

**LETTER OF INTENT**  
**MUTT HUT – DEVELOPMENT PLAN**  
Rev. 7/13/18

John P. Nelson Associates  
1626 E. Pikes Peak Ave.  
Colorado Springs, CO 80909  
June 7, 2018

- 1      Owner:            Terry Plotkin  
                             3251 Muirfield Dr.  
                             Colorado Springs, CO  
  
         Applicant:     John P. Nelson Associates  
                             1626 E. Pikes Peak Ave.  
                             Colorado Springs, CO 80909  
  
         Consultant:    (same as applicant)
  
- 2      Site location: 21910 Enoch Road, Calhan, CO 80908  
         Site size:        40 AC  
         Zoning:            A-35
  
- 3      Request:            The request is for review and approval of a Site Development Plan  
                             for the conversion of an existing dwelling to a dog kennel.  
         Justification:    The proposed dog kennel is an approved use in the existing A-35  
                             zone. It will be located in a converted dwelling that is near the  
                             center of a 40AC parcel. This is an isolated rural setting; the dogs  
                             will be housed indoors and the kennel activities will not disturb the  
                             surrounding property owners. The proposed use is consistent with  
                             the intent of the zoning ordinance and conforms to all related  
                             planning/zoning standards for the proposed use and the  
                             surrounding neighborhood.
  
- 4      Existing and proposed facilities: There is an existing dwelling on the site that will  
                             be converted to the kennel facility. There are several other smaller buildings on  
                             site that will provide space for maintenance equipment and storage.
  
- 5      Landscaping:        This is an existing property that contains one tree as noted on the  
                             Site and Landscape Plans. The access drive is an existing gravel drive. The site  
                             is covered with existing native grasses and the owner's intent is to leave the  
                             existing natural, low maintenance grasses in place. The main building and  
                             support buildings are near the center of the 40AC site, remote from Enoch Rd., so  
                             screening of the existing facilities with fencing or additional landscaping would  
                             serve no practical purpose. NOTE: A separate Landscaping Variance Request has  
                             been submitted to planning staff regarding this item.

6 Traffic: Anticipated daily trips on a weekday are as follows:

- Employees: 2 staff: 6 trips/day
- Clients/guests: 8 trips/day
- TOTAL 14 trips/day

Driveway permit: The existing building and driveway have existed and been in use for over 30 years. A driveway permit should not be necessary.

Driveway location: The driveway is within the property; the line in question on the site plan is a setback line, not a property line.