

Pueblo West Committee of Architecture
August 08, 2019
Minutes

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 729 E Gold Dr, Pueblo West, Colorado on August 08, 2019, 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, Rick Dickerson and Staphanie Cordova-Catalano. Also present were Community Development Director Laurie Cozzetto. Seven citizens signed in.

MINUTES: None at this time.

LEGAL REPORTS: None at this time.

SINGLE FAMILY RESIDENTS:

Sky Creek Homes
Tract 233, Block 8, Lot 18

A single family residence to be constructed at 1172 E Tidy Drive. Nicole was present to represent the application. Motion was made by Member Dickerson 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.

New Castle Homes of Colorado
Tract 251, Block 11, Lot 10

A single family residence to be constructed at 1266 N Ladonia Drive. Michelle was present to represent the application. Motion was made by Member Dickerson 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 Mitchell. The motion carried.

Waletzko Construction LLC
Tract 300, Block 6, Lot 7

A single family residence to be constructed at 357 S Acansa Drive. Waletzko 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.

Prize Homes
Tract 301, Block 13, Lot 15

A single family residence to be constructed at 413 S Tejon Avenue. No one was present to represent the application. Motion was made by Member Mitchell to approve the plans provided the house is moved back to a 45' front setback and 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.

Original Concepts
Tract 306, Block 3, Lot 4

A single family residence to be constructed at 1433 W Camino de los Ranchos. No one was present to represent the application. Motion was made by Member Lowe 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.

M & W Homes Inc
Tract 307, Block 7, Lot 1

A single family residence to be constructed at 526 S Venango Drive. Whitney and Larry Graves were present to represent the application. Members Lowe and Member Dickerson abstained from discussion and from voting. Motion was made by Member Vickers to approve the plans as revised provided the house is moved forward to 110' from the north front corner and provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

Wide Load Inc
Tract 337, Block 10, Lot 4

A mobile home single family residence to be placed at 171 E Cellini Drive. No one 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.

Cole Construction Ltd
Tract 400, Block 1, Lot 41

A single family residence to be constructed at 1157 E Laramie Drive. Chris Cole was present to represent the application. Motion was made by Member Lowe 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.

Halo Construction
Tract 400, Block 3, Lot 15

A single family residence to be constructed at 1188 E Scobee Lane. No one was present to represent the application. Motion was made by Member Lowe 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.

Dreamscape Custom Homes
Tract 400, Block 8, Lot 1

A single family residence to be constructed at 1247 1194 E Gunpowder Lane. Representative was present to represent the application. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided a landscaping plan is submitted and 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.

**Dreamscape Custom Homes
Tract 401, Block 2, Lot 42**

A single family residence to be constructed at 1177 N Calico Rock Lane. Representative was present to represent the application. Motion was made by Member Cordova-Catalano 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.

APPLICATIONS TO BE REVIEWED:

**Rodriguez
Tract 148, Block 2, Lot 7**

A 40' x 30' storage building with a 20' height to be constructed at 148 E Encanto Drive. No one was present to represent the application. Motion was made by Member Vickers to approve the plans as submitted provided the color is verified, provided there are at least a minimum 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 August 08, 2019. The motion was given a second by Member Mitchell. The motion carried.

**Shepard/Rocky View Construction LLC
Tract 236, Block 3, Lot 12**

A 64' x 40' detached garage with a 22' height to be constructed at 587 N Matt Drive. The contractor was present to represent the application. Motion was made by Member Mitchell to approve the plans as submitted provided there is at least a minimum 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 60 days of the approval date of August 08, 2019. The motion was given a second by Member Dickerson. The motion carried.

**F F R LLC/Grow Generation
Tract 241, Block 2, Lot 1**

A 31' x 14' mural sign that was painted on the building located at 130 E Industrial Boulevard. Representative present to represent the application. Motion was made by Member Lowe to approve the plans as submitted provided numbers 10 & 11 on the attached motion sheet are applied and that construction is complete within 60 days of the approval date of August 08, 2019. Member Mitchell voted nay. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Furney
Tract 254, Block 6, Lot 25**

A 50' x 30' storage building with a 15' height to be constructed at 1172 E Paramount Drive. Representative was present to represent the application. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided there are 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 August 08, 2019. The motion was given a second by Member Dickerson. The motion carried.

**Cline/ Rocky View Construction LLC
Tract 400, Block 8, Lot 88**

A 60' x 40' detached garage with a 22' height to be constructed at 1437 N Painted Hills Lane. The property owner and the contractor were both present. Motion was made by Member Dickerson to approve the plans as discussed and 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 60 days of the approval date of August 08, 2019. The motion was given a second by Member Mitchell. The motion carried.

**Grein
Tract 406, Block 2, Lot 7**

A 54' x 30' storage building with a 16' height to be constructed at 1825 N Wild Bill Hickock Drive. Mr. Grein was present to represent the application. Motion was made by Member Dickerson to approve the plans provided a revised plot plan is submitted, provided there are 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 August 08, 2019. The motion was given a second by Member Mitchell. The motion carried.

HEARINGS:

**Cox
Tract 238, Block 1, Lot 27**

A hearing was held for the property located at 1045 E Jaroso Drive. No one was present to represent the property. The violations are connex box on the property not being an approved structure or use permitted. The land use inspector reported that violations have been corrected and recommended dismissal. Motion was made by Member Mitchell to dismiss. The motion was given a second by Member Lowe. The motion carried.

**Mitchell
Tract 239, Block 3, Lot 74**

A hearing was held for the property located at 723 E Linda Avenue. Mr. & Mrs. Mitchell was present to represent the property. The violations are inoperable vehicles, junk, trash, and other unsightly debris on property causing a nuisance to the surrounding property owners. The Mitchell's contend that all of the vehicles have licenses on them, but not current tags and several of them require a part before they will run but they consider them licensed and operable. They also stated they were using the cars as fencing to keep their grandchild contained. Following lengthy discussion, the motion was made by Member Mitchell to allow owners 30 days to begin removing all inoperable and unlicensed vehicles. The motion was given a second by Member Lowe. The motion carried.

**Fortino
Tract 311, Block 1, Lot 17**

A hearing was held for the property located at 1552 W Tejon Avenue. Mr. Fortino was present to represent the property. The violations are connex box on the property not being an approved structure or use permitted. Motion was made by Member Mitchell to continue the hearing for 30 days to allow the property owner the opportunity to submit a plan that will put a roof on the structure and stucco the exterior. The motion was given a second by Member Dickerson. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Gonzalez Perez

Tract 233, Block 7, Lot 20

A 4' block fence to be constructed at 1268 E Platteville Boulevard. 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 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Belltram

Tract 233, Block 27, Lot 14

A 24' x 36' storage building with 15' height to be constructed at 1249 E Platteville Boulevard. 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Paff

Tract 236, Block 15, Lot 23

Roof mounted 30' x 12' solar panels to be placed on the residence located at 607 E McClave 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Murphy

Tract 244, Block 1, Lot 6

A 40' x 15' barn with a 7' height to be constructed at 61 E Lyons 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Mesa

Tract 244, Block 5, Lot 14

A 6' privacy fence to be constructed at 280 N Seymour 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Moore

Tract 251, Block 3, Lot 16

A 12' x 12' storage building with an 8' height to be constructed at 742 E Alameda 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Webb

Tract 251, Block 14, Lot 13

A 6' privacy fence to be constructed at 1271 N Marwyck 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

King

Tract 251, Block 26, Lot 1

A 6' prefab concrete fence to be constructed at 1287 N Chadwick 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 June 27, 2019. The motion was given a second by Member Lowe. The motion carried.

Rosen

Tract 300, Block 4, Lot 18

A 4' chain link and 6' simtek fence to be constructed at 1676 W Hermosa Drive. Motion was made by Member Mitchell to approve the plans as submitted provided construction is completed within 60 days of the approval date August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Althaus

Tract 301, Block 17, Lot 19, 20, 21

A construction extension on an 80' x 40' detached garage with 21' height to be constructed at 566 A Arriba 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Herrera

Tract 305, Block 12, Lot 12

Ground mounted 61' x 10' solar panels with a 6' height to be replaced on the residence located at 889 W Capistrano Drive. Motion was made by Member Mitchell to approve the plans as submitted provided the panels are screened in accordance with Resolution 2007-1, 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 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Miller

Tract 314, Block 5, Lot 7

A 6' privacy fence to be constructed at 2086 W Woodstock Place. 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Rector

Tract 316, Block 4, Lot 1

A 16' x 12' storage building with 10' height to be constructed at 696 S Woodstock 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Middleton

Tract 320, Block 3, Lot 3

A 31' x 30' storage building with 20' height to be constructed at 948 W Aledo 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Gonzales

Tract 335, Block 6, Lot 25

A 6' privacy 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 application, takes no position.

Maldonado

Tract 338, Block 5, Lot 21

Roof mounted 21' x 12' solar panels to be placed on the residence located at 882 S Blakeland 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Russell

Tract 338, Block 15, Lot 22

A 21' x 22' carport with 11' height to be constructed at 659 S Granby 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Moon

Tract 344, Block 5, Lot 13

A 16' x 18' patio cover with an 8' height to be constructed at 180 S Golfwood Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the application, takes no position.

Allen

Tract 344, Block 6, Lot 7

Roof mounted 30' x 12' solar panels to be placed on the residence located at 129 S Golfwood Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the application, takes no position.

Guasta

Tract 351, Block 4, Lot 22

Roof mounted 63' x 6' solar panels to be placed on the residence located at 523 S Putter Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the application, takes no position.

Schoppert

Tract 352, Block 4, Lot 12

Roof mounted 30' x 6' solar panels to be placed on the residence located at 526 W Bogey Drive. The Committee of Architecture has no standing in this tract having reviewed the plans and the application, takes no position.

Strickland

Tract 378, Block 1, Lot 40

A 6' privacy fence to be constructed at 291 W Kyle 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Petree

Tract 382, Block 7, Lot 8

A construction extension on a 32' x 36' attached garage with 19' height to be constructed at 469 E Maher 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Markert

Tract 382, Block 10, Lot 21

Roof mounted 21' x 24' solar panels to be placed on the residence located at 417 E Camrose Lane. 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Poehlein

Tract 401, Block 2, Lot 50

Ground mounted 45' x 15' solar panels with a 6' height to be replaced on the residence located at 1113 N Calico Rock Lane. Motion was made by Member Mitchell to approve the plans as submitted provided the panels are screened in accordance with Resolution 2007-1, 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 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Wheeler

Tract 402, Block 1, Lot 92

Roof mounted 32' x 14' solar panels to be placed on the residence located at 1249 N Starkweather Lane. 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Bohlander
Tract 406, Block 4, Lot 6

A 20' x 10' greenhouse with 11' height to be constructed at 1742 N Wild Bill Hickock 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

Mecillas
Tract 406, Block 6, Lot 5

Roof mounted 463 square feet solar panels to be placed on the residence located at 1373 N Farley 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 August 08, 2019. The motion was given a second by Member Lowe. The motion carried.

OTHER MATTERS:

Reports of Staff: The combined meeting between the Pueblo West Metropolitan District Board of Directors and the Committee of Architecture will be held on August 22, 2019 at 4:30 p.m. at the Gold Drive regular meeting location prior to the regular Committee of Architecture meeting. The Committee is requested to provide agenda items to staff by Tuesday, August 20, 2019.

Staff is continuing training to fill Laurie Cozzetto's position with the Committee of Architecture. Sandra Casaus has been named the supervisor of the Committee of Architecture department. The Community Development position is being posted.

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

RESOLUTION

PUEBLO WEST COMMITTEE OF ARCHITECTURE

The Pueblo West Committee of Architecture, ("PWCOA"), met this 8th day of August, 2019, at which time a quorum was present and adopted the following Resolution to be effective on this 8th day of August, 2019.

RESOLUTION 2019-2

WHEREAS, the general purpose of 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 is charged with a task of enforcing certain conditions, covenants, and restrictions called a Declaration of Reservations respecting the development, improvements, protection, maintenance, and use of real property located in Pueblo West; and

WHEREAS, PWCOA shall be guided by and, except when in their sole discretion good planning would dictate to the contrary, controlled by the Declaration of Reservations to any and all lot owners upon request; and

WHEREAS, the Declaration of Reservations lists the uses permitted on A-2 (5 acres) properties; and

WHEREAS, specific properties located in Tract 144 consist of 5 acres or more; and




WHEREAS, the Pueblo County Zoning Department recognizes the uses permitted on A3 zoned properties comparable to the Declaration of Reservations A-2 (5 acres); and

WHEREAS, the Pueblo County Zoning Department will not rezone such properties as they meet the current zoning uses; and

WHEREAS, property owners in these specific tracts with 5 acres or more should be allowed to use the property in line with the Declaration of Reservations A-2 uses.

NOW THEREFORE, BE IT RESOLVED good planning would dictate the properties located in Tract 144 consisting of 5 acres or more shall be allowed to apply for through the Committee of Architecture referencing the Declaration of Reservations A-2 uses A through S and receiving approval from the Committee of Architecture in line with good planning.

The motion to adopt this Resolution was made, seconded, and carried by the following members of the Pueblo West Committee of Architecture:

 Bill Vickers
 Leanna Lowe
 Jennifer Mitchell

✓ Staphanie Cordova-Catalano

✓ Rick Dickerson

Dated and signed in Pueblo West, Colorado, this 8th day of August, 2019. I hereby certify that the forgoing is a full and correct copy of a resolution duly passed and adopted at a regularly held meeting of the Pueblo West Committee of Architecture on the 8th day of August, 2019, by the following vote:

AYES, and in favor thereof: 5

NOES: 0

ABSENT: 0

By: William A Vickers III
President

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this 8th day of August, 2019 by and attested to by Bill Vickers, as President of the Pueblo West Committee of Architecture, and attested to by Jennifer Mitchell, as Secretary of the Pueblo West Committee of Architecture, a Colorado nonprofit corporation.

Laurie Cozzetto
Notary Public

Reviewed as to form:
[Signature]
Harley Gifford, Esq.



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 **May 8, 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 **May 8, 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 **August 8, 2019**.
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.