

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

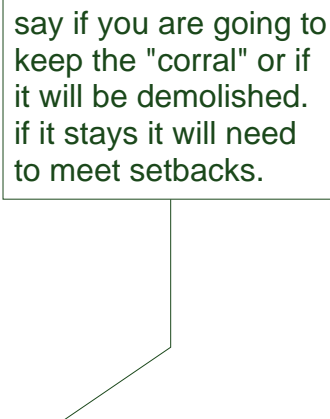
Site location

14094 E US Highway 24
Peyton, CO 80831

Size, Legal Description & Zoning

12.61 acres, A-35
Schedule Number 4233000030,

say if you are going to
keep the "corral" or if
it will be demolished.
if it stays it will need
to meet setbacks.



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 Northwestern 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 Northwestern of said railway right of way; thence Northeasterly on the Northwestern 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 Northwesternly Right-of-Way line of the El Paso County Trail; thence S 45° 55' 49" on the Northwesternly 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.

for the front and side yard. (North boundary and boundary adjacent to HWY 24)

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

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Letter of Intent

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

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.

Say what setbacks
(side and front)

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.

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

1 (2)



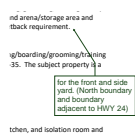
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say if you are going to keep the "corral" or if it will be demolished. if it stays it will need to meet setbacks.

2 (1)



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for the front and side yard. (North boundary and boundary adjacent to HWY 24)

3 (1)



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Say what setbacks (side and front)