

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

PCD#PPR2220
12900 Murphy Rd
Elbert, Co 80106
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.

Existing Use: Major Dog Kennel

Residential Housing: 1 home w/shed, 1 duplex with garage, 1 manufactured home, 1 single wide w/shed

Agricultural: horse stable, sheds

Total gross building square footage 17,439 ft²

Open space (mowed grass)

Density/total number of dwelling units (residential): 4 residential units - 6,264 ft²

Parking computations: 4 spaces, non-paved 10'x20' totals 800'² (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)

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 _____

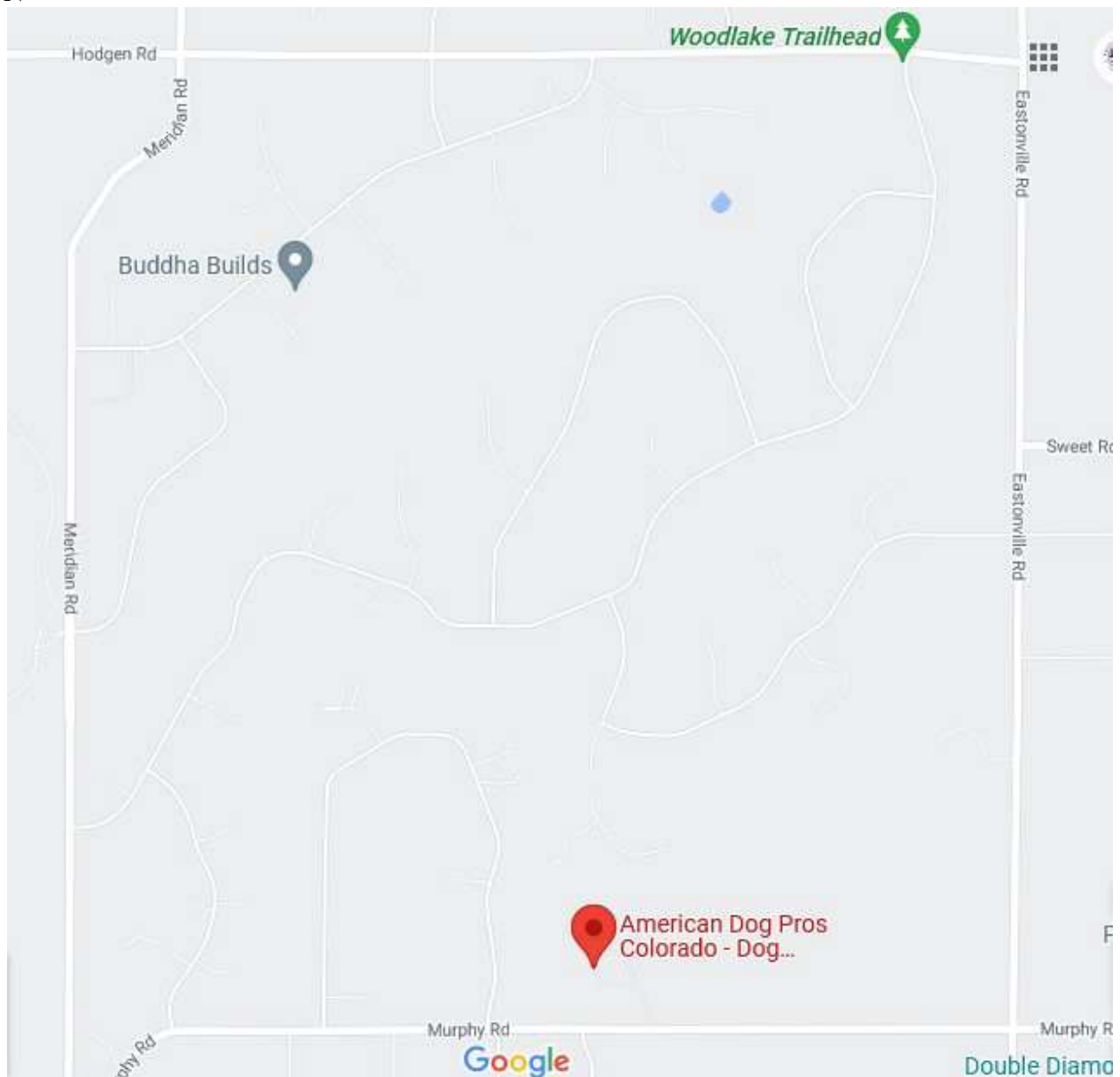
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Proposed: gazebo, greenhouse, barn, walking trails
Proposed Total Gross Building Square Footage 24,500 ft²
Proposed Landscaping 5% - 0% impermeable surface

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

N

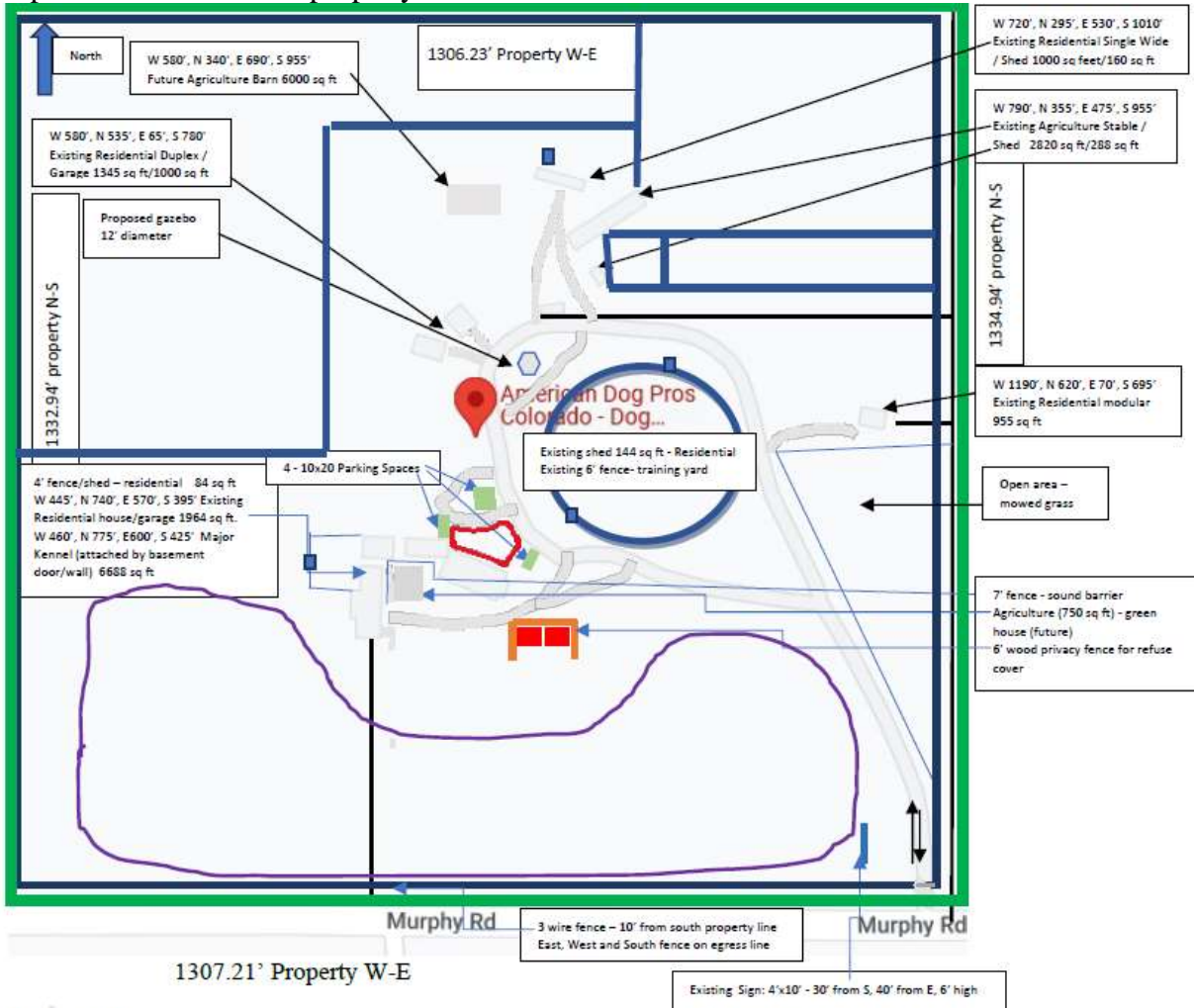


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Footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines. No sidewalks.



1 cm = 85 ft

	electrical lines above ground.		Buildings
	property line		parking spaces
	fencing		driveway
	refuse collection bins.		6' wood privacy fence
	dirt walking path		Future landscaping



Trash Enclosure Fencing
 6' wood privacy fence

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

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.

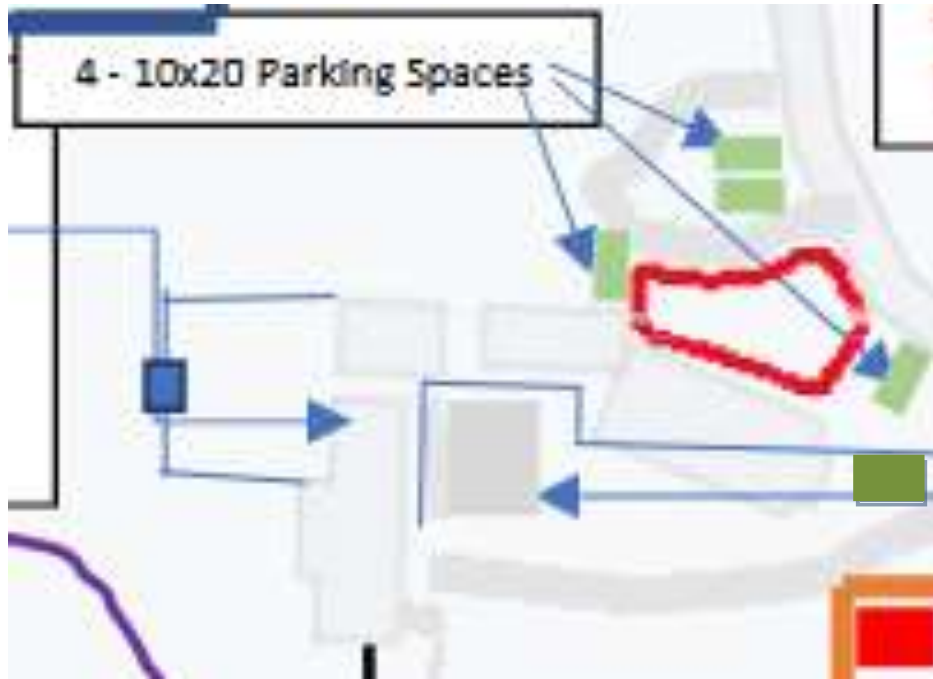
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Pathway is flat (as the forest floor allows) Parking closest to middle building is ADA marked in blue, no slope. There is a circle drive to that parking space. Building is no step entry in both the office and training room. 1" = 325'



 Owner parking, loading zone

Parking for the business is comprised of the 4 customer parking spaces and the loading zone/owner space on the east end of the building. All parking spots are dirt/not paved. Parking in front of each residential building - for residents only.

Flood plain – area is not in a protected area, a floodway or a flood plain. There are no no build locations, drainage ways/facilities

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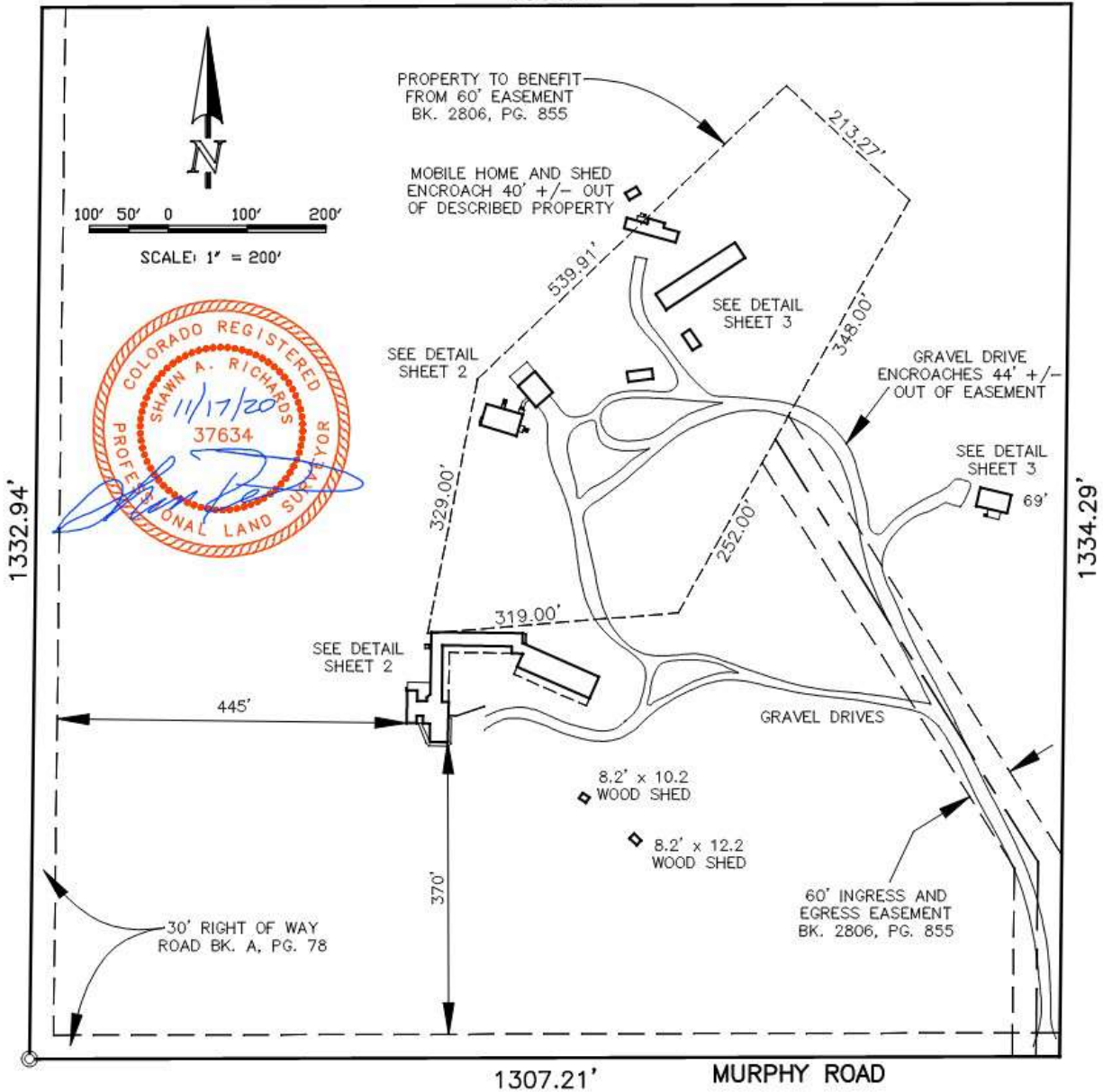


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IMPROVEMENT LOCATION CERTIFICATE

(THIS IS NOT A PROPERTY SURVEY)
1306.23'



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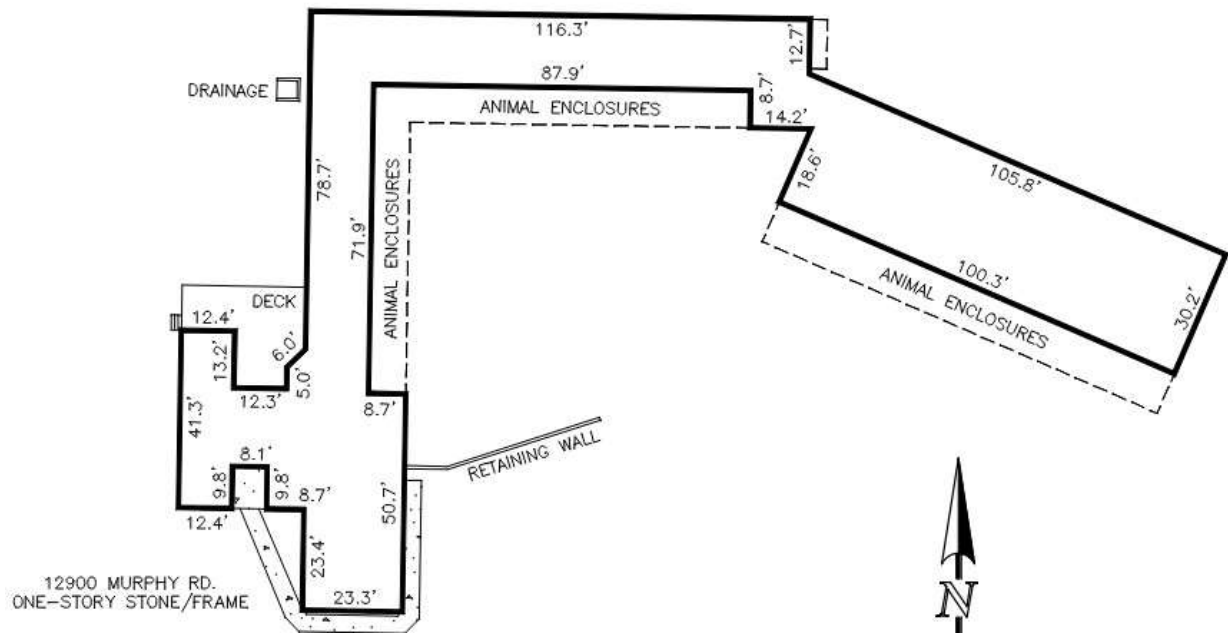
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American Dog Pros of Colorado
12900 Murphy Rd
Elbert, Co 80106
719 400-8553

December 20, 2023

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. This property is owned by IC4/Chris Dunlap 719 287-1449, chrisdunlap.03@gmail.com.

Update includes Future proposed structures: barn, greenhouse, perimeter fencing, a walking path and a gazebo all personal/agricultural use.

Existing 4 parking spaces, refuse bins with enclosure, a fenced training yard, 1 - 4'x10' vinyl sign: all current business use.

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. 1 parking space is near the office/training room entrances and is ADA compliant.
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.



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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.
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.
10. Future landscaping: The area near the main entrances will have ground cover and plants each spring.
11. 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.
12. Future landscaping: Any disturbed areas will be replanted each spring. This is a remote, rural area. There are no water storage places or outside storage areas.
13. 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.
14. Lighting 6.2.3 - a separate lighting plan. Lighting is existing and attached to each building near entrances. 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 hours.

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. 1 of these spaces is located near the office/training room entrances and is ADA compliant. This use will not generate an increase of traffic for the driveway.



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Sincerely,

Chris Dunlap

American Dog Pros Co

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Proposed: gazebo, greenhouse, barn, walking trails

Proposed Total Gross Building Square Footage 24,500 ft²

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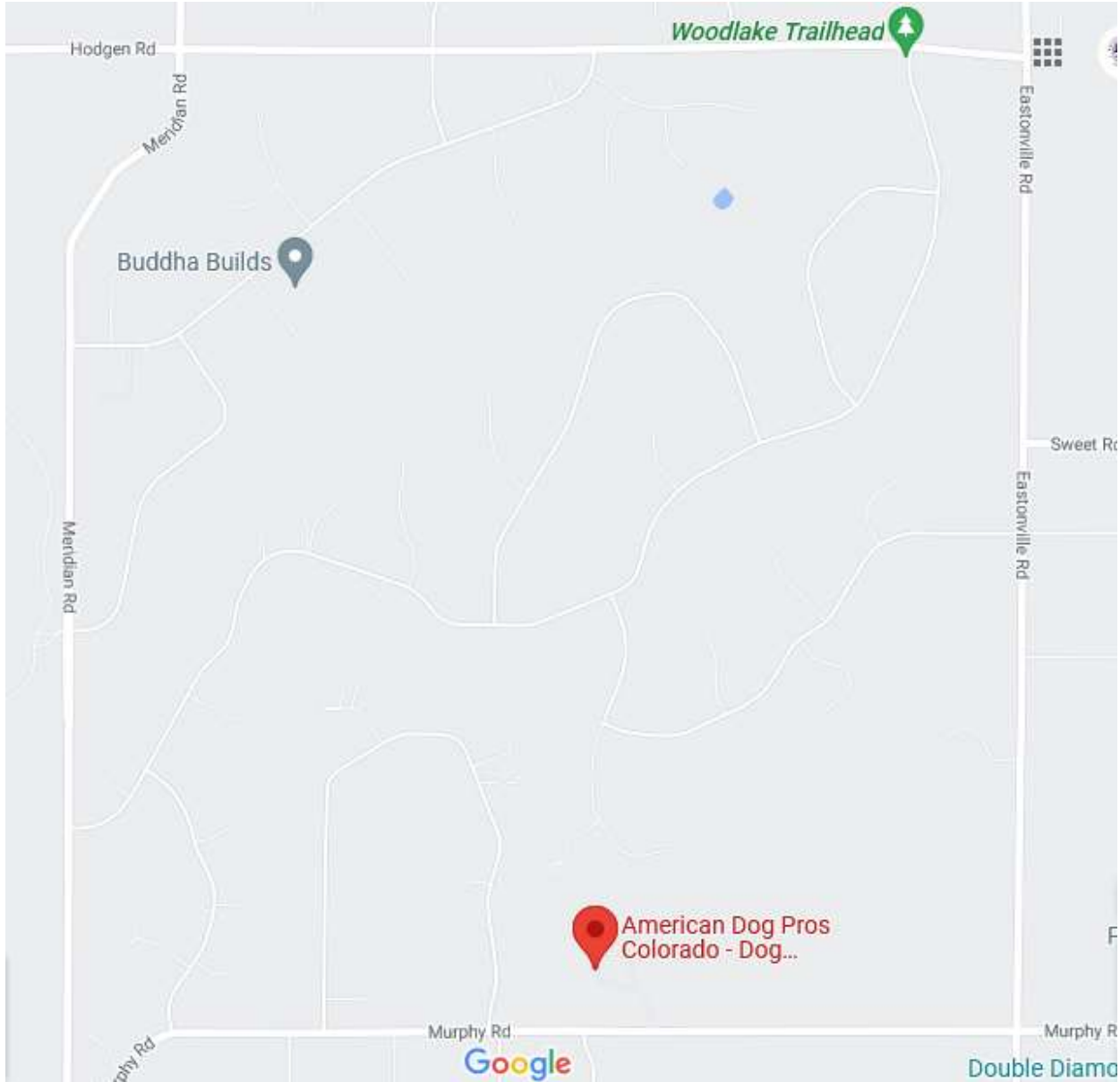
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Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways

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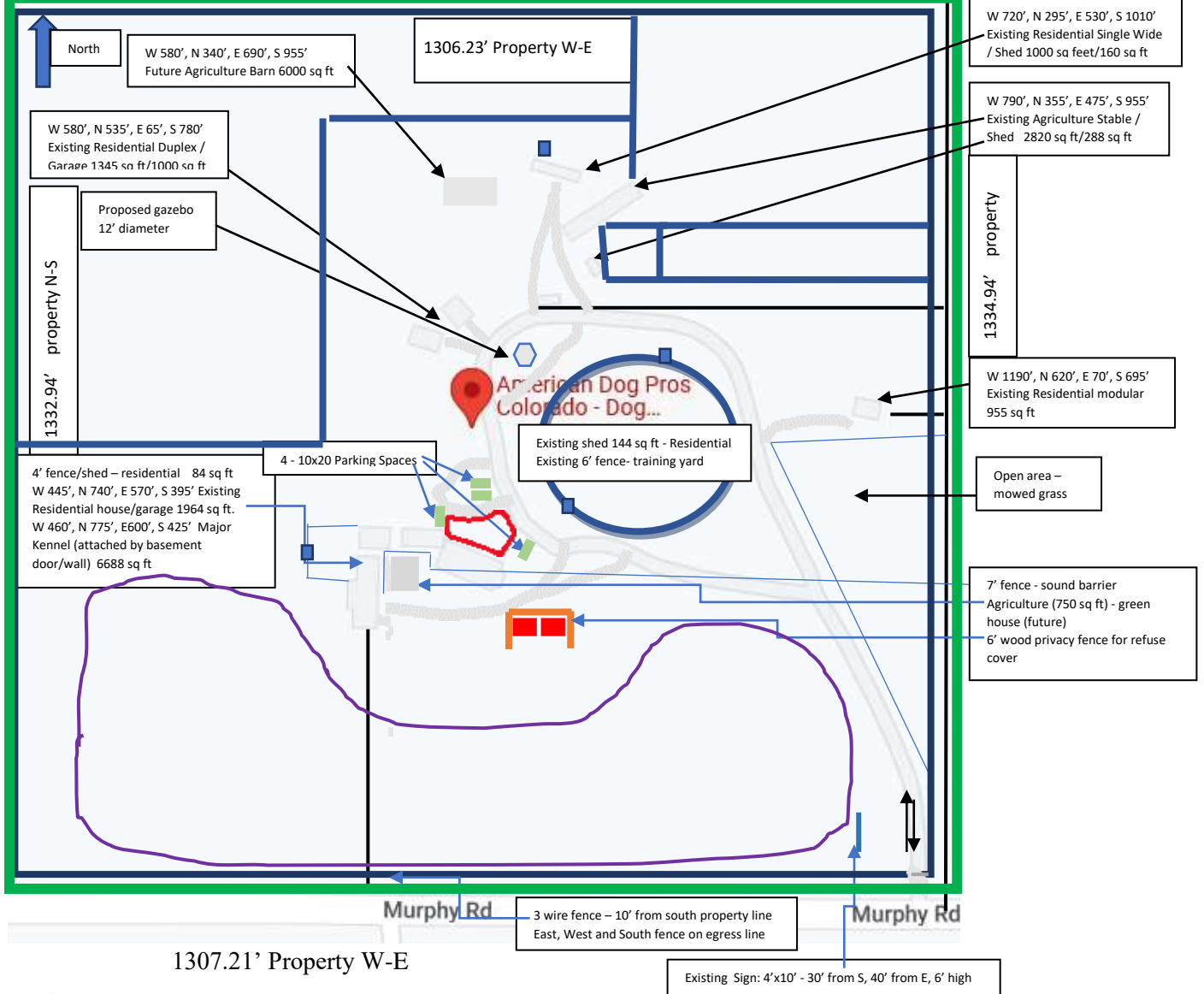
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Property Tax Schedule #413200009

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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.



1 cm = 85 ft

- electrical lines above ground.
- property line
- fencing
- refuse collection bins.
- dirt walking path
- Buildings
- parking spaces
- driveway
- 6' wood privacy fence
- Future landscaping



Trash Enclosure Fencing
6' wood privacy fence

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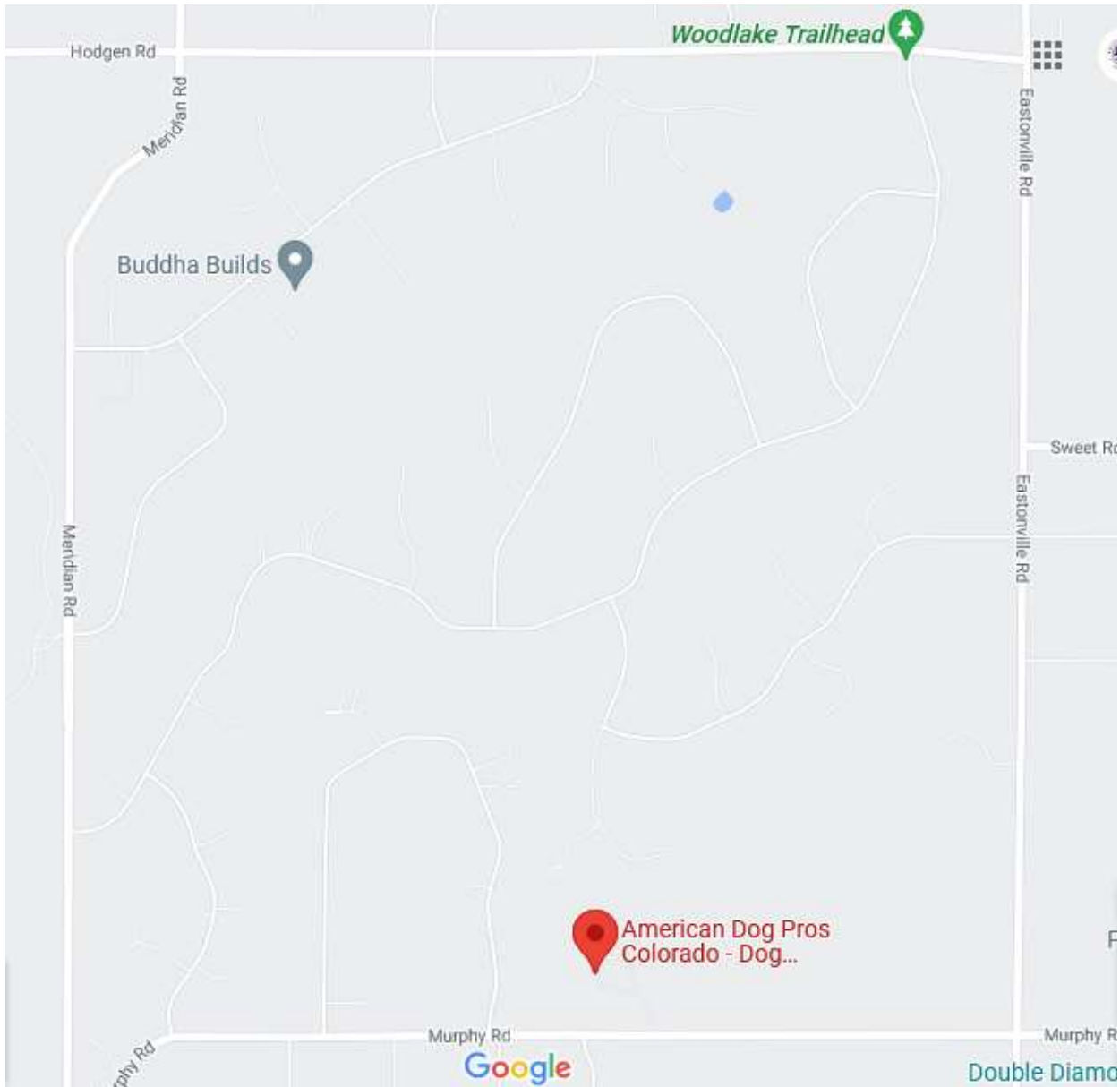
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Area to be landscaped on north side of kennel will be planted with native grass. 6 Russian Olive will be planted evenly spaced 4' from the building to allow for growth.

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

Proposed landscaping plan is to xeroscape the area with Colorado native plantings placed between the parking and main building. 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.

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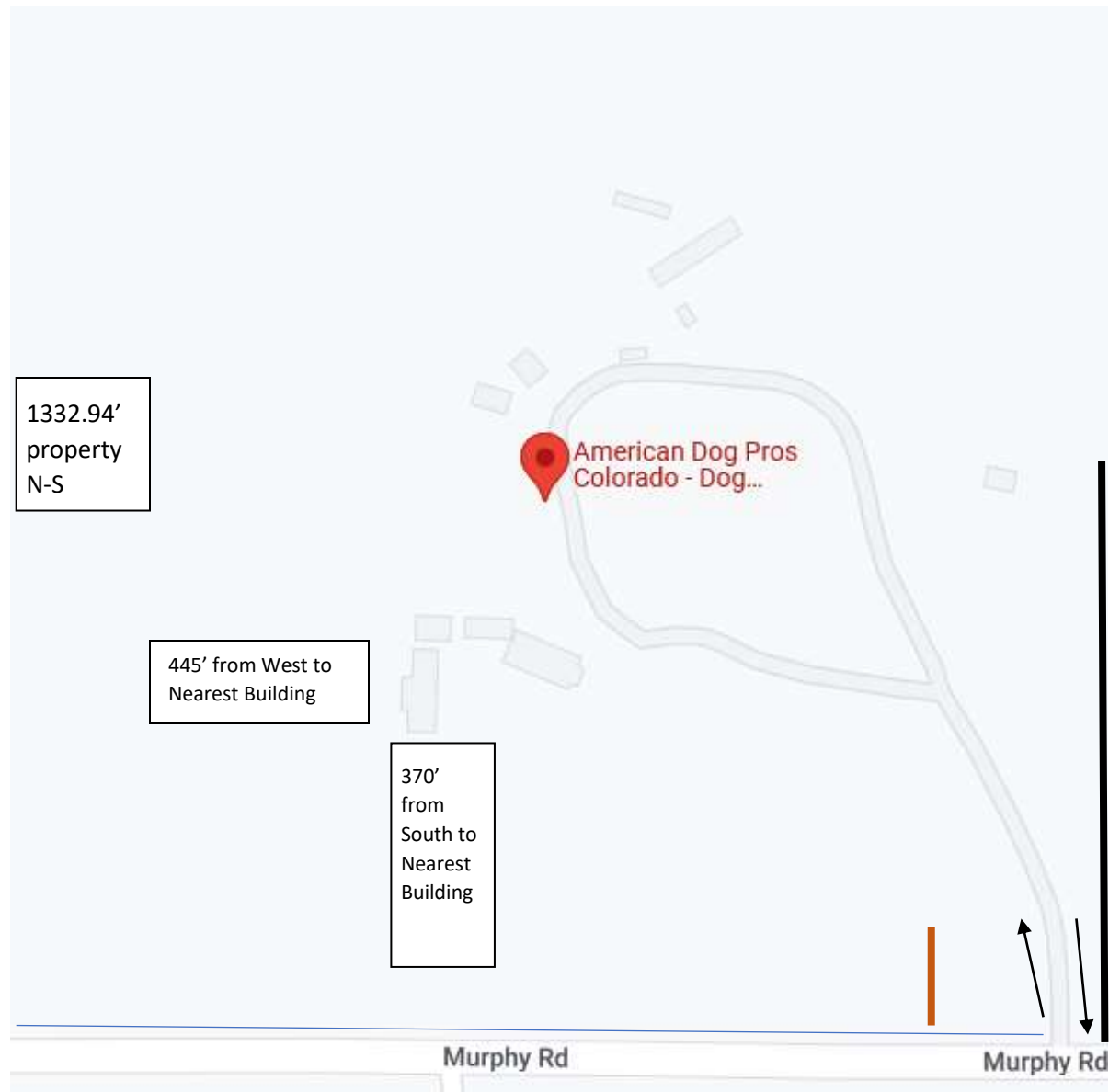
(copy of sign) Sign square footage: 40 ft²

2 - 4'x10' vinyl signs, hung back to back - perpendicular to the road, 4 ft above ground

12' from South property line to sign, 72' from East Fence to sign. Sign will not be lit.

No sight triangles noted, no sidewalks, walls or berms near sign.

Current/Future south fence will be 3 wires and installed 10 feet from south road, on the property. (it is being updated but not moved) All other fencing borders the property are on the property line.



1307.21'
 Property W-E

1 cm = 85 ft

- Sign:
- Electrical Line:
- South Property Line:
- Sign is 2' from south property line
- 12' from roadside (South of property, Murphy Rd)
- 72' from east fence/property line
- 51' from edge of driveway
- Bottom of sign is 2' off the ground
- Sign square footage is $40'^2$ – (4' high x 10' long)
- Allowed sign footage is $245' ^2$
- No illumination
- No easements are recorded on county assessor's information
- No garbage receptacles near the sign.
- No no build areas or floodplains near the sign or on the property
- Nearest utility line is to the east of the driveway
- No loading or vehicular areas are near the sign

