

Pueblo West Committee of Architecture
August 23, 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 August 23, 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, Jennifer Mitchell and Staphanie Cordova-Catalano. Also present is Community Development Director Laurie Cozzetto along with 11 citizens signing in.

MINUTES: None at this time.

SINGLE FAMILY RESIDENTS:

Bulldog Homes/ Bulldog Homes
Tract 1, Block 1, Lot 21

A single family residence to be constructed at 67 W Sunnyslope Drive. No one was present to represent the property. Motion was made by Member Vickers 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 Mitchell. The motion carried.

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 Vickers 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.

TJ Cogswell/TJ Cogswell
Tract 145, Block 7, Lot 1

A single family residence to be constructed at 1563 N. Bowen Drive. Tim Cogswell was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted provided 1, 2, 8, & 9 on the attached motion sheet are applied and that staff verify corrected staking of the location on the lot. The motion was given a second by Member Dickerson. The motion carried.

Sky Creek Homes/ Sky Creek Homes
Tract 236, Block 10, Lot 19

A single family residence to be constructed at 751 E Marigold Drive. Debra 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 Dickerson. The motion carried.

Ryan Waletzko/ Ryan Waletzko
Tract 236, Block 13 Lot 12

A single family residence to be constructed at 623 E Paradise Drive. Ryan Waletzko 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.

**Loveable Homes/Loveable Homes
Tract 255, Block 10, Lot 24**

A single family residence to be constructed at 1646 E Silverwood Drive. No one 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.

**Bryant Builders/Bryant Builders
Tract 301, Block 4, Lot 24**

A bi-level single family residence to be constructed at 1862 W Tejon Avenue. No one was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted and provided 1, 2, 7, 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 302, Block 14, Lot 25**

A two-story single family residence to be constructed at 1274 S Avenida Del Oro. Augie was present to represent the property. Motion was made by Member Mitchell to approve the plans as submitted and provided 1, 2, 7, 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 7, Lot 1**

A single family residence to be constructed at 1240 Oro Grande Drive. Debra 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.

**Premier Homes Inc/Premier Homes Inc
Tract 308, Block 13, Lot 1**

A single family residence to be constructed at 104 S Rolling Prairie 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 Mitchell. The motion carried.

**Sharp/Duane Sharp
Tract 313, Block 1, Lot 10**

A single family residence to be constructed at 1445 W Delaney Drive. Sharp brothers were present to represent the property. Discussion about the square design of the residence had been held. Staff submitted pictures of the finished design and the Committee found the design to be acceptable and attractive. Motion was made by Member Cordova-Catalano 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.

**Loveable Homes/Loveable Homes
Tract 319, Block 2, Lot 2**

A single family residence to be constructed at 778 E El Nido Court. No one 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 Mitchell. The motion carried.

**Rolling Prairie Homes LLC/ Rolling Prairie Homes LLC
Tract 338, Block 11, Lot 35**

A single family residence to be constructed at 671 S Dumont Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano 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.

**Todd Workman/TW Construction
Tract 345, Block 2, Lot 54**

A single family residence to be constructed at 405 S Mangrum Drive. The Committee of Architecture has no standing in this tract, having reviewed the plans and the property, takes no position.

**Perkins/Todd Perkins
Tract 345, Block 3, Lot 14**

A single family residence to be constructed at 262 W Mangrum Drive. The Committee of Architecture has no standing in this tract, having reviewed the plans and the property, suggesting the house be moved back another 5-10', takes no position.

**Sky Creek Homes/ Sky Creek Homes
Tract 359, Block 6, Lot 7**

A single family residence to be constructed at 1259 S Lacerne 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 Mitchell. The motion carried.

**Home Repair Shop/ Home Repair Shop
Tract 362, Block 4, Lot 8**

A single family residence to be constructed at 449 W Ventura Drive. No one 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 Mitchell. 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 concealed and redesigned at 1369 N Moonbeam Drive. Mr. Macias was present to represent the property. Motion was made by Member Cordova-Catalano to approve the revised additions to the metal box that will cover the box with metal panels, approved by the Committee and an extensive overhang that will give the box some design aesthetics. Construction is to be completed within 60 days of the approval date August 23, 2018. The motion was given a second by Member Dickerson. Members Lowe and Mitchell opposed. The motion carried.

**Leingang/Leingang
Tract 239, Block 11, Lot 2**

A 40' x 40' barn with a 15' height to be constructed at 1026 E Linda Avenue. Mr. Leingang was present to represent the property. Motion was made by Member Dickerson to approve the plans provided numbers 2 & 7 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Steen/Steen

Tract 361, Block 1, Lot 16

A 40' x 30' detached garage with a 20' height to be constructed at 1156 S Sweetwater Court. 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 August 23, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

VARIANCES:

Ottino

Tract 800, Block 5, Lot 1

A variance requesting a variance extension for the construction of a 60' cell tower to be constructed at 330 S El Sobrante Drive. No one was present to represent the property. Following extension neighborhood testimonies of how the proposed structure would affect the aesthetics of their properties, motion was made by Member Vickers to deny the variance and the variance extension requested. The dynamics of the neighborhood have changed, property owners have changed and the Committee discussed and found the aesthetics of the windmill design structure in the residential neighborhood would be adversely affected. The motion was given a second by Member Dickerson. The motion to deny the variance and the structure carried unanimously.

HEARINGS:

Lewis

Tract 307, Block 3, Lot 2

A hearing was held for the violations that have been noted on the property located at 920 W Osceola Drive. No one was present to represent the property. The violations are weeds on the property causing a nuisance to the surrounding property owners and a possible fire hazard. Motion was made by Member Cordova-Catalano to find the property in violation and instruct legal counsel to issue a strong letter. The motion was given a second by Member Mitchell. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Mary Ellen Burciago

Tract 1, Block 3, Lot 12

A 24' x 14' patio cover with a 7' height to be constructed at 989 S Linden 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Heffington

Tract 1, Block 10, Lot 16

A 6' wire fence to be constructed at 1035 S Greenbrier 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Garcia

Tract 145, Block 6, Lot 3

A 20' x 10' storage shed with an 11' height and a 6' cedar fence to be constructed at 415 E Platteville 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Rodriguez
Tract 148, Block 2, Lot 7

Ground mounted 35' x 18' solar panels with a 6' height to be placed on the residence located at 148 E Encanto 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 August 23, 2018. Additionally, the panels are to be screened in accordance with Resolution 2007-1. The motion was given a second by Member Dickerson. The motion carried.

Trujillo
Tract 236, Block 21, Lot 3

Roof mounted 35' x 18' solar panels to be placed on the residence located at 528 E Milt 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Howsen
Tract 236, Block 21, Lot 8

A 6' cedar fence to be constructed at 564 E Blaine 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Mountain Ridge Construction
Tract 249, Block 1, Lot 2

A construction extension on a 4800 square foot commercial building with a 29' height to be constructed at 92 N Silicon 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Jason Holmes
Tract 251, Block 6, Lot 18

Ground mounted 40' x 13' solar panels with a 6' height to be placed on the residence located at 454 E Fredonia 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 August 23, 2018. Additionally, the panels are to be screened in accordance with Resolution 2007-1. The motion was given a second by Member Dickerson. The motion carried.

Pachak
Tract 254, Block 9, Lot 2

A 6' cedar fence to be constructed at 1104 E Sapinero 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Roberts

Tract 303, Block 2, Lot 32

A 6' cedar fence to be constructed at 834 S Rosa Linda 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Vargas

Tract 303, Block 15, Lot 4

A 6' wood fence to be constructed at 1147 S Camino Santiago 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Lasley

Tract 305, Block 12, Lot 21

A 5' and 6' chain link fence to be constructed at 878 S Cayuga 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Casias

Tract 308, Block 7, Lot 16

A 6' cedar fence to be constructed at 1153 W Meadowmoor 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Kimura

Tract 308, Block 11, Lot 25

Ground mounted 32' x 18' solar panels with a 6' height to be placed on the residence located at 965 W Meadowmoor 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 August 23, 2018. Additionally, the panels are to be screened in accordance with Resolution 2007-1. The motion was given a second by Member Dickerson. The motion carried.

Green

Tract 311, Block 2, Lot 15

Roof mounted 27' x 13' solar panels to be placed on the residence located at 564 S McCulloch 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Nolting

Tract 331, Block 5, Lot 20

Roof mounted 30' x 12' solar panels to be placed on the residence located at 205 S Dacona Drive. Review of the plans were found to be in accordance with the requirements. The residence being located in a tract that is built out 90%, COA has no standing so takes no position.

Polite**Tract 335, Block 5, Lot 18**

A 16' x 35' patio cover with a 9' height to be constructed at 547 S Falcon Drive. Review of the plans were found to be in accordance with the requirements. The residence being located in a tract that is built out 90%, COA has no standing so takes no position.

Atencio**Tract 338, Block 7, Lot 6**

A 6' cedar fence to be constructed at 757 S Wolcott 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Gonzales**Tract 345, Block 3, Lot 10**

Roof mounted 44' x 18' solar panels to be placed on the residence located at 290 W Mangrum Drive. Review of the plans were found to be in accordance with the requirements. The residence being located in a tract that is built out 90%, COA has no standing so takes no position.

Thompson**Tract 348, Block 1, Lot 30**

A 6' cedar fence to be constructed at 271 W Acorn 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Total Building Concepts**Tract 352, Block 4, Lot 20**

A 6' cedar fence to be constructed at 553 W Hook Drive. Review of the plans were found to be in accordance with the requirements. The residence being located in a tract that is built out 90%, COA has no standing so takes no position.

Hokanson**Tract 357, Block 2, Lot 6**

Roof mounted 27' x 14' solar panels to be placed on the residence located at 645 W Capistrano Avenue. 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Barrett c/o tenant**Tract 362, Block 16, Lot 9**

A 26' x 34' detached garage with an 18' height to be constructed at 1165 S Oakleaf Drive. No one was present to represent the property. 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Trestik**Tract 372, Block 2, Lot 10**

An 8' x 4' chicken coop with a 7' height to be constructed at 545 S Bayfield 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Vandervliet**Tract 377, Block 2, Lot 26**

A 30' x 20' storage building with a 12' height to be constructed at 323 E Hahns Peak Avenue. 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Presley**Tract 377, Block 2, Lot 28**

Roof mounted 27' x 10', 11' x 10', and 22' x 14' solar panels to be placed on the residence located at 307 E Hahns Peak. 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Martin**Tract 382, Block 1, Lot 1**

A 24' x 12' storage building with a 12' height, a 6' cedar fence, a 4' split rail fence and a color change for the residence located at 551 E Datura Drive. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided the work is completed within 60 days of the approval date of August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Queen**Tract 382, Block 12, Lot 3**

A 12' x 16' storage building with a 10' height to be constructed at 641 S Camrose 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Phillips**Tract 383, Block 8, Lot 10**

Two 10' x 10' storage buildings with an 8' heights to be constructed at 465 S Archdale 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Navrkal**Tract 400, Block 4, Lot 16**

A 4' chain link fence to be constructed at 1224 E Onizuka 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Trujillo

Tract 402, Block 1, Lot 275 & 276

A 4' wire fence to be constructed at 1849 E Spanish Lady 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

Frazier

Tract 406, Block 8, Lot 52

Roof mounted 26' x 22' solar panels to be placed on the residence located at 1678 E Buffalo 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 August 23, 2018. The motion was given a second by Member Dickerson. The motion carried.

OTHER MATTERS:

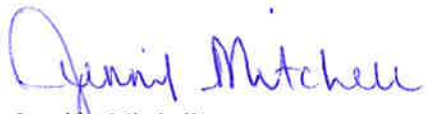
Reports by Staff: Staff reminded COA that the Citizens Academy session for COA will be held on September 26, 2018.

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 **June 9, 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 **June 9, 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 9, 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.

Pueblo West Committee of Architecture
Motion sheet for approval

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 - 2a. The approved landscaping plan for the entire lot is completed by **June 23, 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 23, 2018**.
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 - 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.

