

Steve Prideaux (6)



Using an ADA, no slope. Redlines

Subject: Callout
Page Label: 4
Author: Steve Prideaux
Date: 6/28/2022 1:18:46 PM
Status:
Color: ■
Layer:
Space:

Letter of Intent references 4 spaces. Parking space dimensions?

a corner, along the east corner, to a square to measure to the corner of the southeast quarter of the southeast quarter of a 7-acre. We would be a distance of 190.22 feet to the Northwest corner of said section 32, thence S 0 degrees 37' 00" west 29 feet to the southeast corner of the southeast quarter of said section 11, thence W a distance of 187.22 feet to the point of beginning.

CL 668 6172
S 2 A 35
Major Dog Kennel, Dog training yards, Residential Housing (1 lot shared home, 1 single wide, Greenhouse, Horse Stable, walking trail) per image 11.019.012.
Per SDP checklist, cite the number of spaces required vs. the number of spaces provided.

Subject: Callout
Page Label: 1
Author: Steve Prideaux
Date: 6/28/2022 1:53:59 PM
Status:
Color: ■
Layer:
Space:

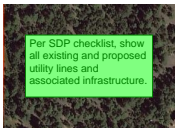
Per SDP checklist, cite existing/proposed zoning.

Density total number of dwelling units (residential): 4 units
Parking computations 4 spaces, one paved - footage includes

Per SDP checklist, cite the number of spaces required vs. the number of spaces provided.

Subject: Callout
Page Label: 1
Author: Steve Prideaux
Date: 6/28/2022 1:54:26 PM
Status:
Color: ■
Layer:
Space:

Per SDP checklist, cite the number of spaces required vs. the number of spaces provided.



Per SDP checklist, show all existing and proposed utility lines and associated infrastructure.

Subject: Text Box
Page Label: 5
Author: Steve Prideaux
Date: 6/28/2022 12:49:48 PM
Status:
Color: ■
Layer:
Space:

Per SDP checklist, show all existing and proposed utility lines and associated infrastructure.

Per SDP checklist, please show the location of all property lines.

Subject: Text Box
Page Label: 3
Author: Steve Prideaux
Date: 6/30/2022 11:48:53 AM
Status:
Color: ■
Layer:
Space:

Per SDP checklist, please show the location of all property lines.



Per SDP checklist, please show the location of all property lines.

Subject: Text Box
Page Label: 4
Author: Steve Prideaux
Date: 6/30/2022 12:14:51 PM
Status:
Color: ■
Layer:
Space:

Need to insert ADA compliance comment per 6.1.3 of LDC. Also need to highlight ADA pathways.

ADD PCD # PPR2220
to all project documents

4/21/2022

American Dog Pros Site Plan

Chris Dunlap 719 287-1449

pinnacleK9training@gmail.com

Identify all contacts with name,
phone # and email address

12900 Murphy Rd

Elbert, Co

Property Tax Schedule # 4132000009

Legal Description:

SW4SW4 SEC 32-11-64 AS FOLS: BEG AT SW COR OF SD SEC, TH N 0<40'31" E 1332.94 FT TO NW COR OF SD SW4SW4, N 89<47'36" E 1306.23 FT TO NE COR OF SW4SW4, S 0<37'57" W 1334.29 FT TO SE COR OF SW4SW4, TH S 89<5'11" W 1307.21 FT TO POB, SUBJ TO AND TOG WITH R/W EASEMENT AS DES BY BK 2806-855

The southwest quarter of the southwest quarter of section 32, Township 11 south, range 64 west of the 6th P.M., County of El Paso, state of Colorado, described as follows: beginning at the southwest quarter of section 32, township 11 south, range 64 west; thence, N 0 degrees 40 minutes 31 seconds E A distance of 1332.94 feet to the northwest corner of the southwest quarter of the southwest quarter of said section 32; thence N 89 degrees 47 minutes 36 seconds E a distance of 1306.23 feet to the Northeast corner of the southwest quarter of the southwest quarter of said section 32; thence S 0 degrees 37 minutes 57 seconds W a distance of 1334.29 feet to the southeast corner of the southwest quarter of said section 32; thence S 89 degrees 51 minutes 11 seconds W a distance of 1307.21 feet to the point of beginning.

Lot size: 40 acres

Lot area coverage: 1,742,668 ft²

Zoning: Zoning District A-35

Per SDP checklist,
cite
existing/proposed
zoning.

Proposed/Current Use: Major Dog Kennel, Dog training yards, Residential Housing (1 home, 1 duplex with garage, 1 manufactured home, 1 single wide), Greenhouse, Horse Stable, walking trails.

Clarify what is proposed and what is existing

Total gross building square footage 17,439 ft²

Open space, landscaping, and impermeable surface 1,725,524 ft² or 1%

Density/total number of dwelling units (residential): 4 residential units - 8,064 ft²

Parking computations 4 spaces, non-paved – footage included in open space 648 ft²

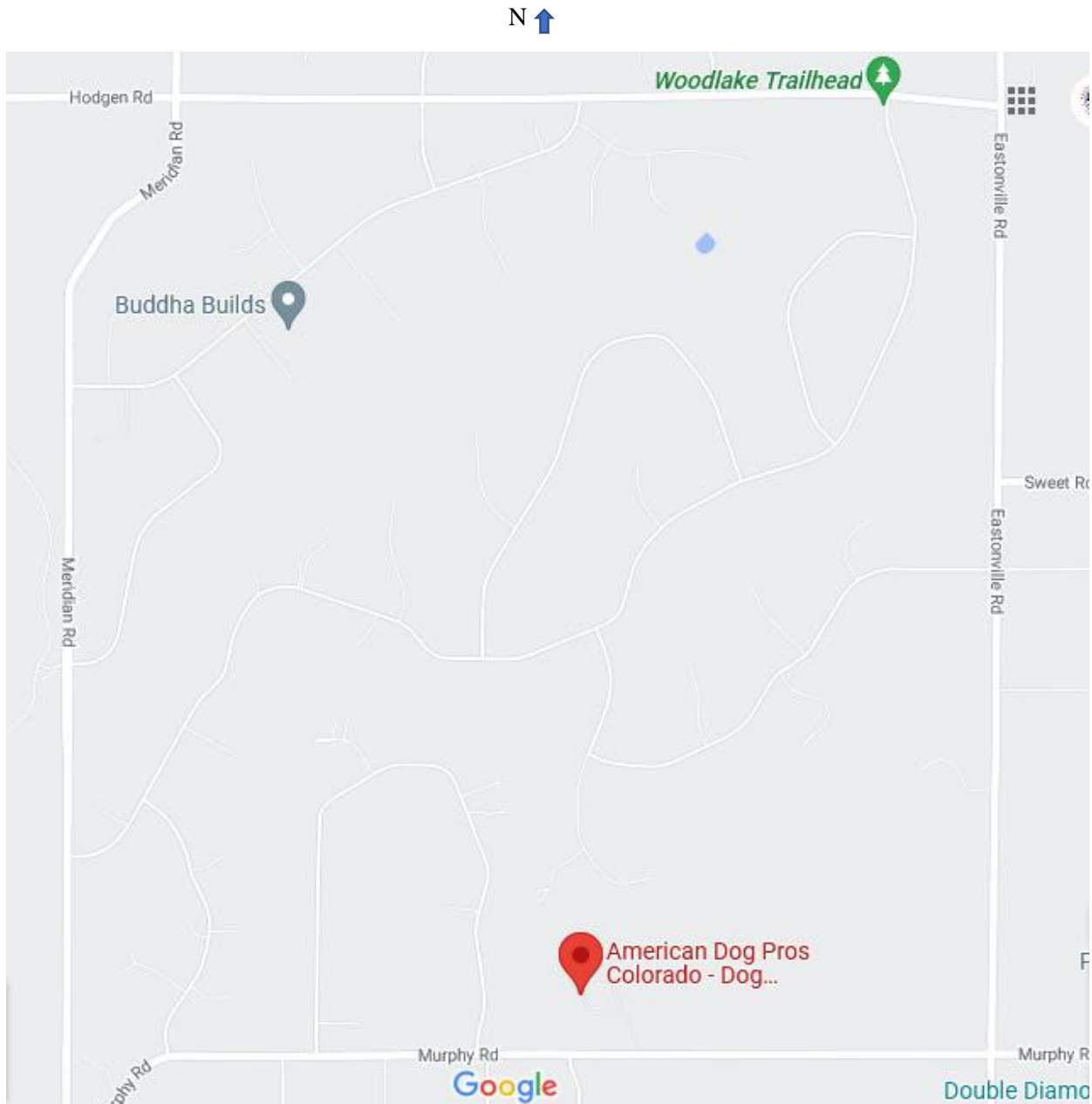
Per SDP checklist,
cite the number of
spaces required vs.
the number of
spaces provided.

Planning & Community Development Director signature _____

4/21/2022
American Dog Pros Site Plan
Chris Dunlap 719 287-1449
pinnacleK9training@gmail.com

12900 Murphy Rd
Elbert, Co
Property Tax Schedule # 4132000009

Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways



Footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines. No sidewalks. (next page)

Planning & Community Development Director signature _____

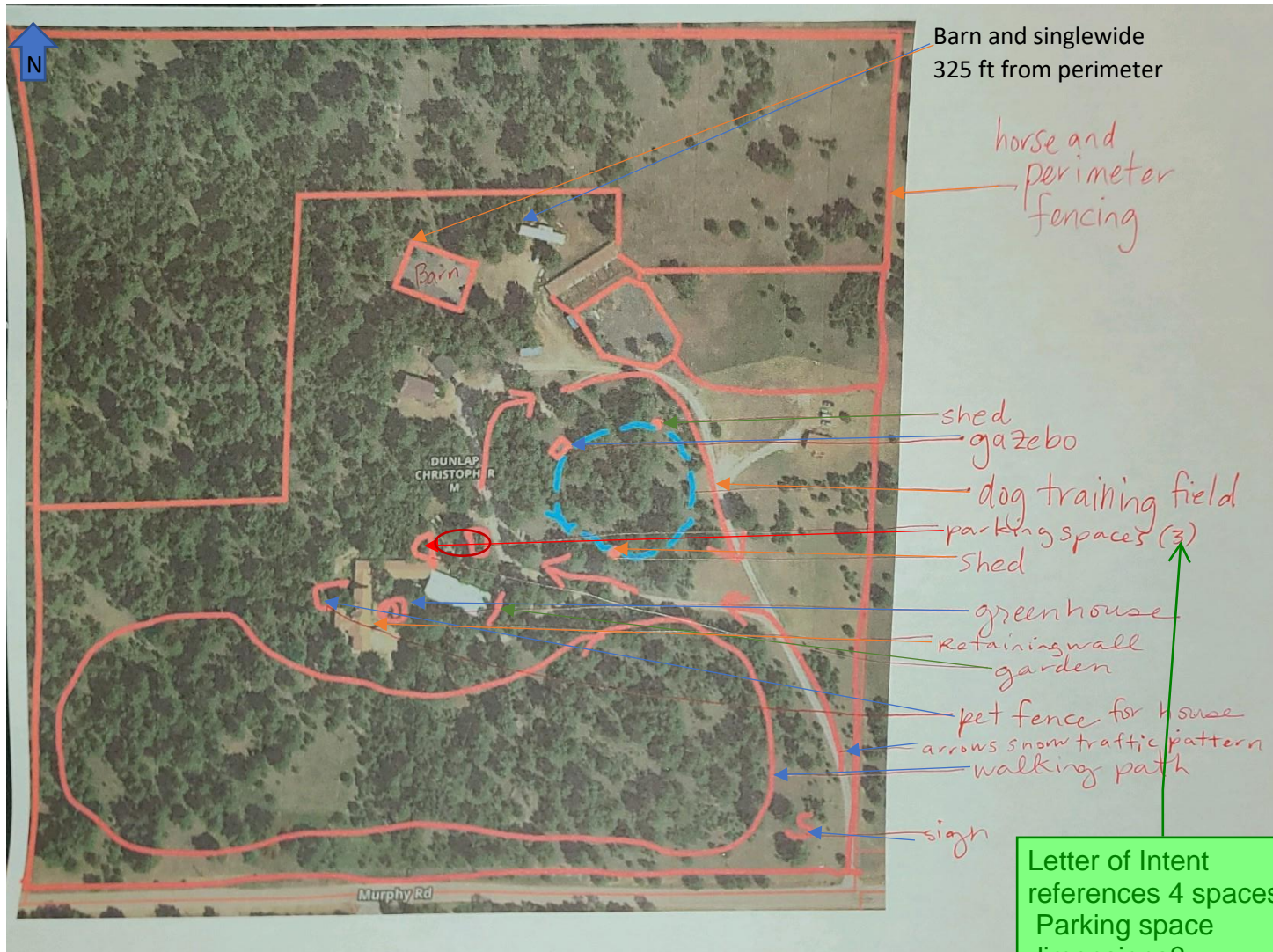


1 cm = 85 ft

Black lines are electrical lines above ground.

Traffic circulation: Only roads are noted on above map in light grey. Only ingress/egress is the main road.

Planning & Community Development Director signature _____



1 in = 325 ft

Pathway is flat (at the forest floor allows) Parking closer to middle building is ADA, no slope. Building is no step entry in both the office and training room. There is a circle drive to that parking space.

Need to insert ADA compliance comment per 6.1.3 of LDC. Also need to highlight ADA pathways.

Planning & Community Development Director signature _____

4/21/2022
American Dog Pros Site Plan
Chris Dunlap 719 287-1449
pinnacleK9training@gmail.com

12900 Murphy Rd
Elbert, Co
Property Tax Schedule # 4132000009



Planning & Community Development Director signature _____