

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

June 2, 2026

RE: Whittemore Road – Administrative Relief for front setback

File: ADR2513

Parcel ID No.: 500000427

This is to inform you that the above-referenced request for approval of an application for Administrative Relief, to allow a front setback of 160 feet where 200 feet is the minimum setback requirement for a structure related to the operation of a Major Kennel within the A-35 (Agricultural) zoning district, was **approved** by the Planning and Community Development Director on June 2, 2026. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (as amended). Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested Administrative Relief application is subject to the following:

CONDITIONS AND NOTATION

Conditions

1. Any expansion or additions beyond the existing or proposed structures related to the operation of the proposed kennel (e.g. deck, garage, sunroom) may require separate application(s) and approval(s) if the development requirements of the A-35 zoning district and the specific use standards of Section 5.2.30.B. for a Major Kennel cannot be met.

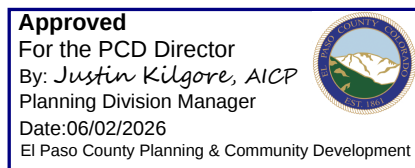
2. Approval of a site plan by the Planning and Community Development Department, and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to construction.

Notation

Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the approval.

All administrative relief decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of the decision. Should you have any questions, please contact Lacey Dean at (719) 520-7943.

Sincerely,

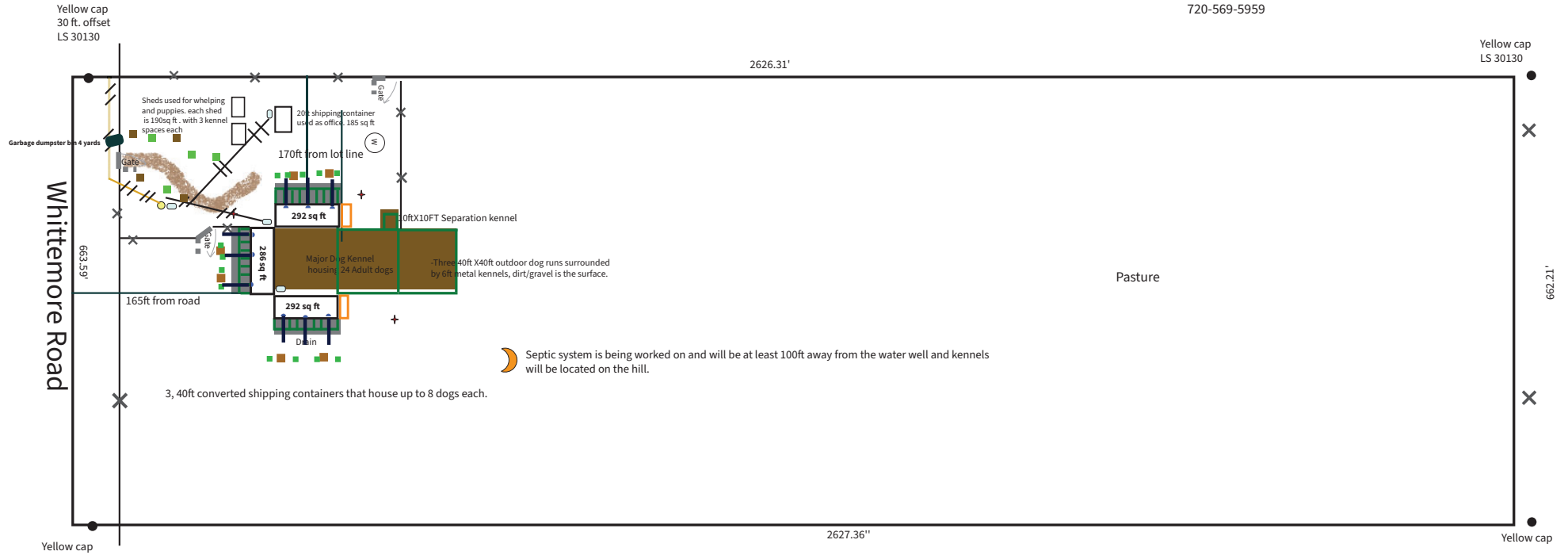


Meggan Herington, AICP, Executive Director
El Paso County Planning and Community Development Department
File: ADR2513

Major Dog Kennel Landscape Drawings

40 Acre parcel

Khaled Zaky
jbfransua@gmail.com
Whittemore Rd Parcel 2, Rush, CO 80833
720-569-5959



Legal Description

Parcel 2: 500000427

A tract of land lying and being a portion of the Northwest Quarter of Section 15, Township 15 South, Range 60 West of the 6th P.M., County of El Paso, State of Colorado and being more particularly described as follows; Commencing at the West Quarter corner of Section 15; thence N.01°13'57"W. coincident with the West line of the NW¼ of said Section 15, a distance of 663.59 feet to the POINT OF BEGINNING of a parcel of land described herein; thence continue Northerly along said line, a distance of 663.59 feet; thence S.89°54'46"E., a distance of 2,626.31 feet; thence S.01°19'35"E., a distance of 662.21 feet; thence N.89°56'36"W., a distance of 2,627.36 feet to the POINT OF BEGINNING.

Containing 1,740,836.08 Square feet or 39.9641 acres, more or less.

Ingress/Egress traffic going into the property from the gate to the container office, 1-2 vehicles on average a day.
lot is a 40 acre parcel with about 1.5 acres of coverage for kennel with sheds with remaining 38.5 acres of pasture. Total gross building square footage is 870 for all three 40ft container buildings.

Legend

	Permitted Well		
	Electrical box		
	Water Hydrant		
	Light pole		
	Yellow Cap		
	Extension		
	Kennel pannels 5x6		
	Below Ground Power line		
	Wire Fence		
	Dirt road path		