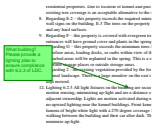


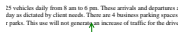
Letter of Intent_V1.pdf Markup Summary

Steve Prideaux (3)



Subject: Callout
Page Label: 2
Author: Steve Prideaux
Date: 6/28/2022 1:48:16 PM
Status:
Color: ■
Layer:
Space:

What building? Please provide a lighting plan to ensure compliance with 6.2.3 of LDC.



Subject: Callout
Page Label: 2
Author: Steve Prideaux
Date: 6/30/2022 11:20:28 AM
Status:
Color: ■
Layer:
Space:

See comment above regarding use of the proposed barn and greenhouse. This may impact parking space calculations.



Subject: Callout
Page Label: 1
Author: Steve Prideaux
Date: 6/30/2022 11:21:09 AM
Status:
Color: ■
Layer:
Space:

Please cite all that is being requested as part of this update (e.g. new structures, signs, etc.). Also need to discuss how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the LDC. Also, please clarify proposed use of the greenhouse and barn. Retail? Personal?



American Dog Pros of Colorado
12900 Murphy Rd
Elbert, Co 80106
719 400-8553

March 1, 2022

To Whom it May Concern:

This letter is a request to update the current site plan for American Dog Pros, 12900 Murphy Rd, Elbert, Co. There is an existing major dog kennel business at this property owned by IC4/Chris Dunlap 719 287-1449, chrisdunlap.03@gmail.com.

Property Tax Schedule # 4132000009

Zoning District A-35

Regarding development code 5.2.30

1. American Dog Pros offers dog boarding to clients as well as training options for their dogs. The dog kennel has 40 client kennels and 10 owner kennels.
2. The kennel buildings are set back from the west boundary by 445', the south boundary by 370', and of a greater distance from the north and east boundary.
3. Animals are in covered, indoor/outdoor gated kennels, and restricted from overnight access to the outdoor section of their kennel.
4. American Dog Pros is licensed by PACFA and complies with any other county, state and federal laws required.

Regarding development code 6.2.2.B, C, D

1. This property is located in a forest. There are evergreen trees greater than 1 per 20 feet for more than 25 feet from Murphy Rd.
2. The trees are within the 50 feet of road right of way, easement or tract boundary line and any building or use.
3. The fences located within the required roadway landscaping area do not exceed 3 feet in height and are not more than 25% opaque.
4. There are 4 parking spaces and there are trees nearby. There are no parking lot islands. Trees near parking spaces will be protected by a barrier.
5. Parking is not visible Murphy Rd by nature of the forest and the kennel building that is situated between the road and the parking spaces.
6. The buffer required between non-residential, multifamily residential and single family/duplex is in place – there is 445' of forest between the residential property to the west and a greater distance to the property to the North and to the East. There are more than 1 tree per 25 feet within each of these distances. These are all native evergreen trees.

Please cite all that is being requested as part of this update (e.g. new structures, signs, etc.). Also need to discuss how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the LDC. Also, please clarify proposed use of the greenhouse and barn. Retail? Personal?



American Dog Pros of Colorado
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7. We request a deviation on Landscape D.2 A-D as our existing trees exceed the minimum 15 feet deep/evergreen tree requirements and as stands is a buffer from residential properties. Due to location of kennel and parcel size we believe the existing tree coverage is an acceptable alternative to the required standards.
8. Regarding E.2 – this property exceeds the required minimum of trees. There are no wall signs on the building. E.3 The trees on the property provide relief from structures and any hard surfaces.
9. Regarding F – this property is covered with evergreen trees. The area near the main entrances will have ground cover and plants in the spring.
10. Regarding G – this property exceeds the minimum trees for the boundaries. There are refuse areas, loading docks, or curbs within view of the main entrances. Any disturbed areas will be replanted in the spring. This is a remote, rural area. There are water storage places or outside storage areas.
11. Regarding 2 - the existing vegetation provided by the forest should be counted for the internal landscape. There is a large meadow on the east side of the property that is kept mowed.
12. Lighting 6.2.3 All light fixtures on the building are security lights with nighttime motion sensing, minimizing up-light and are a distance of 445’ or more from any adjacent ownership. Lights are motion activated during non-operating hours. There is no upward lighting near the kennel buildings. Front kennel lighting levels are 4,000 lumens of bright white light with a 270 degree coverage for the safety of clients walking between the building and their car after dark. They are fully adjustable to minimize up-light.

What building?
 Please provide a lighting plan to ensure compliance with 6.2.3 of LDC.

Utilities are provided by Mountain View Electric. Well water and septic are contained on site. Permits are attached to this letter.

Traffic generation and access will include the owner and clients each day, ranging from 1 to approximately 25 vehicles daily from 8 am to 6 pm. These arrivals and departures are staggered throughout the day as dictated by client needs. There are 4 business parking spaces including the space the owner parks. This use will not generate an increase of traffic for the driveway.

Sincerely,

Chris Dunlap
 American Dog Pros

See comment above regarding use of the proposed barn and greenhouse. This may impact parking space calculations.