

Letter of Intent

Required:

Owner/applicant & consultant:

DeMarco & Amanda Williams

6765 Gun Club Trail

Colorado Springs, CO 80908

719-308-7444

info@frenchiesnaturally.com

PCD File No. AL239

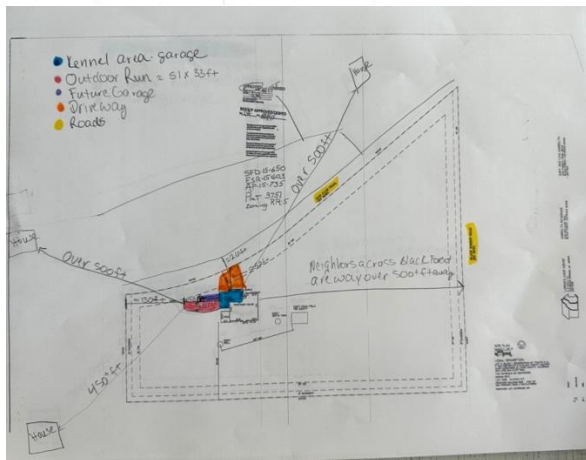
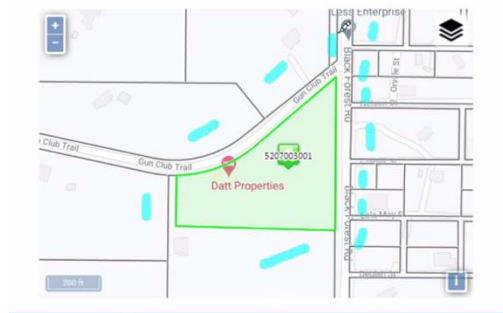
Parcel: 5207003001

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



Request & Justification:

We are requesting an approval for our land to be used as a major kennel to allow 22 dogs. These will be our own dogs for breeding as for a small breeding practice and allow for our retired breeding dog to retire here as we love them. There will be no boarded dogs on site. 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 with a tarp like material. What they can't see they don't bark at. We plan to build a garage in front of the fenced in dog area for our own vehicles which will further block their visibility of the road to prevent barking. We provide toys and lots of interaction which will keep the dog happy and occupied. As a side note, barking annoys me more than anyone and I take care of it immediately. If we are not home, we do not allow the dogs to be outside on their own. 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.

Existing & proposed facilities, structures, roads, driveways:

We are requesting an approval for our land to be used as a major kennel to allow 22 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. We are unable to meet the 200ft setbacks as indicated in 5.2.30.B.2. We are requesting a waiver as the garage is approximately 50 ft from the property line next to Gun Club Trail and we are taking several steps to mitigate potential impacts. 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 will close doggie doors by 9pm and re-open them at 7am to maintain quiet hours. If we are not home, doggie doors will be closed as well and all pups are located inside. Our garage is well insulated decreasing the sound from carrying. Our fencing has a tarp like material covering the fence so the dogs can't see out as well. What they can't see they don't bark at. We also request this space as our property does not have much usable land for building as we have a ravine and very hilly land. Our garage is also located quite a distance from any of our neighbors where it is placed. We have spoken to our closest three neighbors on Gun Club Trail. Two of the three neighbors have watched our current dogs for us when we are out of town. They love them. The closest neighbors Clark and Diane Brown (450+ feet away) are also close friends and have stated they are supportive of our future pup endeavors (See signed letter from them). The other two houses on Gun Club Trail are over 500+ feet from the location of the outdoor kennel area. The neighbors across Black Forest Rd cannot see and likely cannot hear the dogs due to the location of our house and large hill on the Black Forest Rd (east) side of our property. Our kennel area is located on the west side.

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 recommendations will be followed by recommendations of the city and engineer.

Traffic: I expect in the future to have about 10 litters per year. The breed I raise the average litter size is four to five pups. We'd have a total of around 50 pup adoptions. The pups are spoken for before pick-up. As a result, we expect about 50 visitors per year which is around 4 trips per month.

- Please note we have decided against running the bed and breakfast at this time. We realized with increased pricing of building that the return on investment was not sufficient. We would like to have it as an option in the future but are not currently planning on pursuing the bed and breakfast business.