

Phil and Ivonne Strevett
16078 Spencer Road West
Peyton, CO 80831

Please verify that you are requesting administrative relief. This is a separate application with a fee of \$587. If you can move the yelping kennel to 200 feet then that application will not be needed.

December 5, 2018

Letter of Intent

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

Phil and Ivonne Strevett are seeking approval of a Site Development Plan to convert two of our existing buildings into a dog breeding/training facility which will include one building for 20 indoor/outdoor kennels and another for 4 indoor/outdoor whelping kennels as well as administrative relief for a 20% reduction of the 200 ft property setback requirement

Our dog breeding/training operations will take place on the property and our personal dogs will reside in our residence. The breeding/training facility will comply with PACFA and we will obtain a PACFA license.

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.

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

Sincerely,

Phil and Ivonne Strevett
719-749-2982

Phil and Ivonne Strevett
16078 Spencer Road West
Peyton, CO 80831

December 5, 2018

Cover page/Letter of Intent

Owner/Applicant

Phil and Ivonne Strevett
16078 Spencer Road West
Peyton, CO 80831
719-749-2982

Site location

16078 Spencer Road West
Peyton, CO 80831

Size, Legal Description & Zoning

20 acres, A-35
Schedule Number: 4223000010

W2SE4SW4 SEC 23-12-64

Request

Approval of Site Development Plan to convert two of our existing buildings into a dog breeding/training facility to include up to 20 indoor/outdoor kennels and a 4 indoor/outdoor whelping kennel building. We will request 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/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

1 House, 4 outbuildings, and 1 loafing shed.

Proposed Facilities, Structures and Roads

No new roads.

Anticipated Future Structures-5 to 7 year plan

- Septic field system
- An additional 20 kennel building
- An additional 40 x 60 outbuilding

Anticipated Schedule of Development: December 2018 to May 2025

- Project Area 1 Upgrade plumbing and install sanitation lines
- Project Area 2 Electrical wire, fixture installation
- Project Area 3 Landscaping – Trees and hedges
- Project Area 4 Fence construction
- Project Area 5 Add concrete floors, put up kennels

Much of this is required before a Certificate of Occupancy can be issued. Make sure landscaping and fence construction is done before Cert of Occupancy.

Water and Septic will be provided

Per Colorado Division of Water Resources Department of Natural Resources, a change in the well is not needed. See attached document under on well documents.

We have a 5/7-year plan to building a septic system, but for the remaining time, we will mop the kennels and discard dog waste in the trash.

Please update, a well permit is still required to be submitted.

Parking

Will be part of the driveway.

Drainage

Surrounding homes will not be affected by our drainage.

Lighting

There will be no commercial lighting for this business.

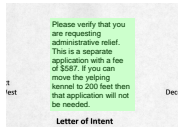
Waiver Requests

None

If landscaping cannot be met, this is where you will request an "Alternative Landscaping Design"

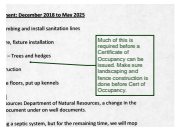
Markup Summary

dsdseigny (4)



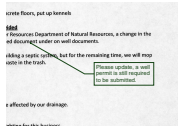
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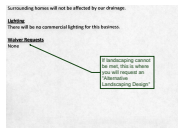
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Much of this is required before a Certificate of Occupancy can be issued. Make sure landscaping and fence construction is done before Cert of Occupancy.



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Please update, a well permit is still required to be submitted.



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If landscaping cannot be met, this is where you will request an "Alternative Landscaping Design"