

CD Use only

Addition • Garage • Storage Bldg • Fence • Sign • LS Ext. / Cor. / Rev. • Cnst. Ext. • Revision • _____



Pueblo West
COLORADO

**COMMUNITY
DEVELOPMENT**

OFFICE:
109 EAST INDUSTRIAL BLVD.
POST OFFICE BOX 7005
PUEBLO WEST, COLORADO 81007

*The Pueblo West Declaration of Reservations can
be found on line at pueblowestmetro.com.*

**COMMERCIAL / INDUSTRIAL BUILDINGS and ACCESSORIES
PLAN APPLICATION and APPROVAL**

Owner _____ Phone _____

Property Address _____

Property Location: Tract _____ Block _____ Lot(s) _____

Mailing Address (if different from above) _____

Contractor pulling permits _____ Phone _____

Address _____

E-Mail Address _____

ONLY COMPLETE APPLICATIONS WILL BE REVIEWED BY THE COMMITTEE OF ARCHITECTURE

Plans will be accepted until 400 p.m. on deadline days. An application is complete ONLY if the following are included:

- ▶ **Six (6) complete sets for principle structure: No larger than 11" x 17"**
- ▶ **Plot Plan** indicating:
 - structure(s) setbacks (to window wells) lot lines and all easements recorded on the lot
 - access from the street square footage per floor plan (minimum square footage requirements=threshold & up)
 - accessory area (where applicable) designated parking area location of trash container and screening plan
 - location of all accessory structures to be approved at this meeting and completed within the approved time frame north arrow
 - location of outdoor storage (where applicable) and screening plan for that area.
- ▶ **Building floor plan**
- ▶ **Front, right, left, and rear elevations** indicating:
 - type and direction of exterior surfaces windows and doors
 - proposed grade in relation to elevations, even on flat lots basement plan showing walkouts and window wells
 - height - highest peak of roof to lowest proposed grade for that elevation
 - front, right, left and rear elevations of any accessory structures to be approved and built within the approval time
- ▶ **Proposed landscaping plan** indicating: all types of ground cover area (natural or imported), trees, shrubs, etc. Note that all ground disturbed during construction must be reclaimed, and therefore must be indicated on the plan. Landscaping plans should be very clear about ground reclamation, including dimensions.
- ▶ **Color sample swatch sets** indicating the proposed colors of the building exterior and trim(s). (Attach to plans.) Samples of black and white need not be included in samples, but should be written in on the application.

◆ **One Copy only:**

- ▶ **Proof of ownership** — copy of deed, title or tax records indicating tract, block and lot.
- ▶ Completed **current application**, with signature.
- ▶ **Appropriate payment** - check or cash.

★★★

Driveway Access approval required; applications available and fee payable to
Pueblo West Department of Community Development, 109 E. Industrial Blvd, 547-9661

★★★

- ▶ **Additional Items needed prior to excavation:** • One copy of stamped, engineered foundation plan.

★

★

**IMPORTANT: All lots and buildings must be staked at the four corners and the construction area clearly identified.
Failure to stake all corners by the Friday after the deadline may cause for your application to be pulled from the agenda.**

For Office Use

AMOUNT _____ Resubmittal / Revision

CHECK NO. _____

CASH - Receipt No. _____ EMPLOYEE _____

DATE PAID (stamp)

Check all that apply to this application: ZONING _____

CORNER LOT

COMMERCIAL/INDUSTRIAL BUILDING

Type of business (check one):

- | | | |
|---|--|--|
| <input type="checkbox"/> 58 Bars, without dining facilities | <input type="checkbox"/> 54 Auto Steam Cleaning | <input type="checkbox"/> 57 Bakery, Wholesale |
| <input type="checkbox"/> 61 Hospital and Convalescent | <input type="checkbox"/> 59 Car Wash | <input type="checkbox"/> 60 Department and Retail Stores |
| <input type="checkbox"/> 64 Industrial Laundry | <input type="checkbox"/> 62 Hotel with Dining Facilities | <input type="checkbox"/> 63 Hotel without Dining |
| <input type="checkbox"/> 67 Market with Garbage Grinders | <input type="checkbox"/> 65 Laundromat | <input type="checkbox"/> 66 Laundry, Commercial |
| <input type="checkbox"/> 70 Repair Shop and Service Station | <input type="checkbox"/> 68 Mortuary | <input type="checkbox"/> 69 Professional Office |
| <input type="checkbox"/> 73 Soft Water Service | <input type="checkbox"/> 71 Restaurant | <input type="checkbox"/> 72 School and College |
| | <input type="checkbox"/> 74 All Others | <input type="checkbox"/> 75 Industrial |

FACTORY BUILT

AIR CONDITIONER

TYPE OF HEAT

SEWER

CENTRAL

PROPANE

SEPTIC

EVAPORATIVE

NATURAL GAS

NONE

ELECTRIC

OTHER _____

SOLAR

OTHER _____

SQUARE FOOTAGE: TRACT REQUIREMENT: _____

Be sure the information in this box is also on the plot plan.

A. BUSINESS AREA* _____ B. GARAGE _____ C. TOTAL (A+B) _____
**from the threshold up*

BUILDING HEIGHT** FRONT _____ RIGHT SIDE _____ LEFT SIDE _____ REAR _____
***from the lowest point of grade to highest part of roof ridge*

SETBACKS APPLIED: FRONT _____ SIDES _____ REAR _____

SETBACKS REQUIRED: FRONT _____ SIDES _____ BACK _____

EXTERIOR SPECIFICATIONS (Please attach color sample to each set of elevations.)

MATERIAL

EARTHTONE COLOR

Roof _____

Exterior _____

Trim _____

Windows _____

Trim includes:

Doors

Garage Doors

LOCATION OF MECHANICAL EQUIPMENT VIEWABLE FROM EXTERIOR: _____

CONSTRUCTION EXTENSION Anticipated Completion Date: _____

LANDSCAPE EXTENSION / CORRECTION Anticipated Completion Date: _____

BRIEFLY DESCRIBE THE NEED FOR THE EXTENSION/CORRECTION:

Color Change

Roof: From _____

Exterior From: _____ To: _____

Trim From: _____ To _____

OTHER STRUCTURES

to be approved with principal building and completed within the approval time limit

DETACHED GARAGE Square Footage _____ (threshold up) SETBACKS: Distance from building _____
Dimensions: Length _____ X Width _____ Rear _____ Sides: _____
Height: _____ (lowest point to highest roof peak) Type of Exterior Finish _____
Roof Color: _____ Material: _____ Exterior Color _____ Trim Color _____

ADDITION Square Footage _____ (threshold up) SETBACKS:
Dimensions: Length _____ X Width _____ Rear _____ Sides: _____
Height: _____ (lowest point to highest roof peak) Type of Exterior Finish _____
Roof Color: _____ Material: _____ Exterior Color _____ Trim Color _____

STORAGE BUILDING Square Footage _____ (threshold up) SETBACKS: Distance from Building _____
Dimensions: Length _____ X Width _____ Rear _____ Sides: _____
Height: _____ (lowest point to highest roof peak) Type of Exterior Finish _____
Roof Color: _____ Material: _____ Exterior Color _____ Trim Color _____

NOTE: Complete this section if any equipment or materials will be stored outside of a fully enclosed building.

FENCE(S) TYPE (Material**) _____ HEIGHT: _____
cedar, pine, split rail, chin link, vinyl, etc. TYPE (Material) _____ HEIGHT: _____

SIGN 1: Attached Free Standing Permanent Temporary Time the sign will be up: from _____ to _____
Dimensions: Length _____ X Width _____ X Height _____ Setbacks: Front _____ Sides: _____
Colors: _____ Materials _____

SIGN 2: Attached Free Standing Permanent Temporary Time the sign will be up: from _____ to _____
Dimensions: Length _____ X Width _____ X Height _____ Setbacks: Front _____ Sides: _____
Colors: _____ Materials _____

LIGHTS Attached Free Standing SETBACKS:
Type: _____ Rear _____ Sides: _____
Height: _____ (ground to highest point) Color _____

OTHER _____ SETBACKS: Distance from Building _____
Rear _____ Sides: _____
Dimensions: Length _____ X Width _____ Height: _____ (lowest point to highest roof peak)
Type of Exterior Finish _____ Roof Color: _____ Material: _____ Exterior Color _____ Trim Color _____

SIGNATURES I hereby confirm that the information contained in this filing is true and that all required documents submitted have been reviewed and verified as accurately depicting my development plans for this property.

X Date: _____

X _____
Signature of Property Owner

X Date: _____

X _____
Signature of Property Contractor

Pueblo West Committee of Architecture Approval

The PUEBLO WEST COMMITTEE OF ARCHITECTURE, INC. has reviewed project submittal on this date and has approved said plans for _____ subject to the conditions checked and noted herein:

1. Submission of a stamped foundation plan to the PWCOA office prior to excavation.
2. The approved landscaping plan (to include all area disturbed by construction), is complete by _____ and the landscaping, including natural areas, 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.
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 building.
4. The propane tank is placed in accordance with the Uniform Fire Code and is screened from public view.
5. All fences are constructed and maintained to provide a finished appearance to the outside, to include horizontal support boards and the vertical posts for a privacy fence to the inside of the property, top rail for chain link fences, exterior fence finish consistent in color, fence posts uniform in color and design. Screening is required to substantially block any view of material, equipment, or stored vehicles from any point located on a street or adjoining property adjacent to the site. A sight-obscuring fence at least six (6) feet in height is required around the material or equipment.
7. The accessory building addition is colored to match the principal building and detached structures do not exceed 15' in height.
8. Prior to any excavation work, the property lines and construction area shall be clearly marked and a lavatory placed on the 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 of _____. **Submit a copy of the Certificate of Occupancy to CD upon completion of the project.**
10. Construction of _____ is completed within 90 days 60 days of the approval date of _____.
11. Additional provisions as follows:
 - a. that the sign be maintained and removed immediately if the business closes or relocates;
 - b. that a more detailed landscape plan be submitted by _____.
 - c. the light pole(s) do not exceed twenty (20) feet in height, are shaded to direct light downward, and are equipped with a switch (es).
 - d. screening is required to substantially block any view of material, equipment, or stored vehicles from any point located on a street or adjoining property adjacent to the site. A sight-obscuring fence at least six (6) feet in height is required around the material or equipment.
12. OTHER: _____

Any item not listed and shown on elevations and plot plan is not included in this approval.

A Regional Building permit, if needed, shall be obtained and construction shall commence within 90 days of the Committee's approval. If the permit is not obtained, this approval will be void, and the applicant shall be required to reapply for approval, which includes full fee payment. The actual construction period shall not exceed **180 days** without committee approval. Failure to comply with these time limitations automatically terminates Committee approval. It is subject to compliance with the Rules and Regulations if the Committee and with the Recorded Declaration of Reservations, requirements of the County of Pueblo, and State Statutes.

★★★★ Any change in the approved plans and specifications will automatically revoke this approval. ★★★★★

Approved _____ by the PUEBLO WEST COMMITTEE OF ARCHITECTURE, INC.
date of approval

Authorized COA Signature



PUEBLO WEST

Colorado

NOTICE: ALL PUEBLO WEST CONTRACTORS & EXCAVATORS

The Pueblo West Metropolitan District requires contractors to do the following:

WATER

1. Before the setting of any meter on a property, the property pins must be found by the owner/contractor and marked. The meter pits will be installed to the existing ground elevations. If for any reason the elevations of the property will be changed, you must have posted the final grade stake. A lath board must be visible too. If the grade is changed at a later time, the homeowner or contractor will be charged for relocating the meter pit.
2. During the winter months when there is the possibility of freezing, the meter pit should Not be exposed for any length of time. If the pit is exposed, the contractor will be liable for any damage done to the meter. (This includes the lids being left off the meter pit!)
3. The contractor or homeowner is responsible for the installation of the water line from the meter pit to the residence or building.
4. For the Pueblo West Metropolitan District to get locates for the installation of the water service, locate companies are requesting that the contractors post a sign with the house numbers. This will allow us to install the water service in a timely manner.

WASTEWATER

1. You must call the water/ wastewater department at, 547-3554, 24 hours in advance to schedule us to camera the sewer lateral before you connect to the stub. An inspection of the connection, after you have connected to the sewer, is also necessary. We need to check to make sure nothing is cracked or broken.
2. Prior to ANY new construction, the excavator/contractor is responsible to expose the sewer stub and shoot grades to assure that the sewer line will make grade. The actual elevation of the sewer stub may differ from the cut sheet given to you. Location of the sewer stub can be found on the *sewer map distributed by the Water/ Wastewater Department, located at 20 W Palmer Lake Dr. *The contractor is required to dig 10 feet in both directions to find and or expose the "Y" or Crows Foot, or stub.* The contractor must insure the stub does not exist before the District inspects and subsequently taps the sewer main. If there is an existing stub, the contractor will be required to hook up to that stub per District policy.



PUEBLO WEST

Colorado

* THE PUEBLO WEST METROPOLITAN DISTRICT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LOCATION OF ANY WATER AND/OR SEWER LINES ON THE MAPS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE LOCATIONS OF SUCH LINES.

If a perimeter drain or sump pump is required for ground water problems, it **MUST** be connected to a drainage system per the District's rules & regulations (ground water cannot be routed through the sanitary sewer line).

1.8.10 SURFACE AND SUBSURFACE WATER DIVERSION

- a. In any structures erected on the property which is connected to the District Sewer System, if a sump for rain, surface or subsurface water or a subsurface, exterior drainage system is installed, a pump shall be installed and it shall be connected to a drainage system that shall discharge to atmosphere and it shall not be connected to the District's sewage collection system.
- b. Should any property be found in violation of this regulation, the District may terminate water service to said property without notice. Water service shall not be renewed to the property until the violation is corrected. In addition, the District may charge a fee equal to the fee determined by paragraph 4.10.8 The Unauthorized Connection Fee plus all actual costs of the District for inspection, administration and legal fees to insure the correction of the violation and for any collection of any amounts due.