2011 W Guadalupe Drive. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Althaus
Tract 301, Block 17, Lot 19, 20, 21

A construction extension on an 80' x 40' detached garage with a 21' height to be constructed at 566 S Arriba Drive. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Mapes
Tract 302, Block 12, Lot 15

Roof mounted 32' x 16' solar panels to be placed on the residence located at 1248 S Los Palmas Drive. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Vigil
Tract 303, Block 29, Lot 12

A 12' x 10' chicken coop with an 11' height to be constructed at 1041 W Bella Casa Drive. Motion was made by Member Vickers 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Ramos

Tract 304, Block 2, Lot 4

Roof mounted 21' x 18' solar panels to be placed on the residence located at 1660 W Acomita Drive. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Root

Tract 304, Block 2, Lot 6

A 6' vinyl fence and a 5' chain link fence to be constructed at 127 S Tequila Drive. Motion was made by Member Dickerson to approve the plans as submitted provided construction is completed within 60 days of the approval date July 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Beach

Tract 304, Block 3, Lot 4

A 10' x 10' storage building with a 9' height and a 4' welded wire fence to be constructed at 161 N Camino de Los Ranchos. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Novak

Tract 306, Block 4, Lot 15

Roof mounted solar panels to be placed on the residence located at 1388 W McCulloch Boulevard. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Watson

Tract 307, Block 9, Lot 2

A 6' vinyl fence to be constructed at 449 S Venango Drive. Motion was made by Member Dickerson to approve the plans as submitted provided construction is completed within 60 days of the approval date July 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Mohr

Tract 308, Block 13, Lot 3

Roof mounted 54' x 13' solar panels to be placed on the residence located at 92 S Rolling Prairie Drive. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. 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 Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Glickman
Tract 312, Block 11, Lot 2

A construction extension on a 60' x 40' storage building with a 14' height to be constructed at 591 S Ferncliff Drive. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Lopez
Tract 331, Block 8, Lot 9

Roof mounted 18' x 12' solar panels to be placed on the residence located at 237 E Falcon Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

Fredrickson
Tract 331, Block 10, Lot 34

Roof mounted 32' x 9' solar panels to be placed on the residence located at 242 E Falcon Drive The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

McCoy
Tract 331, Block 23, Lot 1

A 6' pine fence to be constructed at 162 E Idaho Springs Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

Fuller
Tract 344, Block 5, Lot 11

Roof mounted 506 square feet solar panels to be placed on the residence located at 473 W Venturi Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

Amaya
Tract 344, Block 6, Lot 5

Roof mounted 32' x 12' solar panels to be placed on the residence located at 481 W Golfwood Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

Chapman
Tract 347, Block 6, Lot 20

Roof mounted 21' x 13' solar panels to be placed on the residence located at 921 S Cellini Lane. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Krause
Tract 351, Block 2, Lot 22

Roof mounted 33' x 16' solar panels to be placed on the residence located at 410 W Archer Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

Gray
Tract 352, Block 3, Lot 27

A 12' x 10' storage building with a 13' height to be constructed at 557 S Tee Off Lane. The Committee of Architecture has no standing in this tract having reviewed the plans and the property takes no position.

Swagerty
Tract 358, Block 4, Lot 6

A 6' wood fence and a 4' vinyl fence to be constructed at 1032 S Mescal Drive. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Kent
Tract 386, Block 7, Lot 7

A 30' x 24' storage building with a 10' height to be constructed at 1155 E Beardsley Place. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Anderson
Tract 402, Block 1, Lot 206 & 207 (LLV)

A 96' x 11' barn with a 9' height and 4' wire fence to be constructed at 1994 E Akholt Lane. Motion was made by Member Vickers to approve the plans as submitted provided at least a minimum of 6" overhang are applied, provided number 7 on the attached motion sheet is applied and construction is completed within 60 days of the approval date July 26, 2018. The motion was given a second by Member Lowe. The motion carried.

Mecillas
Tract 406, Block 6, Lot 5

A 20' x 17' patio cover with a 12' height to be constructed at 1373 N Farley Drive. Motion was made by Member Dickerson 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 26, 2018. The motion was given a second by Member Lowe. The motion carried.

OTHER MATTERS:

- Reports by Staff:** Staff reported on the daily operations of the Committee of Architecture offices.
- 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 26, 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 26, 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 26, 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.