

PLANNING AND COMMUNITY DEVELOPMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 18, 2017

Paul and Jeleen Guttenberg
14094 E US Highway 24
Peyton, CO 80831

Dear Applicant and/or Consultant:

Subject: Multi-Discipline Comments Letter, PPR-17-054

The purpose of this letter is to provide you with the review agency responses to the above named development application that have been received to-date by Planning and Community Development.

You are encouraged to directly contact those agencies that did provide review comments if the comments require additional action by the applicant/applicant's representative. You are also encouraged to directly contact those agencies that did not provide review comments if such response is required by state statutes and the El Paso County Land Development Code.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

Re-scan and resubmit the application, the scan did not effectively show the signatures on the bottom of the application.

See Redlines for the following documents:

Elevations
Letter of Intent
Site Development Plan

Engineering Division

Comment 1:

Attachment: Comment_PPR-17-054_1.pdf
see two attachments

Comment 2:

Attachment: Comment_PPR-17-054_2.docx

NAME OF OUTSIDE AGENCY REQUIRING A RESUBMITTAL- Use Matrix for Order
El Paso County Planning and Community Development

ELPASO COUNTY HEALTH DEPARTMENT

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- Records of an on-site wastewater treatment system (OWTS) for this property indicate the OWTS was likely installed before installation permits were required in March of 1966. The Assessor's Office indicates the house was constructed in 1899. The OWTS component locations are unknown, but El Paso County Public Health recommends locating the soil treatment area and protecting it from compaction from driving or parking.
- The proposed main building with two 30 run kennel buildings, office, grooming area, bathroom, and kitchen must have an OWTS designed by a Colorado Registered Professional Engineer. The design must be approved by El Paso County Public Health prior to a permit being issued.
- A secondary site on the property for the possibility of a repair, addition, or replacement of the existing and proposed soil treatment areas must be dedicated and protected from compaction by vehicular traffic, parking and other activities.

- El Paso County Public Health recommends storing all animal food in impervious containers with tight fitting lids in an effort to minimize rodents and insects.
- Animal waste should be managed properly to help control odors and minimize flies and other insects.

Mike McCarthy, R.E.H.S.
 El Paso County Public Health Environmental Health Division
mikemccarthy@elpasoco.com 719-575-8602
 04Dec2017

COLORADO SPRINGS UTILITIES

Utility Comments (electric, gas, water, wastewater)

Action Items:

Modify the Preliminary Utility and Public Facility Plan to address the following comments:

- No action items. Recommend Approval.

Project Specific Information Items:

1. Coordination with field engineer Todd Sturdevant at (719)668-3556 for locations of gas meter(s) and services will need to be initiated if new gas service lines are proposed.

Information Items:

1. The applicant or their engineer should contact Utilities Development Services at 719.668.8111 for an estimate of any system development charges, fees, Recovery Agreement Charges or other costs that may apply to this development.
 - o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719.668.4985.

4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.
9. The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

If you have any questions, please contact Ryne Solberg at rsolberg@csu.org (719)668-8267.

MOUNTAIN VIEW ELECTRIC ASSOCIATION INC

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: Guttenberg Kennel Administrative Relief Project Number: ADR-17-144, PPR-17-054

Description: Paul & Jeleen Guttenberg are requesting approval for a Site Plan and Administrative Relief to operate a boarding/grooming/training facility on their approximately 12 acre parcel located at 14094 East Highway 24. This parcel is also known to be in Section 33, Township 12 South, Range 64 West.

This area is within MVEA certificated service area. MVEA will continue to serve this parcel with existing facilities according to our extension policy. If there is any removal or relocation of facilities it will be at the expense of the applicant. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA has no objections to the administrative relief/site plan for this kennel and boarding facility.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

C. J3--- ':-)\n -\n

Cathy Hansen-Lee

Engineering Administrative Assistant

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Regarding a request for administrative relief to establish a dog kenneling business at 14094 E. Highway 24, Enumerations has the following comments: 1. Any structures for the proposed business which will require a building permit will require a separate address. The applicant should contact Enumerations to establish these addresses prior to submitting any building plans for review/permit. Floodplain has the following comments: 1. The majority of this parcel contains FEMA identified floodplain area. Compliance with Regional Building Code section RBC313 will be required for any new structures. Contact Floodplain Administrator Keith Curtis (keith@pprbd.org, 719-327-2898) with questions or concerns regarding compliance with floodplain code. BRENT JOHNSON Enumerations Plans Examiner (719) 327-2888 www.pprbd.org

The following agencies have not provided review comments to-date:

Colorado Department of Transportation – Pueblo Office
Upper Black Squirrel Creek GWMD
Falcon Fire Protection
Meadow Lake Airport Association

Comments received from any of the above non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant's representative and will be added to the end of this letter for record keeping purposes.

Due to the number of comments and necessary revisions to the plan(s) an additional detailed review will be necessary. Please address the comments as listed above. A detailed letter needs to accompany the revisions to allow for an expeditious re-review timeframe. The letter should include each comment listed above and, immediately thereafter, include a response from the applicant addressing the comment.

If any review agency has an issue that needs resolution or requires a revision, you will need to provide the necessary documents, drawings, etc., to the Planning and Community Development Department in the form of a resubmittal. The Planning and Community Development Department will then forward the resubmitted items directly to the appropriate review agency. If you have any questions pertaining to specific agency comments please contact the appropriate agency directly.

PLEASE NOTE: If necessary, the application cannot be scheduled for public hearing until and unless a final response has been received by Planning and Community Development from those agencies that are required (pursuant to state statute and the El Paso County Land Development Code) to provide such response (i.e.- State Engineer's Office, County Attorney's Office, County Health Department, etc).

In order to be considered for the Planning Commission hearing, all outstanding issues must be resolved no later than. In order to give the reviewers time to confirm that those outstanding issues have been resolved, revisions need to be submitted by. Please contact me if you would like to schedule a meeting with myself or the multi-disciplinary team.

When all the comments have been addressed and corrections made please submit the required documents as requested on the attached resubmittal matrix.

If you have any questions, feel free to contact me at (719)520-6447

Best Regards,

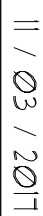


El Paso County Planning and Community Development Department

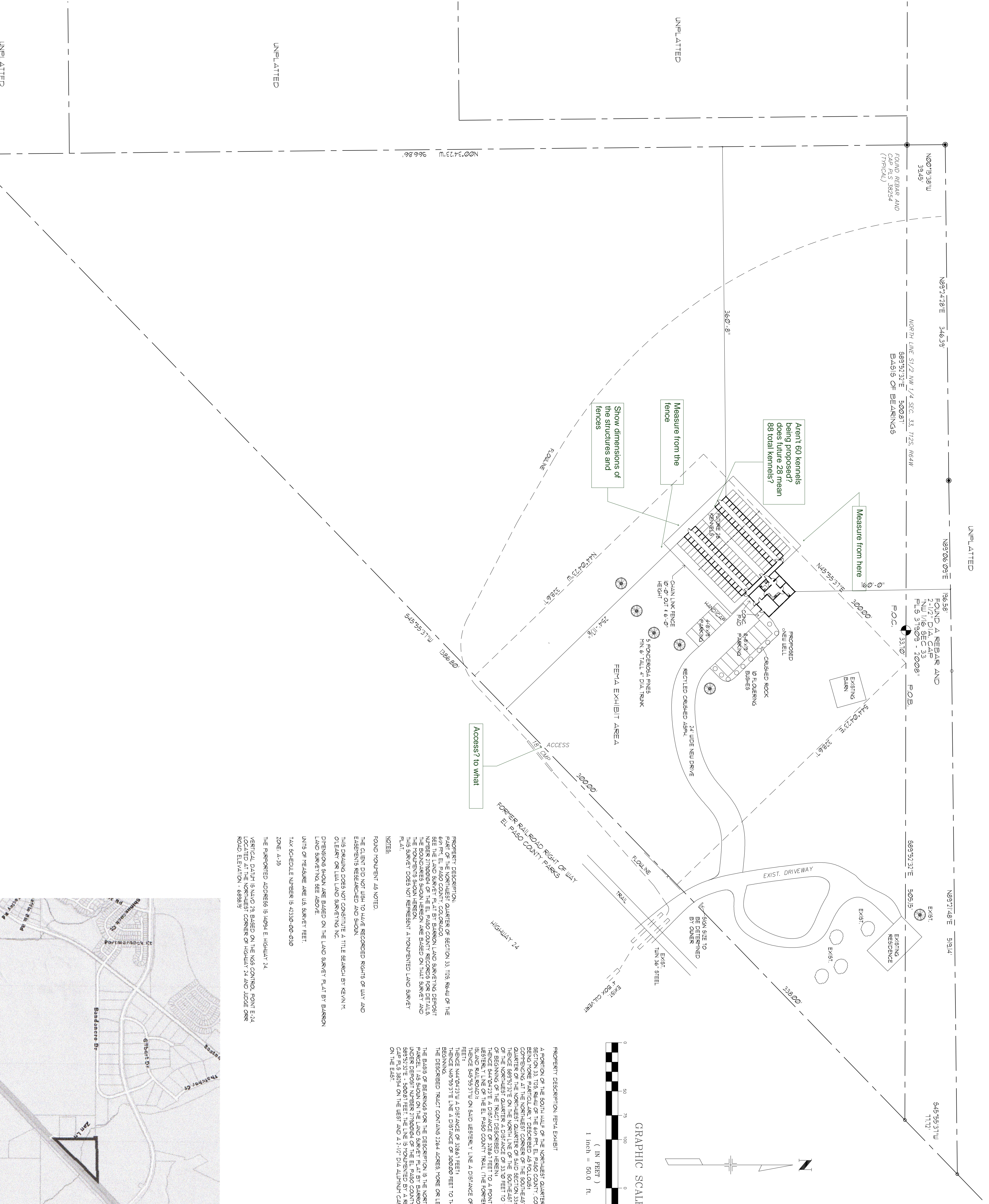
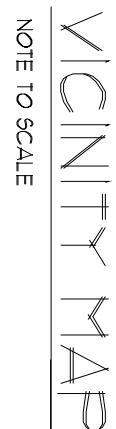
cc: Elizabeth Nijkamp, Engineering
File: PPR-17-054

Kramer Construction, Inc.
5030 Silver Drive, Colorado Springs, CO 80921
phone 719-243-4188
Guttenberg Kennel
14094 E Us Highway 24, Peyton, CO 80831

RJM Designs
Robert J. Maixner, Architect
89 Wedgfield Drive, Hilton Head Island, SC. 29926
(719) 660-6183 maxarctec@aol.com

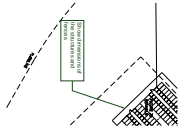


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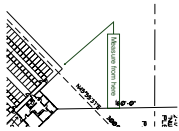
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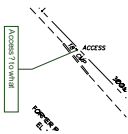
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Show dimensions of the structures and fences



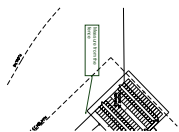
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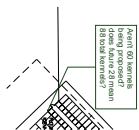
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Access? to what



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Measure from the fence



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Aren't 60 kennels being proposed? does future 28 mean 88 total kennels?

Project Name: Guttenberg Kennel
Project ID: 102947
File Num: PPR-17-054
EA Num: EA-17-144
Applicant: Paul Guttenberg
Project Manager: Len Kendall (leonardkendall@elpasoco.com)
Template: Site Development Plan

Agency: PCD Project Manager
Date: 12/18/2017 1:38:04 PM

COMMENTS:
Multi-Discipline Comments Letter

Paul and Jeleen Guttenberg
14094 E US Highway 24
Peyton, CO 80831

September 26, 2017

Cover page/Letter of Intent

Owner/Applicants

Paul and Jeleen Guttenberg
14094 E US Highway 24
Peyton, CO 80831
719-367-0471

Site location

14094 E US Highway 24
Peyton, CO 80831

Size, Legal Description & Zoning

12.61 acres, A-35
Schedule Number 4233000030,

That portion of the South half of the Northwest quarter of Section 33 in Township 12 South, Range 64 West of the 6th P.M., described as follows:

Beginning at the intersection of the North line of the South half of said Northwest quarter with the Northwestern line of the right of way of the Chicago, Rock Island Pacific Railroad Company; thence Westerly on the North line of the South half of said Northwest quarter to a point 500 feet Westerly thereon from the Northeast corner of the Southwest quarter of said Northwest quarter; thence Southerly parallel with the West line of said Section 33 to intersect the Northwestern line of said railway right of way; thence Northeasterly on the Northwestern line of said railway right of way to the point of beginning, in El Paso County, Colorado together with that portion conveyed in Quit Claim Deed recorded February 23, 2011 as reception No.

211019377 being more particularly described as follows:

A portion of the Northwest One-Quarter of Section 33, Township 12 South, Range 64 West of the 6th Principal Meridian, County of El Paso, State of Colorado, and being more particularly described as follows;

Basis of Bearing: The Southerly line of the Southwest Quarter of Section 28, Township 12 South, Range 64 West of the 6th Principal Meridian being monumented at the Westerly end by a 3-1/4" Aluminum Cap stamped "PS INC PLS 30087" and at the Easterly end by a 3-14" Aluminum Cap stamped "COLO DEPT of TRANSPORTATION PLS No. 22103" assumed to bear S 89° 47' 29" E a measured distance of 2635.21 feet.

Commencing at the Southeast corner of Lot 13, 4 Way Ranch filing No, 1, as Platted in the El Paso County Colorado records at reception No. 206712416; thence S 89° 52' 19" a distance of

237.85 feet to the point of beginning; thence N 00 ° 07' 41" E a distance of 39.45 feet; thence N 89° 24' 41" E a distance of 346.39 feet; thence 89° 06' 22" E a distance of 196.58 feet; thence 89° 22' 01" E a distance of 519.14 feet to the Northwestern Right-of-Way line of the El Paso County Trail; thence S 45° 55' 49" on the Northwestern Right-of-Way line of said El Paso County Trail a distance of 77.72 feet to a point of the North line of the South one-half of the Northwest Quarter of said Section 33; thence N89° 52' 19" W on said North line a distance of 1006.29 feet to the point of beginning.

Request

Approval of Site Development Plan to build a dog breeding/boarding/grooming/training facility to include up to 60 indoor/outdoor kennels and a main building and arena/storage area and administrative relief for a 20% reduction of the 200 ft property setback requirement.

Justification

We purchased the property with the intent to build a dog breeding/boarding/grooming/training facility. Such a facility is a principal use for a legal parcel zoned A-35. The subject property is a legal parcel.

Existing Facilities

House and backyard, barn and bunkhouse.

What is the bunkhouse?

Proposed Facilities, Structures and Roads

A main building to include an office, grooming area, bathroom, kitchen, and isolation room and two kennel buildings of 30 indoor/outdoor kennel runs each. An arena/garage area for storage. No new roads.

Waiver Requests

None

why does the site development plan state future 28 kennels?

Address parking and justification for the number of spaces. Include how many clients you will be expecting and how the parking fits the need.

An alternative landscape plan may be asked for, I will follow up with this after a site visit.

Paul and Jeleen Guttenberg
14094 E US Highway 24
Peyton, CO 80831

September 26, 2017

Letter of Intent

El Paso County Development Department
2880 International Circle, Ste 110
Colorado Springs, CO. 80910

This should be more detailed. How many people will be arriving each day, how many employees will there be, etc.

Paul and Jeleen Guttenberg are seeking approval of a Site Development Plan to build a dog breeding/boarding/grooming/training facility to include up to 60 indoor/outdoor kennels, a main building and an arena/storage area as well as administrative relief for a 20% reduction of the 200 ft property setback requirement.

Our dog breeding operations will take place and our personal dogs will reside in our residence and fenced backyard. The breeding/boarding/grooming/training facility will comply with PACFA and we will obtain a PACFA license. The main building will include an office, grooming area, bathroom, kitchen, and isolation room and two kennel buildings consisting of 30 indoor/outdoor kennel runs each. We also would like to build an arena/garage area for storage.

Where is this located? Arena must meet the setbacks.

We think it is important that dogs be able to go from indoors to outdoors as they desire. We also think that having our residence on the same property as our business will make running the business more efficient and provide a safe home away from home for the pets we will board.

Please feel free to contact us if you have any questions. Thank you for your consideration.

Sincerely,
Jeleen Guttenberg
(719)367-0471

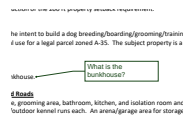
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Address parking and justification for the number of spaces. Include how many clients you will be expecting and how the parking fits the need.



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What is the bunkhouse?



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An alternative landscape plan may be asked for, I will follow up with this after a site visit.



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why does the site development plan state future 28 kennels?


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This should be more detailed. How many people will be arriving each day, how many employees will there be, etc.

animal dogs will reside in our residence
neighboring facility will comply with
building will include an office, growing
household items consisting of 20
to build an arena for
arena in this building? Arena must
meet the setbacks.
indicates to indicate to this arena. We
safety as our business will make certain
arena from being for the job we will
n. Thank you for your consideration.

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Where is this located? Arena must meet the setbacks.

Project Name: Guttenberg Kennel
Project ID: 102947
File Num: PPR-17-054
EA Num: EA-17-144
Applicant: Paul Guttenberg
Project Manager: Len Kendall (leonardkendall@elpasoco.com)
Template: Site Development Plan

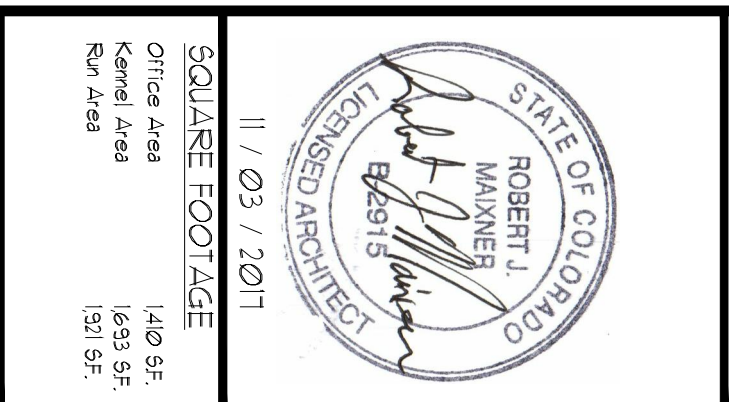
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COMMENTS:
Site Development Plan Summary

Kramer Construction, Inc.
5030 Silver Drive, Colorado Springs, CO 80921
phone 719-243-4188
Guttenberg Kennel
14094 E Us Highway 24, Peyton, CO 80831

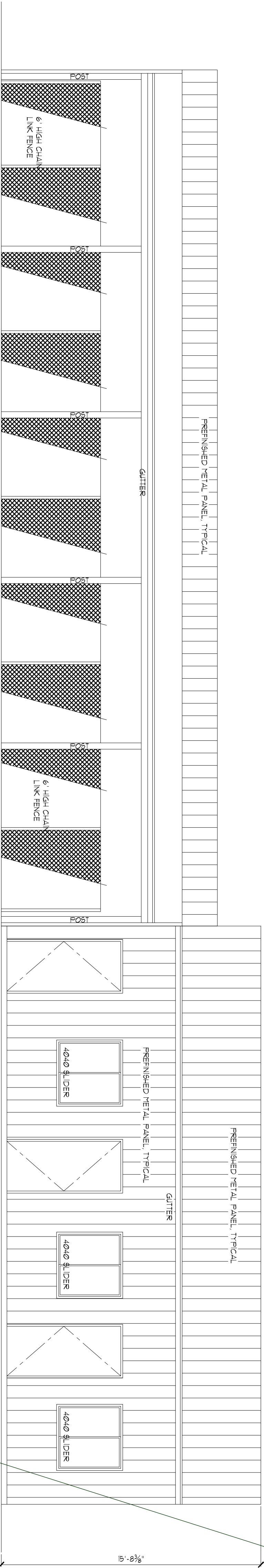
West.

RJM Designs
Robert J. Maixner, Architect
89 Wedgfield Drive, Hilton Head Island, S.C. 29926
(719) 660-6183 maxarctec@aol.com



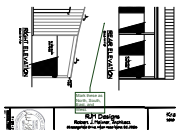
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SHEET NO.	

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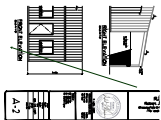
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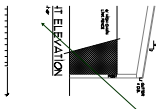


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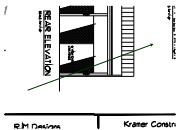
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Project Name: Guttenberg Kennel
Project ID: 102947
File Num: PPR-17-054
EA Num: EA-17-144
Applicant: Paul Guttenberg
Project Manager: Len Kendall (leonardkendall@elpasoco.com)
Template: Site Development Plan

Agency: PCD Project Manager
Date: 12/18/2017 1:09:12 PM

COMMENTS:
Letter of Intent Redline

Project Name: Guttenberg Kennel
Project ID: 102947
File Num: PPR-17-054
EA Num: EA-17-144
Applicant: Paul Guttenberg
Project Manager: Len Kendall (leonardkendall@elpasoco.com)
Template: Site Development Plan

Agency: PCD Project Manager
Date: 12/7/2017 3:49:15 PM

COMMENTS:

Re-scan and resubmit the application, the scan did not effectively show the signatures on the bottom of the application.

See Redlines for the following documents:

Elevations
Letter of Intent
Site Development Plan