

Paul and Jeleen Guttenberg  
14094 E US Highway 24  
Peyton, CO 80831

September 26, 2017

## **Cover page/Letter of Intent**

### **Owner/Applicants**

Paul and Jeleen Guttenberg  
14094 E US Highway 24  
Peyton, CO 80831  
719-367-0471

### **Site location**

14094 E US Highway 24  
Peyton, CO 80831

### **Size, Legal Description & Zoning**

12.61 acres, A-35  
Schedule Number 4233000030,

That portion of the South half of the Northwest quarter of Section 33 in Township 12 South, Range 64 West of the 6th P.M., described as follows:

Beginning at the intersection of the North line of the South half of said Northwest quarter with the Northwesterly line of the right of way of the Chicago, Rock Island Pacific Railroad Company; thence Westerly on the North line of the South half of said Northwest quarter to a point 500 feet Westerly thereon from the Northeast corner of the Southwest quarter of said Northwest quarter; thence Southerly parallel with the West line of said Section 33 to intersect the Northwesterly of said railway right of way; thence Northeasterly on the Northwesterly line of said railway right of way to the point of beginning, in El Paso County, Colorado together with that portion conveyed in Quit Claim Deed recorded February 23, 2011 as reception No.

211019377 being more particularly described as follows:

A portion of the Northwest One-Quarter of Section 33, Township 12 South, Range 64 West of the 6th Principal Meridian, County of El Paso, State of Colorado, and being more particularly described as follows;

Basis of Bearing: The Southerly line of the Southwest Quarter of Section 28, Township 12 South, Range 64 West of the 6th Principal Meridian being monumented at the Westerly end by a 3-1/4" Aluminum Cap stamped "PS INC PLS 30087" and at the Easterly end by a 3-14" Aluminum Cap stamped "COLO DEPT of TRANSPORTATION PLS No. 22103" assumed to bear S 89° 47' 29" E a measured distance of 2635.21 feet.

Commencing at the Southeast corner of Lot 13, 4 Way Ranch filing No, 1, as Platted in the El Paso County Colorado records at reception No. 206712416; thence S 89° 52' 19" a distance of

237.85 feet to the point of beginning; thence N 00 ° 07' 41" E a distance of 39.45 feet; thence N 89° 24' 41" E a distance of 346.39 feet; thence 89° 06' 22" E a distance of 196.58 feet; thence 89° 22"01 E a distance of 519.14 feet to the Northwesterly Right-of-Way line of the El Paso County Trail; thence S 45° 55'49" on the Northwesterly Right-of-Way line of said El Paso County Trail a distance of 77.72 feet to a point of the North line of the South one-half of the Northwest Quarter of said Section 33; thence N89° 52'19" W on said North line a distance of 1006.29 feet to the point of beginning.

**Request**

Approval of Site Development Plan to build a dog breeding/boarding/grooming/training facility to include up to 60 indoor/outdoor kennels and a main building and arena/storage area and administrative relief for a 20% reduction of the 200 ft property setback requirement.

**Justification**

We purchased the property with the intent to build a dog breeding/boarding/grooming/training facility. Such a facility is a principal use for a legal parcel zoned A-35. The subject property is a legal parcel.

**Existing Facilities**

House and backyard, barn and bunkhouse.

What is the bunkhouse?

**Proposed Facilities, Structures and Roads**

A main building to include an office, grooming area, bathroom, kitchen, and isolation room and two kennel buildings of 30 indoor/outdoor kennel runs each. An arena/garage area for storage. No new roads.

**Waiver Requests**

None

why does the site development plan state future 28 kennels?

Address parking and justification for the number of spaces. Include how many clients you will be expecting and how the parking fits the need.

An alternative landscape plan may be asked for, I will follow up with this after a site visit.

Paul and Jeleen Guttenberg  
14094 E US Highway 24  
Peyton, CO 80831

September 26, 2017

## Letter of Intent

El Paso County Development Department  
2880 International Circle, Ste 110  
Colorado Springs, CO. 80910

This should be more detailed. How many people will be arriving each day, how many employees will there be, etc.

Paul and Jeleen Guttenberg are seeking approval of a Site Development Plan to build a dog breeding/boarding/grooming/training facility to include up to 60 indoor/outdoor kennels, a main building and an arena/storage area as well as administrative relief for a 20% reduction of the 200 ft property setback requirement.

Our dog breeding operations will take place and our personal dogs will reside in our residence and fenced backyard. The breeding/boarding/grooming/training facility will comply with PACFA and we will obtain a PACFA license. The main building will include an office, grooming area, bathroom, kitchen, and isolation room and two kennel buildings consisting of 30 indoor/outdoor kennel runs each. We also would like to build an arena/garage area for storage.

Where is this located? Arena must meet the setbacks.

We think it is important that dogs be able to go from indoors to outdoors as they desire. We also think that having our residence on the same property as our business will make running the business more efficient and provide a safe home away from home for the pets we will board.

Please feel free to contact us if you have any questions. Thank you for your consideration.

Sincerely,  
Jeleen Guttenberg  
(719)367-0471

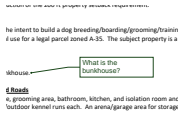
# Markup Summary

2 (4)



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**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdkendall  
**Date:** 12/18/2017 12:59:07 PM  
**Color:** ■  
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Address parking and justification for the number of spaces. Include how many clients you will be expecting and how the parking fits the need.



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What is the bunkhouse?



**Subject:** Callout  
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**Date:** 12/18/2017 12:59:08 PM  
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An alternative landscape plan may be asked for, I will follow up with this after a site visit.



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why does the site development plan state future 28 kennels?

3 (2)



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**Author:** dsdkendall  
**Date:** 12/18/2017 12:59:11 PM  
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This should be more detailed. How many people will be arriving each day, how many employees will there be, etc.

personal things will reside in our residence  
and building facility will comply with  
building will include an office, growing  
kitchen building consisting of 20  
to build an arena.  
meet the setbacks. Arena must  
indown to an arena in this arena. We  
only as our business will make coming  
area from here for the job we will  
in. Thank you for your cooperation.

**Subject:** Callout  
**Page Label:** 3  
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**Status:**  
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**Author:** dsdkendall  
**Date:** 12/18/2017 12:59:10 PM  
**Color:** ■  
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**Space:**

Where is this located? Arena must meet the setbacks.