

- Kennel area - garage
- Outdoor Run ≈ 51 x 33 ft
- Future Garage
- Driveway
- Roads

APPROVED BY DATE 6/14/15 DENIED
 NOTES DA
 HENRY COUNTY DEVELOPMENT SERVICES

BESQCP APPROVED/DENIED by DA on 6/17/15

Development services provided to applicants upon approval with all applicable fees on the enclosed plan.
 An Assessor's plan must be provided by the Development Services Engineering Division prior to the establishment of any driveway or a County Road.
 Ownership of knowledge of any driveway is not permitted without the approval of the Development Services Engineering Division.
 Any responsibility for all other conditions not shown on the enclosed plan shall remain the responsibility of the applicant and/or registrant.

SFD-15-650
 ESR-15-603
 AP-15-735
 Plat 3757
 zoning RR-5

Over 500ft

GUN CLUB TRAIL (60 ROW)

BLACK FOREST ROAD (60 ROW)

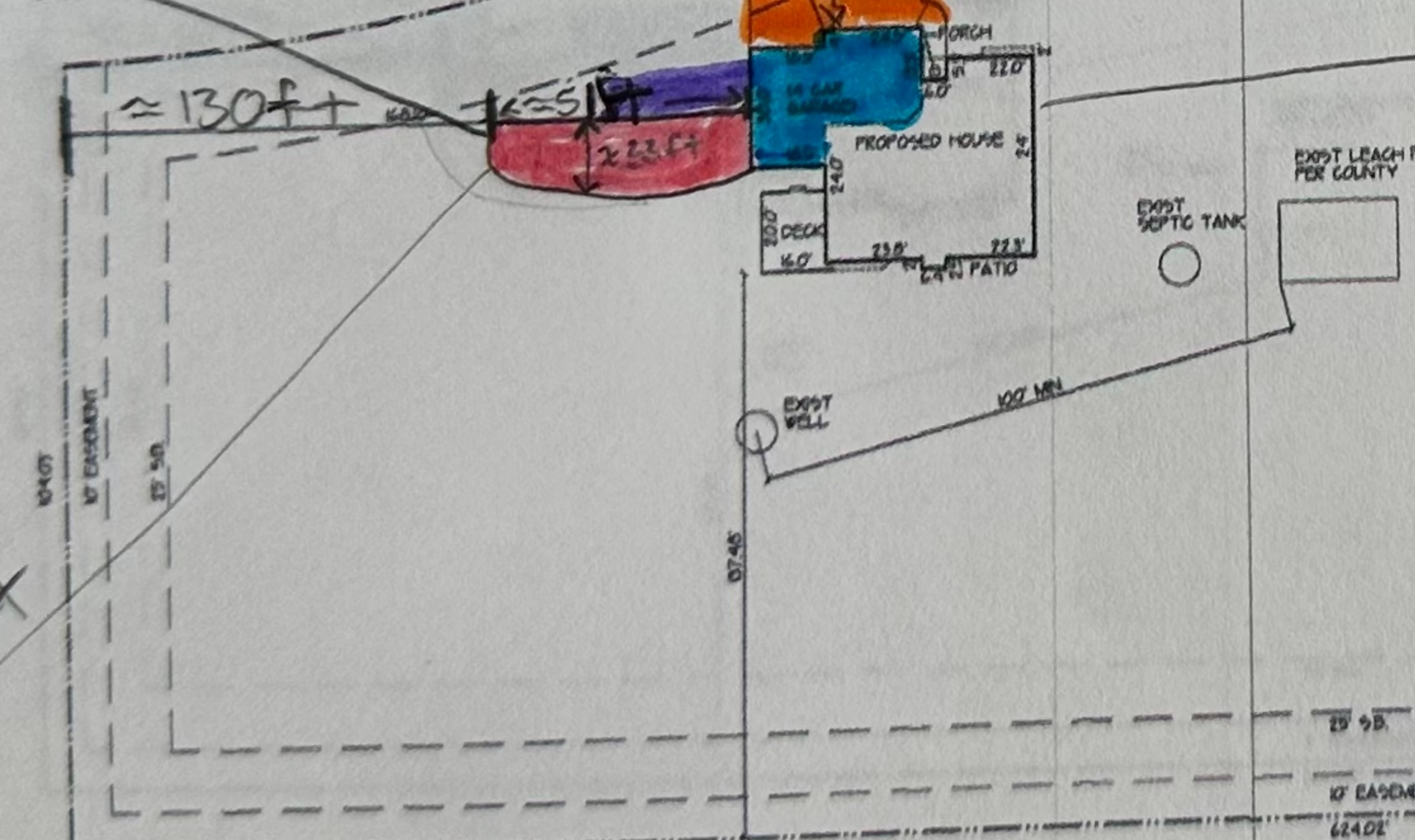
GARY AND LISA GARRETT'S
 1420 FOREST EDGE DRIVE
 BLACK FOREST, COLORADO 80900

GARRETT'S RESIDENCE
 1420 FOREST EDGE DRIVE
 BLACK FOREST, COLORADO 80900

House
 Over 500ft

450+ft

House



Section 5.2.30.B.2 requires all structures and outdoor areas used as part of kennel operation to be setback minimum 200 ft from all property boundaries. PCD Director may allow a reduction in setback where appropriate actions are taken to mitigate potential impacts.

Outdoor Run is approx. 175ft from rear property line, 140ft from side property line and 50 ft from front property line.

Justification and Mitigation:

Approximate Distance of Outdoor Run from closest dwellings:

- East: 600ft
- South: 215ft
- North: 450ft
- West: 600ft

-Future garage to be built in front of outdoor run area blocking visibility from Gun Club Trail

Conditions of Approval

- Dogs to be kept indoors between 9pm and 7am.
- Outdoor Run area to be 100% opaque
- Dogs are not to be outside when homeowners are not away, giving them the ability to mitigate excessive barking.

Road Impact fee for Kennel is OFFICE Rate \$3180/1000sqft (1,100sqft) = \$3,498
 Road Impact fees must be paid prior to special use approval. Fees will be paid directly to PCD Dept since no building permit is being obtained from PPRBD.