

08/01/2022  
American Dog Pros Site Plan  
Owner: Chris Dunlap 719 287-1449  
[pinnacleK9training@gmail.com](mailto:pinnacleK9training@gmail.com)  
CoOwner: Cecelia Dunlap 719-244-7668  
cecelia.03@gmail.com

PCD#PPR2220  
12900 Murphy Rd  
Elbert, Co  
Property Tax Schedule # 4132000009  
Preparer: Addi Segers 719-400-8553  
americandogpros@gmail.com

zip code? on all sheets

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 ft<sup>2</sup>

Zoning: Zoning District A-35

Per SDP checklist, cite existing/proposed zoning. Should remain the same unless a change in zone request is being made.

**Proposed/Current Use:** Major Dog Kennel

Residential Housing: 1 home w/shed, 1 duplex with garage, 1 manufactured home, 1 single wide w/shed, (current) **gazebo (proposed)**

List Proposed and Existing in separate categories as opposed bold text

Agricultural: horse stable, sheds, (current) **greenhouse, barn, walking trails (proposed)**

Total gross building square footage 17,439 ft<sup>2</sup> **proposed: 24,500 ft<sup>2</sup>**

Open space (mowed grass), **landscaping** 5% - 0% impermeable surface

Density/total number of dwelling units (residential): 4 residential units - 6,264 ft<sup>2</sup>

Parking computations: 4 spaces, non-paved 10'x20' totals 800'x2 (required: there are not a specific amount of parking spaces required. We have 1 handicapped spot near the office (zero entry to office or training room), 2 client parking spaces – as all customer contact is scheduled, this allows for one coming and one leaving, and 1 parking space for owner/trainer)

# of spaces can be approved by PCD Director

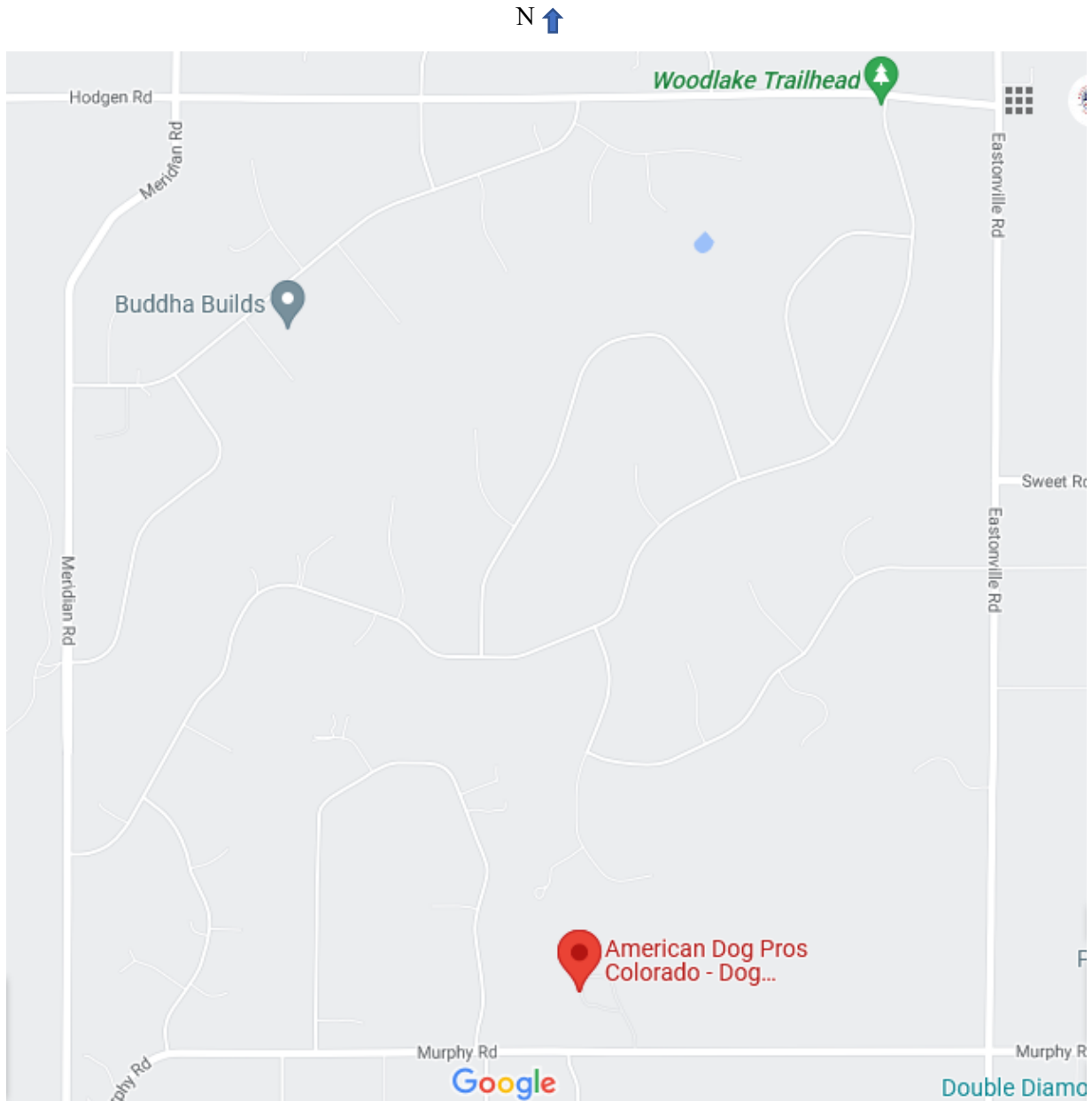
Linda, see Table 6-2 in the LDC. Probably need a space determination on this from county staff. Kennel is not a specific use listed.

Planning & Community Development Director signature \_\_\_\_\_

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



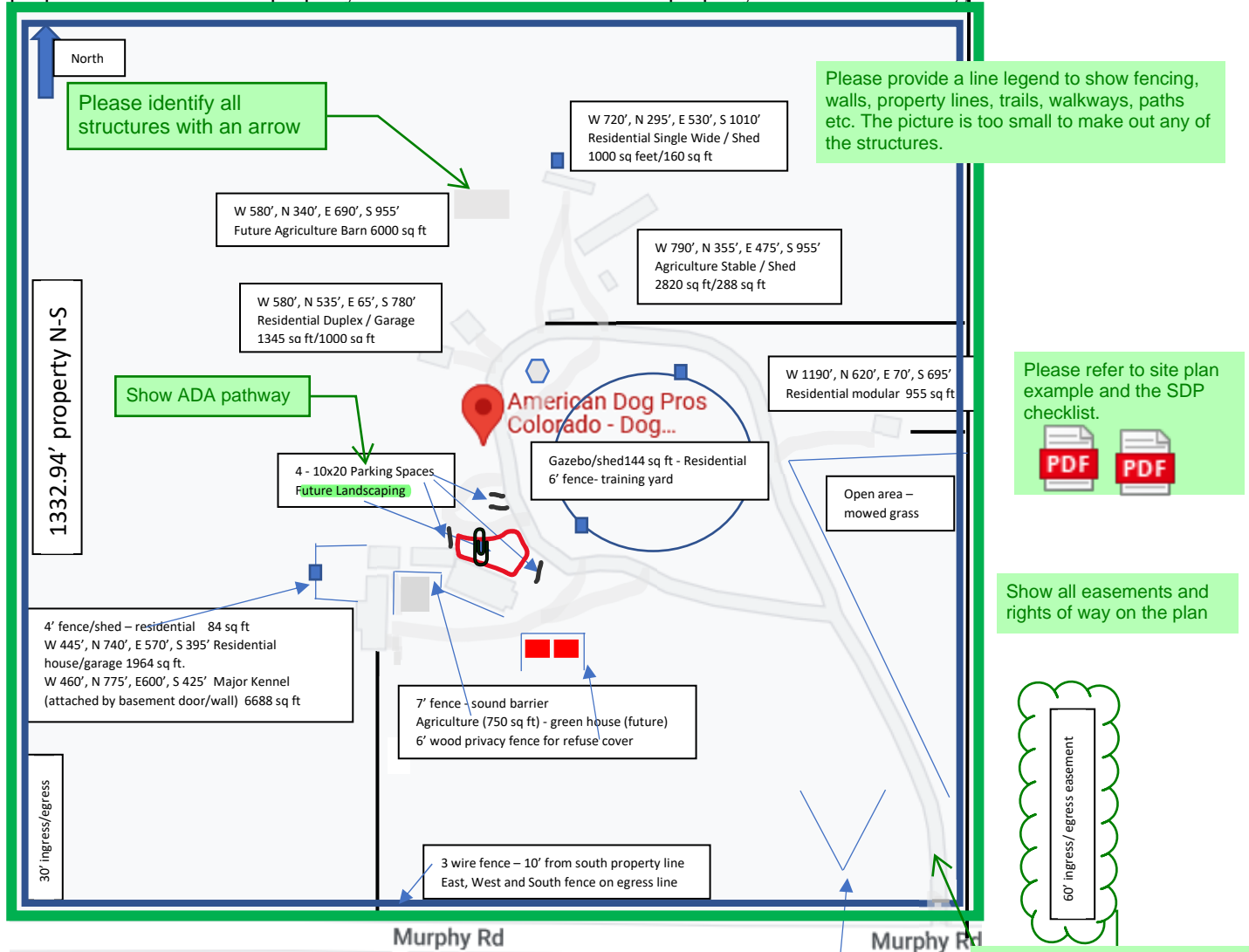
Planning & Community Development Director signature \_\_\_\_\_

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Footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines. No sidewalks. Green is property line. Blue is fencing line.



1 cm = 85 ft

Revise to say "existing" if the sign has been approved and is currently on the site

Current Sign: 4'x10' - 76' from S, 40' from E

This is not an accurate depiction of the easement on the site

Black lines are electrical lines above ground.

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

Each building is designated with distance from property line to closest side of building. Notated with S, W, N, E.

No paved areas or sidewalks on property. **Future walking path** on south side of property will be dirt and will go through the trees. (see below)

Red squares are refuse collection bins. 6' wood privacy fence to block refuse from customer's view. **Provide a graphical depiction of the screening mechanism**

Landscaping is mainly natural forest. Over 80% of the 40 acres is natural forest. There is a natural clearing north of the kennels. Area circled in red will be landscaped. Area along east property line is naturally grass and is mowed. **Spot for future barn** is also naturally grass.

Perimeter fencing is 3 wire except for the horse areas, these are see through horse wire fence. (see below)

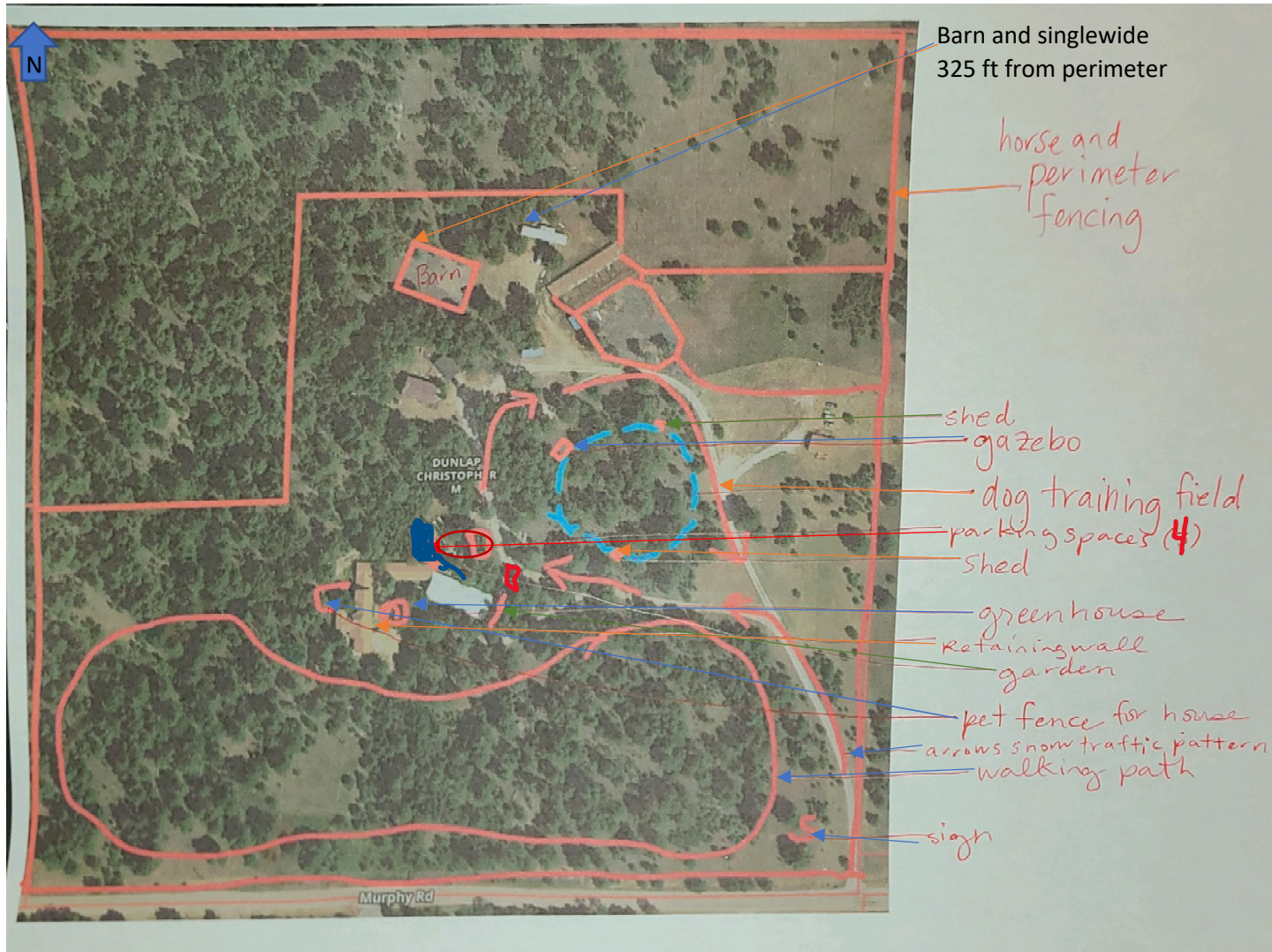
Clarify all "future" call outs on the plan. Will these items be a separate submittal/application?

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



1 in = 325 ft

Please provide a line legend to show fencing, walls, property lines, trails, walkways, paths etc. The picture is too small to make out all of the structures on the site.

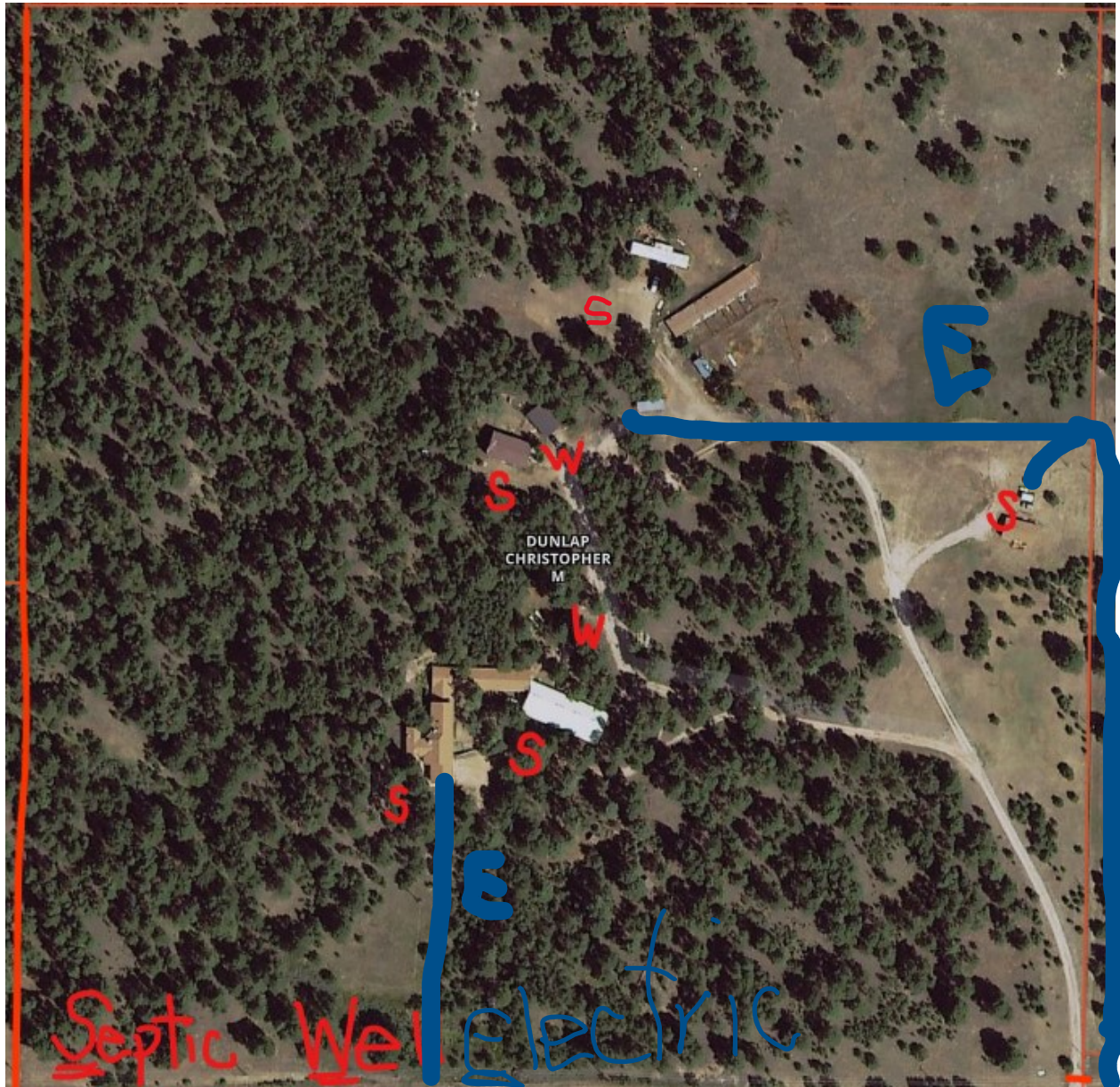
Please add ADA note on the site plan:

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Planning & Community Development Director signature \_\_\_\_\_

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Planning & Community Development Director signature \_\_\_\_\_



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9/7/2022 3:45:45 PM (1)

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...m customer's view.  
There is a natural clearing north  
ward. **Spot for future barn** is also  
ie wire fence. (see below)

**Subject:** Highlight  
**Page Label:** 3  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 3:45:45 PM  
**Status:**  
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**Space:**

Spot for future barn

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9/7/2022 3:47:55 PM (1)

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...ed on above map in light grey. C  
tance from property line to close  
perty. **Future walking path** on so  
as. 6' wood privacy fence to blo  
t. Over 80% of the 40 acres is na  
not necessary. This is natural/ly con

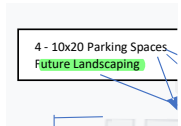
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**Author:** Linda.Nguyen  
**Date:** 9/7/2022 3:47:55 PM  
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**Space:**

Future walking path

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9/7/2022 3:48:20 PM (1)

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**Subject:** Highlight  
**Page Label:** 3  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 3:48:20 PM  
**Status:**  
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uture Landscaping

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9/7/2022 4:24:28 PM (1)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:24:28 PM  
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zip code? on all sheets

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9/7/2022 4:27:25 PM (1)

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Density/total number of dwelling units (residential): 4 units  
Parking computations: 8 spaces, non-percol 10'x20' total: 1  
amount of parking spaces required. We have 1 handicapped  
training room), 2 client parking spaces - as all customer co  
and one leaving, and 1 parking space for owner/trainer)



**Subject:** Callout  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:27:25 PM  
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# of spaces can be approved by PCD Director

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9/7/2022 4:32:35 PM (1)

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**Subject:** Text Box  
**Page Label:** 4  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:32:35 PM  
**Status:**  
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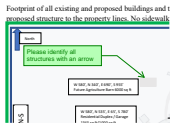
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9/7/2022 4:34:31 PM (1)

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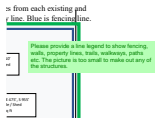
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**Page Label:** 3  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:34:31 PM  
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**Color:** ■  
**Layer:**  
**Space:**

Please identify all structures with an arrow

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9/7/2022 4:36:04 PM (1)

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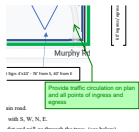
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**Space:**

Please provide a line legend to show fencing, walls, property lines, trails, walkways, paths etc. The picture is too small to make out any of the structures.

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9/7/2022 4:40:44 PM (1)

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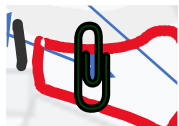
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**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:40:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide traffic circulation on plan and all points of ingress and egress

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9/7/2022 4:47:16 PM (1)

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**Subject:** File Attachment  
**Page Label:** 3  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:47:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
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9/7/2022 4:47:18 PM (1)

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Please refer to site plan example and the SDP checklist.

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**Page Label:** 3  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:47:18 PM  
**Status:**  
**Color:** ■  
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Please refer to site plan example and the SDP checklist.

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9/7/2022 4:48:03 PM (1)

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**Subject:** File Attachment  
**Page Label:** 3  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:48:03 PM  
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9/7/2022 4:48:06 PM (1)

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**Subject:** File Attachment  
**Page Label:** 3  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:48:06 PM  
**Status:**  
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9/7/2022 4:48:21 PM (1)

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Show all easements and rights of way on the plan

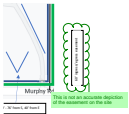
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**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:48:21 PM  
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Show all easements and rights of way on the plan

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9/7/2022 4:49:13 PM (1)

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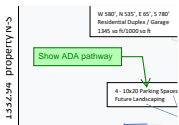
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**Page Label:** 3  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:49:13 PM  
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This is not an accurate depiction of the easement on the site

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9/7/2022 4:51:49 PM (1)

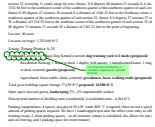
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**Subject:** Callout  
**Page Label:** 3  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:51:49 PM  
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Show ADA pathway

9/7/2022 4:57:17 PM (1)



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 4:57:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

List Proposed and Existing in separate categories as opposed bold text

9/7/2022 5:08:25 PM (1)



**Subject:** Text Box  
**Page Label:** 4  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 5:08:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please provide a line legend to show fencing, walls, property lines, trails, walkways, paths etc. The picture is too small to make out all of the structures on the site.

9/7/2022 5:12:55 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** Linda.Nguyen  
**Date:** 9/7/2022 5:12:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide a graphical depiction of the screening mechanism