

8/01/2022

American Dog Pros Site Plan

Owner: Chris Dunlap 719 287-1449

pinnacleK9training@gmail.com

CoOwner: Cecelia Dunlap 719-244-7668

cecilia.03@gmail.com

12900 Murphy Rd Elbert, Co

PCD# PPR2220

Property Tax Schedule #4132000009

Preparer: Addi Segers 719-400-8553

americandogpros@gmail.com

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 – existing zoning – kennel has been in this location for over 10 years, no proposed new zoning.

Current Use: Major Dog Kennel

Personal use: Residential Housing (1 home, 1 duplex with garage, 1 manufactured home, 1 single wide), 4 sheds

Agricultural use: Horse stable, 1 shed

Proposed Personal/Agricultural use: greenhouse, barn, walking trails, gazebo.

Proposed Business Use: large fenced training yard

Total gross current building square footage 17,439 ft², total gross proposed building square footage additional 7,000 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

Please review the landscape plan checklist and comments from the site plan. A lot of the same items are missing. Some items from this plan also conflicts with the other plan. Please use one plan to show all applicable checklist items on the plan to use as the main site development plan. The landscape plan shall also mention the landscape deviation request.



Planning & Community Development Director signature _____

8/01/2022

American Dog Pros Site Plan

Owner: Chris Dunlap 719 287-1449

pinnacleK9training@gmail.com

CoOwner: Cecelia Dunlap 719-244-7668

cecelia.03@gmail.com

12900 Murphy Rd Elbert, Co

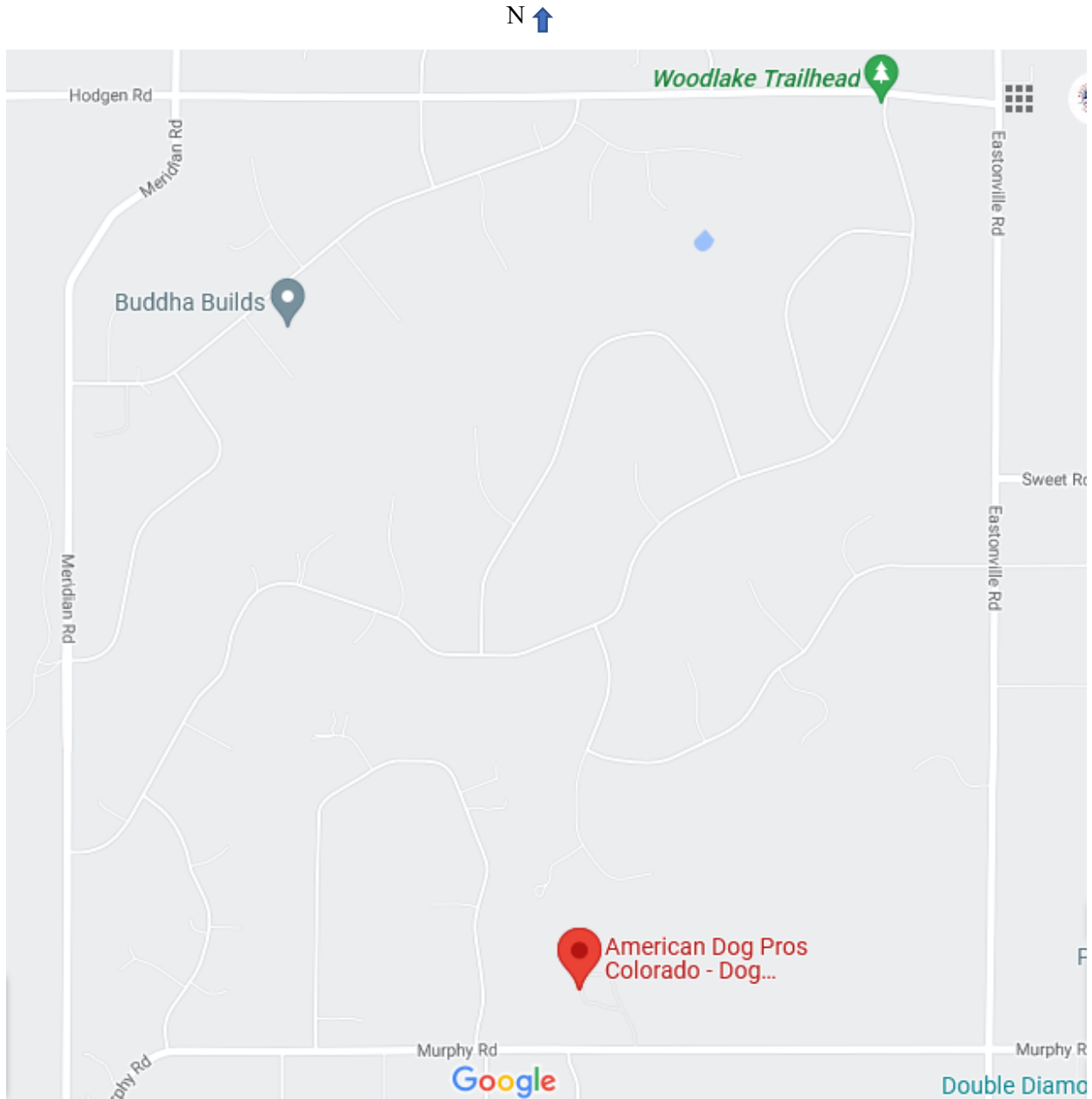
PCD# PPR2220

Property Tax Schedule #4132000009

Preparer: Addi Segers 719-400-8553

americandogpros@gmail.com

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 _____

8/01/2022

American Dog Pros Site Plan

Owner: Chris Dunlap 719 287-1449

pinnacleK9training@gmail.com

CoOwner: Cecelia Dunlap 719-244-7668

cecelia.03@gmail.com

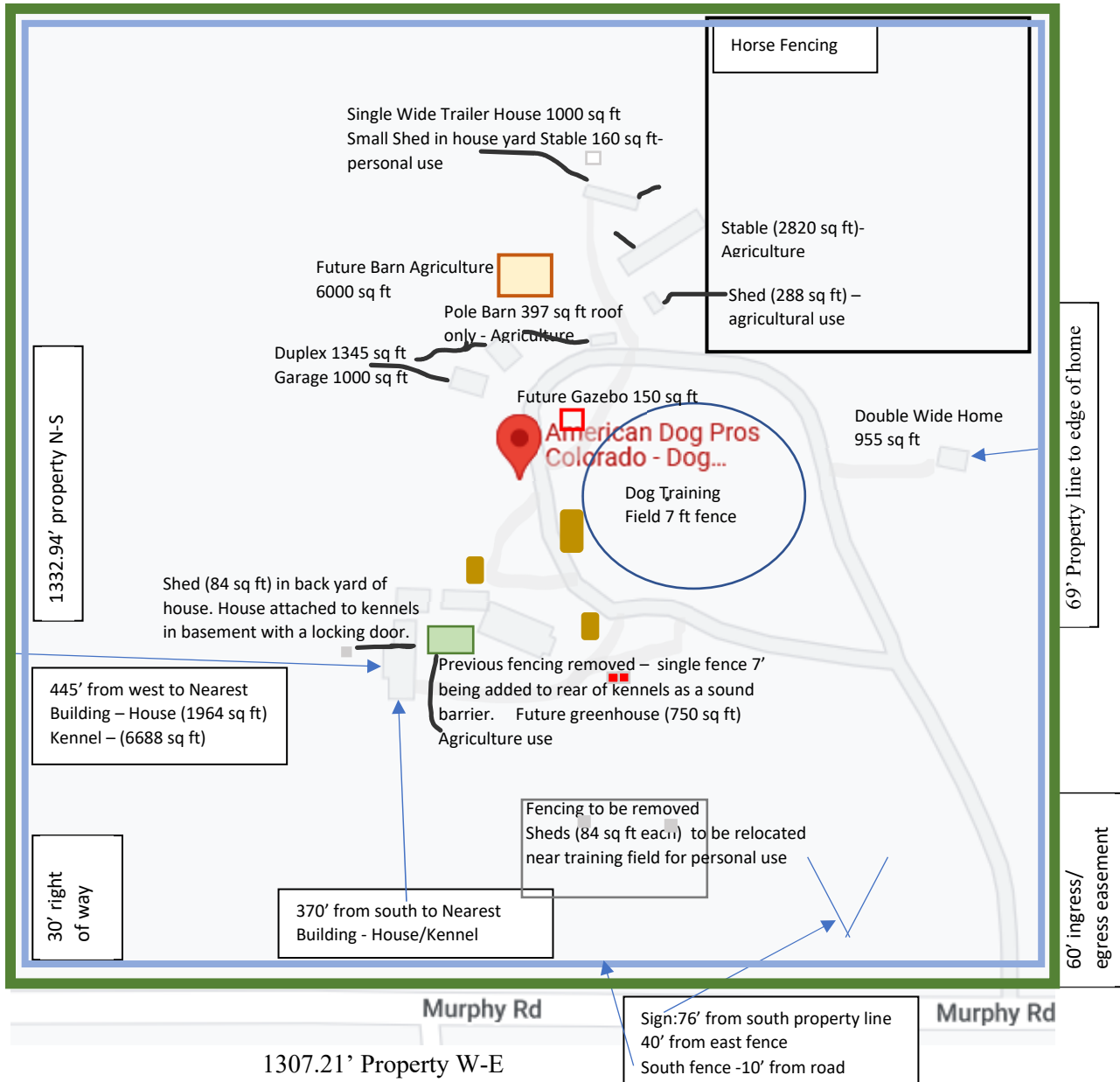
12900 Murphy Rd Elbert, Co

PCD# PPR2220

Property Tax Schedule #413200009

Preparer: Addi Segers 719-400-8553

americandogpros@gmail.com



1 cm = 85 ft

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

All roads are dirt. Green square is property line. Blue square is fence - current - update in progress

Brown rectangles are parking spaces, not paved

Red squares are refuse collection bins - to be surrounded by privacy fencing

Planning & Community Development Director signature _____

8/01/2022

American Dog Pros Site Plan

Owner: Chris Dunlap 719 287-1449

pinnacleK9training@gmail.com

CoOwner: Cecelia Dunlap 719-244-7668

cecilia.03@gmail.com

12900 Murphy Rd Elbert, Co

PCD# PPR2220

Property Tax Schedule #4132000009

Preparer: Addi Segers 719-400-8553

americandogpros@gmail.com

All trees are native ponderosa pines.



Proposed landscaping plan is to xeroscape the area between the parking and main building with native Colorado plants. These plants have not been bought as it is not the planting season as of yet. All plants will be waist high to ground cover based on availability.

Planning & Community Development Director signature _____

Landscape Plan Drawings_V2.pdf Markup Summary

9/7/2022 5:26:34 PM (1)



Subject: Text Box
Page Label: 1
Author: Linda.Nguyen
Date: 9/7/2022 5:26:34 PM
Status:
Color: ■
Layer:
Space:

Please review the landscape plan checklist and comments from the site plan. A lot of the same items are missing. Some items from this plan also conflicts with the other plan. Please use one plan to show all applicable checklist items on the plan to use as the main site development plan. The landscape plan shall also mention the landscape deviation request.

9/7/2022 5:28:05 PM (1)



Subject: File Attachment
Page Label: 1
Author: Linda.Nguyen
Date: 9/7/2022 5:28:05 PM
Status:
Color: ■
Layer:
Space: