

**Pueblo West Committee of Architecture
January 09, 2020
Minutes**

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 729 E Gold Dr, Pueblo West, Colorado on January 09, 2020 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, Jennifer Mitchell and Rick Dickerson. Also present were Director of Community & Neighbor Development Sara Vass, Committee of Architecture Supervisor Sandra Casaus and Diahn Rasmussen land use inspector. Twenty three citizens signed in.

MINUTES: None at this time.

LEGAL REPORTS: None at this time.

SINGLE FAMILY RESIDENTS:

**5 Better by Design/ Better by Design
Tract 22, Block 7, Lot 8**

A new mobile home to be constructed at 200 E Dawnview Drive. Better by Design was present to represent the application. Motion was made by Member Vickers to approve the plans as submitted provided numbers 2, 6, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**6 Pace/ Better by Design
Tract 22, Block 9, Lot 16**

A new mobile home to be constructed at 256 E Rolling Hills Drive. Better by Design was present to represent the application. Motion was made by Member Dickerson to approve the plans as submitted provided numbers 2, 6, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**7 Premier Homes Inc/Premier Homes Inc
Tract 147, Block 2, Lot 12**

A single family residence to be constructed at 1407 N Moonbeam Drive. Premier Homes was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**8 Jameson II/Jameson II
Tract 149, Block 4, Lot 4**

A single family residence to be constructed at 852 E Heron Drive. Ronny was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**9 Sky Creek Homes/ Sky Creek Homes
Tract 239, Block 3, Lot 39**

A single family residence to be constructed at 919 E Linda Avenue. No one was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**10 Porter Builders/Porter Builders
Tract 251, Block 15, Lot 18**

A single family residence to be constructed at 1229 N Stratton Drive. Porter Builders was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**11 German/German
Tract 254, Block 8, Lot 8**

A single family residence to be constructed at 1093 E Ranch Drive. German was present to represent the application. Motion was made by Member Lowe to continue the plans until the next meeting provided the property is staked and an address sign is in place. The motion was given a second by Member Mitchell The motion carried.

**12 Bulldog Homes/Bulldog Homes
Tract 301, Block 14, Lot 5**

A single family residence to be constructed at 430 S Tejon Avenue. Anthony was present to represent the application. Motion was made by Member Mitchell to approve the plans as provided an address sign is in place and provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**13 Drop Tine Construction/Drop Tine Construction
Tract 303, Block 17, Lot 11**

A single family residence to be constructed at 1110 W Mescalero Drive. Dustin was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**14 Sharp Family Investments/Sharp Family Investments
Tract 305, Block 9, Lot 15**

A single family residence to be constructed at 1047 W El Nido Drive. No one was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted 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.

**15 Montancz/Montanez
Tract 308, Block 15, Lot 12**

A single family residence to be constructed at 887 W McCulloch Drive. Montanez was present to represent the application. Motion was made by Member Dickerson to continue the plans until the next meeting provided the property is staked. The motion was given a second by Member Mitchell. The motion carried.

**16 Jamal Almintakh/ Jamal Almintakh
Tract 339, Block 11, Lot 25**

A single family residence to be constructed at 702 S Watermelon Drive. No one was present to represent the application. Motion was made by Member Mitchell to continue the plans until the next meeting provided the property is staked and an address sign is in place. The motion was given a second by Member Dickerson. The motion carried.

**17 Cornerstone Development/Cornerstone Development
Tract 355, Block 4, Lot 4**

A single family residence to be constructed at 706 S Greenway Avenue. Cornerstone Development was present to represent the application. Motion was made by Member Mitchell to continue the plans until the next meeting provided the property is staked. The motion was given a second by Member Dickerson. The motion carried.

**18 Home Repair Shop/Home Repair Shop
Tract 367, Block 5, Lot 601**

A single family residence to be constructed at 109 W Glenrose Drive. No one was present to represent the application. Motion was made by Member Lowe to approve the plans provided an address sign is in place and provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

**19 Cole Construction LTD/Cole Construction LTD
Tract 400, Block 4, Lot 7**

A single family residence to be constructed at 1223 E Onizuka Lane. Chris was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**20 Palumbo Construction/Palumbo Construction
Tract 400, Block 4, Lot 52**

A single family residence to be constructed at 1359 N Maverick Drive. Representative from Palumbo Construction was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

**21 Premier Homes Inc/Premier Homes Inc
Tract 400, Block 9, Lot 5**

A single family residence to be constructed at 1084 E Buffalo Bill Lane. Premier Homes was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted

provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

22 Anderson/Anderson
Tract 401, Block 2, Lot 69

A single family residence to be constructed at 1126 N Red Granite Lane. Anderson was present to represent the application. Motion was made by Member Mitchell to continue the plans until the next meeting provided the property is staked and an address sign is in place. The motion was given a second by Member Dickerson. The motion carried.

APPLICATIONS TO BE REVIEWED:

23 Gillespie/Rocky View Construction
Tract 242, Block 9, Lot 13

A 40' x 30' storage building with a 22' height to be constructed at 1064 E Sequoia Drive. No one was present to represent the application. Motion was made by Member Mitchell to continue the plans until next meeting provided someone is present to discuss the color of the structure. The motion was given a second by Member Dickerson. The motion carried.

24 Cain/VWC Builders
Tract 245, Block 6, Lot 1

A 30' x 50' detached garage with a 20' height to be constructed at 111 N Clintwood Drive. VWC Builders was present to represent the application. Motion was made by Member Lowe to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of January 09, 2020. The motion was given a second by Member Mitchell. The motion carried.

25 Ferguson
Tract 255, Block 4, Lot 8

A 12' x 8' connex box modification with an 8' height to be constructed at 422 N Mitford Drive. A representative was present to represent the application. Motion was made by Member Mitchell to approve the plans provided numbers 2 & 7 on the attached motion sheet are applied, that construction is complete within 90 days of the approval date of January 09, 2020 and is stipulated in the event the structure is not completed it will be turned over to legal counsel to file litigation immediately. The motion was given a second by Member Dickerson. The motion carried.

26 Michelle Ellis
Tract 301, Block 16 Lot 13

A 90' x 50' storage building with a 22' height to be constructed at 497 S Escalante Drive. A representative was present to represent the application. Motion was made by Member Dickerson to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of January 09, 2020 . The motion was given a second by Member Lowe. The motion carried.

27 Eddy/Cleary
Tract 305, Block 12, Lot 8

A 56' x 36' storage building with a 21' height to be constructed at 838 S Flamenco Drive. No one was present to represent the application. Motion was made by Member Dickerson to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of January 09, 2020 . The motion was given a second by Member Mitchell. The motion carried.

28 Mizell
Tract 350, Block 8, Lot 7

Roof mounted 30' x 12' solar panels to be placed on the residence located at 197 S Circle Drive. This item should have been under staff approved. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

29 Battlefield
Tract 402, Block 1, Lot 65

A 40' x 30' detached garage with a 12' height to be constructed at 1295 N Rising Sun Place. A representative was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of January 09, 2020 . The motion was given a second by Member Dickerson. The motion carried.

VARIANCES:

30 Laughlin/Williams & Williams
Tract 347, Block 2, Lot 4

A height variance of 17' in a tract that has a 15' requirement for a detached garage. Motion was made by Member Mitchell to approve the variance with a 17' height at 132 W Legend Drive provided the structure is constructed within one year of the approval date January 09, 2020 or the variance will be considered null and void. The motion was given a second by Member Vickers. The motion carried.

A 50' x 30' detached garage with a 17' height to be constructed at 132 W Legend Drive. A representative was present to represent the application. Motion was made by Member Vickers to approve the plans as submitted provided there is 6" overhangs or gutters on the structure and provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 90 days of the approval date of January 09, 2020 . The motion was given a second by Member Dickerson. The motion carried.

31 McGinnis/J&B Construction
Tract 350, Block 2, Lot 35

A height variance of 18' in a tract that has a 15' requirement for a storage building. Motion was made by Member Mitchell to approve the variance with an 18' height at 307 W Spaulding Avenue provided the structure is constructed within one year of the approval date January 09, 2020 or the variance will be considered null and void. The motion was given a second by Member Vickers. The motion carried.

A 50' x 30' storage building with an 18' height to be constructed at 307 W Spaulding Avenue. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

HEARINGS:

**32 Grabill C/O Gene Ragulsky
Tract 308, Block 2, Lot 17**

A hearing was held for the property located at 1125 W McCulloch Boulevard. No one was present to represent the property. The violations is an inoperable vehicle, junk, trash and other unsightly debris causing a nuisance to the surrounding property owners. 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.

**33 Moorehead
Tract 400 Block 6, Lot 3**

A hearing was held for the property located at 1204 N Saddle Ridge Lane. No one was present to represent the property. The violation is an unapproved structure. Property owner did not make application to modify the container by January 2, 2020. Motion was made by Member Mitchell to find the property in violation and for legal counsel to file litigation immediately. The motion was given a second by Member Lowe. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

**34 Potter
Tract 4, Block 2, Lot 8, 9, 10**

Ground mounted 72' x 12' solar panels to be constructed at 1018 S Glenbrook Drive. Motion was made by Member Mitchell 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 January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**35 Horst
Tract 146, Block 5, Lot 5**

A construction extension on a 3' split rail fence be constructed at 942 E Blackstone Drive. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

**36 Campos
Tract 237, Block 2, Lot 19**

Roof mounted 33' x 11' solar panels to be placed on the residence located at 914 N Purcell Boulevard. Motion was made by Member Mitchell 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 January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

37 Larson
Tract 238, Block 4, Lot 9

A 6' cedar fence to be constructed at 747 N Ravencliff Drive. Motion was made by Member Mitchell 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 January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

38 Home Repair Shop
Tract 251, Block 4, Lot 20

A 20' x 16' storage building with a 12' height to be constructed at 1323 N Gantts Fort Avenue. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

39 Jurgens
Tract 251, Block 9, Lot 9

A 20' x 10' storage building with a 9' height to be constructed at 431 E Fredonia Drive. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

40 Ashby
Tract 251, Block 15, Lot 19

Roof mounted 32' x 16' solar panels to be placed on the residence located at 1221 N Stratton Drive. Motion was made by Member Mitchell 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 January 09, 2020 . The motion was given a second by Member Dickerson. The motion carried.

41 Calisto
Tract 253, Block 3, Lot 3

Roof mounted 369' x 10' solar panels to be placed on the residence located at 130 N Blythe Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

42 Hayes
Tract 254, Block 6, Lot 10

A 20' x 12' carport with a 6' height to be constructed at 1133 E Ivanhoe Drive. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

43 Wilcox
Tract 255, Block 4, Lot 6

Roof mounted 35' x 12' solar panels to be placed on the residence located at 1565 E Ithaca Drive. Motion was made by Member Mitchell 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 January 09, 2020 . The motion was given a second by Member Dickerson. The motion carried.

44 Temeyosa
Tract 255, Block 10, Lot 1

Ground mounted 60' x 16' solar panels with a 6' height to be constructed at 608 N Limon Drive. Motion was made by Member Mitchell 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 January 09, 2020 . The motion was given a second by Member Dickerson. The motion carried.

45 Giordano
Tract 300, Block 8, Lot 28

Roof mounted 37' x 16' solar panels to be placed on the residence located at 155 S Alta Vista Drive. Motion was made by Member Mitchell 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 January 09, 2020 . The motion was given a second by Member Dickerson. The motion carried.

46 Kathryn Schroeder
Tract 300, Block 9, Lot 31

Ground mounted 50' x 12' solar panels with a 6' height to be constructed at 195 S Rancho Vista Drive. Motion was made by Member Mitchell 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 January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

47 Bernier
Tract 302, Block 15, Lot 13

A 6' wood fence to be constructed at 1341 W Alta Hacienda Drive. Motion was made by Member Mitchell 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 January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

48 Valles De La Rosa
Tract 305, Block 10, Lot 8

A 22' x 24' storage building with a 15' height to be constructed at 980 W El Nido Drive. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2 & 7 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

49 Nelson
Tract 331, Block 4, Lot 14

A 16' x 12' deck to be constructed at 216 S Bailey Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

50 Huertas
Tract 335, Block 1, Lot 3

A 30' x 24' storage building with a 10' height to be constructed at 95 E Arvada Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

51 Gonzales
Tract 335, Block 6, Lot 25

A construction extension on a 6' cedar fence to be constructed at 625 S Rogers Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

52 Lopez-Cepero
Tract 339, Block 13, Lot 25

Roof mounted 32' x 12' solar panels to be placed on the residence located at 764 S Bellflower Drive. Motion was made by Member Mitchell 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 January 09, 2020 . The motion was given a second by Member Dickerson. The motion carried.

53 Udovich
Tract 347, Block 2, Lot 5

Roof mounted 15' x 12' solar panels to be placed on the residence located at 144 W Legend Drive. Motion was made by Member Mitchell 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 January 09, 2020 . The motion was given a second by Member Dickerson. The motion carried.

54 Newcome
Tract 348, Block 8, Lot 31

Ground mounted 36' x 12' solar panels to be constructed at 877 S Concho Place. Motion was made by Member Mitchell 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 January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

55 Rotolo
Tract 350, Block 5, Lot 26

Roof mounted 35' x 12' solar panels to be placed on the residence located at 154 S Golfwood Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

56 Mizell
Tract 350, Block 8, Lot 7

Ground mounted 36' x 12' solar panels with a 6' height to be constructed at 197 S Circle Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

57 Eller
Tract 352, Block 3, Lot 8

Roof mounted 18' x 16' solar panels to be placed on the residence located at 508 S Divot Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the property, takes no position.

58 Haaf
Tract 357, Block 6, Lot 10

A 6' cedar fence to be constructed at 837 S Espanola Drive. Motion was made by Member Mitchell 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 January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

59 Trujillo
Tract 362, Block 16, Lot 2

Ground mounted 40' x 12' solar panels with a 6' height to be constructed at 345 W Linden Avenue. Motion was made by Member Mitchell 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 January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

60 Gem Homes
Tract 377, Block 3, Lot 2

Roof mounted 31' x 12' solar panels to be placed on the residence located at 283 S Wiggins Drive. Motion was made by Member Mitchell 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 January 09, 2020. The motion was given a second by Member Dickerson. The motion carried.

61 Melville
Tract 382, Block 4, Lot 15

Roof mounted 330" x 120" solar panels to be placed on the residence located at 506 S La Porte Drive. Motion was made by Member Mitchell 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 January 09, 2020 . The motion was given a second by Member Dickerson. The motion carried.

62 Grant
Tract 400, Block 5, Lot 2

Roof mounted 30' x 15' solar panels to be placed on the residence located at 1374 N Maverick Drive. Motion was made by Member Mitchell 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 January 09, 2020 . The motion was given a second by Member Dickerson. The motion carried.

OTHER MATTERS:


Reports of Staff: None at this time.

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: sc

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 **Nov 09, 2020**, 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 **Nov 09, 2020** 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 **Jan 09, 2020**.
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.