

RESOLUTION 2017-1

**A RESOLUTION TO CREATE CLARITY AND CONSISTENCY REGARDING THE
POULTRY WITHIN THE PUEBLO WEST METROPOLITAN DISTRICT**

PUEBLO WEST COMMITTEE OF ARCHITECTURE

WHEREAS, the general purpose of the PWCOA is to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties and structural soundness of the developed subdivision; and

WHEREAS, PWCOA shall be guided by and controlled by the Declaration of Reservations except when in PWCOA's sole discretion, good planning would dictate to the contrary; and

WHEREAS, PWCOA is charged with a task of enforcing certain conditions, covenants and restrictions called the Declaration of Reservations (the "Declaration") concerning the development, improvement, protection, maintenance, and use of real property located in Pueblo West; and

WHEREAS, the Declaration provides that PWCOA may adopt reasonable rules and regulations in order to carry out its duties of providing for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties and structural soundness of the community; and

WHEREAS, the Declaration states *inter alia*:

D. LAND USE AREAS – GENERAL

The following provisions shall be applicable to all property regardless of classification. . .

3. Animals-Livestock

Any and all animals where permitted under any use herein, shall be confined to the rear of all lots or parcels; and

WHEREAS, the Declaration further states *inter alia*:

E. LAND USE AREAS – RESIDENTIAL

In addition to the preceding provisions, the following shall be applicable to R-1, R-3, R-4, R-5 and R-6 areas as defined in the Pueblo County Zoning Resolution.

1. Livestock, Poultry and Pets:

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes and are not kept in quantities which create an annoyance or nuisance to the neighborhood; and

WHEREAS, the Declaration further states *inter alia*:

A-1 (40 Acres), A-2 (5 Acres), A-3 (1 Acre), A-4 (1/2 Acre)

RESIDENTIAL-AGRICULTURAL DISTRICTS

Notwithstanding other uses permitted under the Pueblo County Zoning Resolution under this zone, upon issuance of a Zoning Permit by the County Zoning Administrator, the following uses and regulations shall apply unless otherwise provided in these reservations.

1. Uses Permitted:

(d) Keeping of horses on lots having an area of ½ acre or more, provided that the number of horses on any one lot or parcel shall not exceed one horse for every one-quarter (1/4) acre, or the keeping of farm animals under recognized youth programs. The keeping of farm animals shall conform to all other provisions of law governing same, and no horses, shall be kept or maintained nor any stable, barn or corral constructed within fifty (50) feet of any dwelling or other building used for human habitation, or within one hundred (100) feet of the front lot line of the lot upon which it is located or within one hundred (100) feet of any public park, school hospital or similar institution.

WHEREAS, PWCOA believes it is appropriate and reasonable and appropriate to provide for clarification and consistency regarding the Declaration of Reservations.

THEREFORE, BE IT RESOLVED by the Pueblo West Committee of Architecture as follows:

“Exclusively within areas zoned A-1, A-2, A-3, and A4 it shall be permitted at each property to keep and raise no more than twelve (12) egg laying chicken hens. **Roosters are not permitted of any breed, at any time.** It shall not be permitted to keep or raise any other poultry of any kind, except as part of a recognized youth program with approval of the PWCOA.”

I hereby certify that the foregoing is a full and correct copy of a resolution duly passed and adopted at a regularly held meeting of the Pueblo West Metropolitan District Committee of Architecture on the 23rd day of February, 2017, by the following vote:

AYES, and in favor thereof:

NOES:

ABSENT:

By Bryan Kent Shelton
President

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this 23rd day of Feb., 2017 by Kent Shelman, as President of the Pueblo West Committee of Architecture, and attested to by James Maggard, as Secretary of the Pueblo West Committee of Architecture, a Colorado nonprofit corporation.

Laurie Cozzetto
Notary Public

LAURIE LYNN COZZETTO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934008483
MY COMMISSION EXPIRES DECEMBER 13, 2020