

**PUEBLO WEST COMMITTEE OF ARCHITECTURE  
MINUTES**

**November 10, 2011**

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 109 E. Industrial Boulevard, Pueblo West, Colorado on November 10, 2011, at the hour of 5:30 p.m. Kent Shelman called the meeting to order.

**ROLL CALL:** On roll call, present were Kent Shelman, James Maggard, JD Stelle and Rafael Cisneros. Brenda Blickenstaff was excused. Also present were Committee of Architecture Administrator Laurie Cozzetto and 6 citizens signing in.

**MINUTES:** Motion made by Member Maggard to approve the minutes as written for the regular meeting held October 27, 2011. The motion was given a second by Member Stelle. The motion carried.

**APPLICATIONS TO BE REVIEWED:**

**Chad Pulsifer Construction  
Tract 251, Block 20, Lots 1&2**

A single family residence to be constructed at 1445 N. Ladonia Drive. Motion made by Member Maggard to approve the plans as submitted provided the structure is located not more than 100' from the front property line and that numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Stelle. The motion to approve carried.

**McWilliams/All Solar Inc.  
Tract 148, Block 7, Lot 8**

Ground mounted solar panels to be constructed at 1620 N. Bonita Drive. Motion made by Member Maggard to approve the plans as submitted provided the panels are screened from public view as required with Resolution 99-1, that the panels are constructed within 90 days of the approval date of November 10, 2011 and that the panels are removed or replaced if they become damaged or unused. The motion was given a second by Member Stelle. The motion carried.

**Merson/Cleary Building  
Tract 301, Block 11, Lot 7**

A 40' x 35' detached garage with a 13' height to be constructed at 302 S. Montecito Drive. The property owner had applied for a side yard setback variance for the location of the structure but pulled that application. The proposed structure is now in compliance with the side yard setback requirement. Motion made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Wojcinski/Vigil Framing  
Tract 308, Block 8, Lots 14&15**

Enclosure of a breezeway to make into living space proposed for 1070 W. Moccasin Drive. Motion made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Tom Black/Ralph's Neon & Electric  
Tract 379, Block 7, Lot 15**

A proposed 5' x 6' business identification sign to be placed at 141 S. Purcell Boulevard. Motion made by Member Maggard to approve the plans as submitted provided the sign meets Pueblo County Sign Restrictions, that the sign is placed within 90 days of the approval date of November 10, 2011 and that the sign is removed if the business closes and relocates. The motion was given a second by Member Stelle. The motion carried.

**Nankivell  
Tract 400, Block 7, Lot 31**

Roof mounted solar panels to be placed at 1442 N. Platteville Boulevard. Motion made by Member Maggard to approve the plans as submitted provided construction is complete within 90 days of the approval date of November 10, 2011 and that the panels are removed if they become damaged or unused. The motion was given a second by Member Stelle. The motion carried.

**VARIANCE:**

**Boyce  
Tract 334, Block 4, Lot 2**

A variance to allow the construction of a 56' x 32' detached garage with 22' height at 675 W. Calle de Caballos. Mr. & Mrs. Boyce were present to represent the application. They stated that they wanted to change the height of the structure to 26' rather than 22' as applied for. Following lengthy discussion on the placement of the structure, the property owner opted to withdraw the variance application for the side yard setback variance.

The property owner repositioned the structure to allow for the 15' side yard setback as required and to change the height of the structure to 26'. Motion made by Member Maggard to approve the revised lot position and height provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**HEARINGS:**

**Lopez  
Tract 254, Block 4, Lot 11**

A hearing was held on the violations noted at the property located at 1154 E. Industrial Boulevard. There was no one present to represent the property. The violations on the property are the storage of miscellaneous, unsightly objects, the storage of unlicensed/inoperable vehicles and the trash container being stored in sight of public right of ways. Motion made by Member Maggard to find the property in violation. The file is to be sent to legal counsel to proceed with contacting the property owner regarding the violations and possible litigation. The motion was given a second by Member Stelle. The motion carried.

**Parker  
Tract 371, Block 4, Lot 7**

A hearing was held on the violations noted on the property located at 390 E. Spaulding Avenue. Mr. Parker and his son, Greg, were present to represent the property. The violation is the stock piling of dirt on the vacant property. Greg Parker stated that the dirt was from the main McCulloch project and would be removed by the end of December. He also stated that they wanted to construct a berm to deter people from driving through the property. He was advised to contact the Public Works department and request assistance in designing the berm so that it would not cause drainage problems to surrounding areas.

Motion was made by Member Maggard to continue the hearing to allow the Parkers to remove the dirt from the property. The motion was given a second by Member Stelle. The motion carried.

**Lopez****Tract 2B, Block 2, Lots 6&7**

A 14' x 12' storage building w/6' height to be constructed at 344 E. Hemlock Drive. Motion made by Member Maggard 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 November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Gurule****Tract 236, Block 1, Lots 1&2**

A three sided horse shelter to be constructed at 437 N. Matt Drive. Motion made by Member Maggard 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 November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Hyatt/Champion Windows****Tract 237, Block 7, Lot 22**

Window replacements to be completed at 1123 E. Dove Creek Drive. Motion made by Member Maggard to approve the plans as submitted provided construction is complete within 90 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Clasby****Tract 253, Block 3, Lot 12**

A 30' x 24' barn with 8' height to be constructed at 117 N. Candlewood Drive. Motion made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**San Isabel Electric****Tract 258, Block 1, Lots 19&20**

6' chain link fencing to be constructed at 813 E. Industrial Boulevard. Motion made by Member Maggard to approve the plans as submitted provided construction is complete within 90 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Chavez****Tract 302, Block 14, Lot 16**

A 12' x 10' storage building with 8' height to be constructed at 1239 S. Alta Hacienda Drive. Motion made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Ehlers****Tract 312, Block 9, Lot 8**

A 35' x 25' three sided walk in horse shelter with 8' height to be constructed at 789 S. Presidio Drive. Motion made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Velder**

**Tract 314, Block 8, Lot 5**

52" wire fencing to be constructed at 629 S. Chimazo Drive. Motion made by Member Maggard to approve the plans as submitted provided construction is complete within 60 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Schindler**

**Tract 346, Block 5, Lot 3**

A 16' x 14' detached garage to be constructed at 240 S. Conquistador Avenue. Motion made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Shisler**

**Tract 348, Block 2, Lot 9**

A construction extension on the construction of a fence at 760-762 S. Harmony Drive. Motion made by Member Maggard to approve the extension until February 10, 2012. The motion was given a second by Member Stelle. The motion carried.

**Ohrdorf**

**Tract 349, Block 1, Lot 2**

6' stucco fencing to be constructed at 1266 S. Winterhaven Drive. Motion made by Member Maggard to approve the plans as submitted provided the color of the stucco match the color of the residence and that construction is complete within 60 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Lovoie**

**Tract 350, Block 9, Lot 21**

A 20' x 16' storage building with a 11' height to be constructed at 163 S. Golfwood Drive. Motion made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of November 10, 2011. The motion was given a second by Member Stelle. The motion carried.

**Gifford/B.A.R. Construction**

**Tract 351, Block 4, Lot 29**

A patio cover to be constructed at 573 S. Putter Drive. Motion made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 90 days of the approval date of November 10, 2011. The motion to approve carried.

**Lucero**

**Tract 369, Block 1, Lot 3**

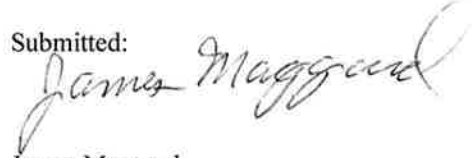
A business identification sign replacement that has been installed at 324 S. McCulloch Boulevard. Motion made by Member Maggard to approve the plans as submitted provided the sign is removed if the business relocates or closes. The motion was given a second by Member Stelle. The motion carried.

**OTHER MATTERS:**

**Reports of Staff:** Staff report included number counts of year to date application counts compared to the same time in 2010.

No further business at this time, the meeting was adjourned.

Submitted:

A handwritten signature in cursive script that reads "James Maggard". The signature is written in black ink and is positioned to the right of the word "Submitted:".

James Maggard  
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 all areas disturbed by construction), is completed by **November 10, 2012**, 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 **November 10, 2012** 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 **November 10, 2011**.
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.