



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

March 1, 2022

To Whom it May Concern:

Current update or is the barn and greenhouse going to be submitted at a later date/separate application? Conflicts with "future" references on the site plan

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. This property is owned by IC4/Chris Dunlap 719 287-1449, [chrisdunlap.03@gmail.com](mailto:chrisdunlap.03@gmail.com). Current update includes new structures: barn, greenhouse, perimeter fencing, a walking path and a gazebo all personal/agricultural use. 4 parking spaces, refuse bins and enclosure, a sound barrier fence, a fenced training yard, 2 - 4'x10' vinyl signs will be business use.

Property Tax Schedule # 4132000009

Zoning District A-35

Are these signs new? Or have they been previously approved and are existing? Conflicts with site plan calling out "current".

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



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more than 1 tree per 25 feet within each of these distances. These are all native evergreen trees.

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 no 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 no water storage places or outside storage areas. Provide a discussion regarding "future landscape"
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

Lighting plan not required if all lighting is existing and part of the main residence.

sept mowed.

Lighting 6.2.3 All light fixtures on the north side of the kennel 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. The office faces east and has 2 outdoor lights with down light only, controlled with an on/off switch. It is not left on after customers have all left.

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.

ADA note shall be added to the site plan, and an ADA path shall be shown on the plan. See comment on the site development plan

Sincerely,

Chris Dunlap  
 American Dog Pros Co

# LOI\_v2.pdf Markup Summary

9/7/2022 3:51:56 PM (1)

10. Regarding G, this project no reflect areas, loading of materials areas will be required water storage placed on 11. Regarding 2 - the existing exterior landscape. These

**Subject:** Cloud+  
**Page Label:** 2  
**Author:** Linda.Nguyen  
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Lighting plan not required if all lighting is existing and part of the main residence.

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ner and clients each day, ranging from 1 to 10. These arrivals and departures are staggered here are business parking spaces including the an increase of traffic for the driveway.

**Subject:** Callout  
**Page Label:** 2  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 3:55:19 PM  
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9/7/2022 3:57:57 PM (1)

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**Page Label:** 1  
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**Date:** 9/7/2022 3:57:57 PM  
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Conflicts with "future" references on the site plan

9/7/2022 4:28:32 PM (1)

Are these signs new? Or have they been previously approved and are existing? Conflicts with site plan calling out "current".

**Subject:** Cloud+  
**Page Label:** 1  
**Author:** Linda.Nguyen  
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9/7/2022 4:30:23 PM (1)

Provide a discussion regarding "future landscape"

**Subject:** Text Box  
**Page Label:** 2  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:30:23 PM  
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Provide a discussion regarding "future landscape"