

Letter of Intent

Required:

Owner/applicant & consultant:

DeMarco & Amanda Williams
6765 Gun Club Trail
Colorado Springs, CO 80908
719-308-7444
info@frenchiesnaturally.com

Please add parcel #

PCD File No.

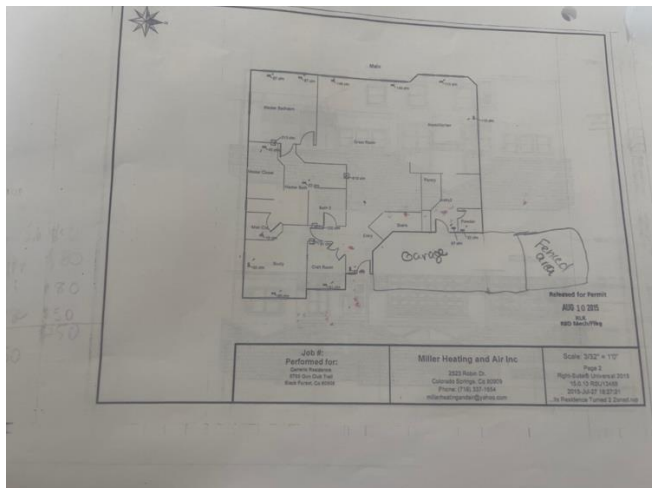
PCD File # AL239

Site location, size, zoning:

Location:

Size: Current four car garage to be used (see home floor plan, approximately 1000sq ft) along with current fenced in area.

Current Zoning: RR-5



Please discuss all other business operated from the residence.

Please discuss how many dogs are at the premises now, how many are personally owned and if these will be a commercial business to board and kennel dogs which previous EA and project scopes indicated was the plan

Request:

Road Impact fees will be applicable to a commercial boarding kennel.
Road Impact fees not paid for BB will be due if not previously paid

We are requesting an approval for our land to be used as a major kennel to allow 25 dogs. We request to be approved to use our current temperature controlled four car garage as it is attached to our home. Having the dogs in a space connected to our home helps us to properly interact with our dog keeping them happy and feeling like a part of our family. Keeping happy dogs helps with noise control as our dogs want to be with us. Our quiet hours will be from 9pm-7am which will be strictly enforced by keeping all dogs inside by closing the doggie doors. We have blocked the fencing to limit their visibility and we plan to build a garage for our own vehicles which will further block their visibility. We have a few outdoor sensor lights and solar lights for us to be able to see but not too much in order to prevent light pollution. Dog waste will be removed weekly to prevent odors.

Existing & proposed facilities, structures, roads, driveways:

We are requesting an approval for our land to be used as a major kennel to allow 25 dogs. We request to be approved to use our current temperature controlled four car garage as it is attached to our home. The dogs will also have access to the currently fenced in area via doggie doors. The garage is approximately 50 ft from the property line. Having the dogs in a space connected to our home helps us to properly interact with our dog keeping them happy and feeling like a part of our family. Keeping happy dogs helps with noise control as our dogs want to be with us. Utilizing the garage helps us keep our dogs safe as I am able to hear what is going on. We also request this space as our property does not have much usable land for building. Our garage is also located quite a distance from any of our neighbors.

This is not shown on site plan

Areas of required landscaping: We currently use xeriscaping to reduce water use and planting local plants to keep with the natural look of the area.

Water and Septic: The current well will be used for water and any septic

city and engineer.

Discuss traffic generation for all uses
If no TIS is being proposed then address all criteria per ECM Appendix B section B.1.2.D for all uses of the property

.No TIS Required. No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.

State any waivers for this request.
Setbacks not met per code for large kennel

If unable to meet the 200ft setback requirement (Section 5.2.30.B.2), please indicate in this letter how these measures (quiet time, fencing, and future garage) are all efforts to "mitigate potential impacts".