AL2529 - PG. 1/8

EL PASO COUNTY
COLORADO

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

September 30, 2026

RE: 27680 Big Springs Rd Animal Refuge - Special Use

File: AL2529

Parcel(s): 2300000110

Steve Schleiker
10/23/2026 04:00:12 PM
Doc $0.00 8
Rec $43.00 Pages
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El Paso County, CO

This is to inform you that the above-referenced request for approval of a Special Use application for an animal refuge located at 27680 Big Springs Road was **approved** by the Planning and Community Development Director on September 30, 2026. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (as amended).

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the animal refuge, which includes an agricultural barn, two residences, a storage building, a personal greenhouse, and a clinic/office structure where the domestic cats will be housed, located on said property as depicted in the site plan drawings.
2. Applicant shall submit and receive approval of a Site Development Plan prior to initiation of the animal refuge use.

3. Applicant shall obtain an onsite wastewater treatment system permit for additional uses listed in the Special Use from El Paso County Health prior to approval of the Site Development Plan.

NOTATIONS

1. Special Use approval includes conditions of approval and the accompanying site plan. No substantial change, inclusive of expansions, enlargements, intensifications, or modifications, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Special Use is discontinued or abandoned for two (2) years or longer, the Special Use shall be deemed abandoned and of no further force and effect.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact Lacey Dean at (719) 520-7943 or LaceyDean2@elpasoco.com.

Sincerely,

Approved
For the PCD Director
By: Justin Kilgore, AICP
Planning Division Manager
Date:09/30/2026
El Paso County Planning & Community Development

Meggan Herington, AICP, Executive Director

El Paso County Planning and Community Development Department

File: AL2529

Green Cat Shack Sanctuary

Special Use Permit

Letter of Intent

August 11th, 2026

Green Cat Shack Sanctuary Special Use Permit Letter of Intent

Lacey Dean
Associate Planner
Planning & Community Development El Paso County Colorado 2880 International Circle, Suite 110 Colorado Springs, CO 80910

Re: Site Development Plan Letter of Intent
Project Name: 27680 Big Springs Rd - Animal Refuge

1. INTENT

The intent of this review is to propose that the property listed below be considered for a "Special Use Permit" based on the allowances listed in the Land Development Code for A-35 zoning. The proposed usage will be as an "Animal Refuge" defined as "a facility, other than a vet hospital, for the care and keeping of abandoned, injured or confiscated animals including domesticated or exotic species." The development will not be used for any paid boarding or kennel usage. This animal refuge will be specifically for "house" cats. The existing site currently has no buildings, a pit well, (3) yard water hydrants and an unimproved two-track road to a grove a trees about 270' from the entrance. The building details can be found on the site plan and include a barn/ cat housing facility (principal structure), an agricultural barn, (2) single family homes, a maintenance building, (2) greenhouses and a recreation building. An RV site is not being requested at this time.

2. OWNER(S)

Green Cat Shack Sanctuary CO (501 (c) (3)) 555 5th Ave NE Unit 1224 Tower 4 St. Petersburg, FL 33701 312-213-2966 jimkdouglas2025@gmail.com NOTE: This property is in a trust for the Green Cat Shack Sanctuary Co. The name of the trust is Green Cat Shack Sanctuary Irrevocable Land Trust.

3. APPLICANT

Green Cat Shack Sanctuary Co, James Krzyminski, 350 Fox St, Denver, CO 80223 424-302-1348 jimkdouglas2025@gmail.com

4. PROPERTY DETAILS

27680 Big Springs Rd Calhan, CO 80808 Schedule #: 2300000110 / E2SE4 EX RD SEC 27-13-62 El Paso County Site Address: 27680 Big Springs Rd, Calhan, CO 80863 Lot Size: 80 acres Zoned: A-35 (Agricultural) Maximum Lot Coverage: None Maximum Height: 30'* Elevation:

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6,178 Primary Use(s)/Accessory Use: The PRINICPAL USE of the property will be the Special Use "Animal Refuge". The other PRIMARY USE will be "Livestock". ** *One additional foot of height is allowed for each foot of additional setback provided above the required minimums up to a maximum of 100 feet. For example, a maximum height of 35 feet is allowed for structures setback a minimum of 30 feet from all property lines and a maximum height of 50 feet is allowed for structures setback a minimum of 45 feet from all property lines. **5.1.2 "Types of Uses and Limit on the Number of Uses per Lot or Parcel" - Only one principal use is allowed per lot or parcel, except in the A-35 zoning district and in commercial and industrial zoning districts where more than one principal use may be established subject to the requirements and limitations of this Code, or where special use approval or variance of use approval has authorized additional uses.

5. CRITERIA OF APPROVAL WITH LAND DEVELOPMENT CODE

5.3.2. Special Use (C) Criteria - includes the following items
1. The special use is generally consistent with the applicable Master Plan;

RESPONSE: This special use application is an agricultural use that fits well with the "Rural Placetype" as described in the El Paso Master Plan. It fits into the rural placetype as the primary land use will be Agriculture and Farm/ Homestead, and there will not be any other primary or supporting land uses that fall outside of this placetype. This application also meets all of the standards and uses allowed for A-35 zoning as described in the Land Development Code (LDC) El Paso County 2021. Land impacts or area of change for the special use, including the (2) homes, will be contained in approximately 7 acres of the 80 acre lot or 9% of the total property. The parcel currently belongs to the Area of Change of Minimal Change: Undeveloped. The parcel is currently vacant and new development will not change the prioritized rural and natural environments. The remaining property may be used in the future for ranching as allowed with A-35 zoning and Green Cat Shack Sanctuary Special Use Permit Letter of Intent is not included with this special use application. Even with other future ranching usage, approximately 90% of the property will be undeveloped. The El Paso Master Plan does not provide criteria for a special use within A-35 zoning, but rather provides a general overview of what the future of the development is expected to look like in different areas. It is the intent of the Green Cat Shack Sanctuary to work in cooperation with El Paso County, the El Paso Master Plan and the Land Development Code's criteria for any specific development processes.

2. The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;

RESPONSE: Properties in the general vicinity of the listed property are being used for expanded residential, agricultural and ranching. Buildings include homes, barns, arenas, stalls and support buildings. The Site Plan shows the buildings and general usage for the special use application which would be "in harmony" with the surrounding neighbors.

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3. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;

RESPONSE: The proposed special use will not overburden or exceed the capacity of public facilities or services. As expressed above, the special use will be very similar in day to day operations as surrounding properties.

4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;

RESPONSE: The property has an existing primary access from Big Springs Road (see the Site Plan) which will remain as the primary access for the special use. The barn (principal structure) will include 8 parking spaces. These spaces will be used by a primary onsite caretaker and 2 to 3 other onsite workers. Two to 4 additional volunteers/workers will be accessing the property on a daily basis. Other traffic will include medical care visits and weekly deliveries.

5. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;

RESPONSE: These items will be addressed with the Site Development Plan and will comply with all local, state and federal laws regarding air, water, light and noise pollution.

6. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or Green Cat Shack Sanctuary Special Use Permit Letter of Intent

RESPONSE: The proposed special use will not be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.

7. The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

RESPONSE: Yes

6. OVERLAY ZONING

No overlay zoning is proposed.

7. COMPLIANCE WITH LAND DEVELOPMENT CODE

See the "Proposed Uses" and "Proposed Buildings" on the Site Plan for specific details of the proposed structures and how they comply with the LDC.

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8. COMPLIANCE WITH PROPOSED USE

See the "Proposed Uses" and "Proposed Buildings" on the Site Plan for specific details of the proposed structures and how they comply with the LDC.

9. CONSISTENCY WITH THE EL PASO COUNTY MASTER PLAN

See # 5.1. above.

10. TRAFFIC

The existing site access is to remain. The barn will include 8 parking spaces. These spaces will be used by a primary onsite caretaker and 2 to 3 other onsite workers. Two to 4 additional volunteers/workers will be accessing the property on a daily basis. Other traffic will include medical care visits and weekly deliveries. There will not be more than 100 trips a day or 10 trips an hour and the level of traffic will meet the ECM exception B.1.2.D that a Traffic Study is not required.

11. SOIL EROSION CONTROL AND REVEGETATION

1. The proposed development will disturb approximately 7 acres of the 80-acre A-35 parcel, with all construction activity contained within this limited area;

RESPONSE: The remaining 90% of the property will remain undeveloped, and future ranching use, if pursued, will also comply with A-35 zoning and will not alter the rural character of the site. Although the project is small in scale and located on gentle topography, it is acknowledged that this portion of El Paso County experiences frequent high-wind events that increase the potential for soil erosion following disturbance.

2. To ensure long-term soil stability and protection of natural resources, the project will comply with the El Paso County Engineering Criteria Manual (ECM) and implement the erosion-control and revegetation practices recommended by the El Paso County Conservation District (EPCCD);

RESPONSE:

A) Revegetation Within 45 Days

All disturbed areas, including building sites, utility corridors, and graded surfaces, will be mulched and reseeded within 45 days of disturbance. Seed mixes will consist of native and/or naturalized grasses appropriate for El Paso County. The EPCCD Native Shotgun Mix will be used unless otherwise directed by County staff.

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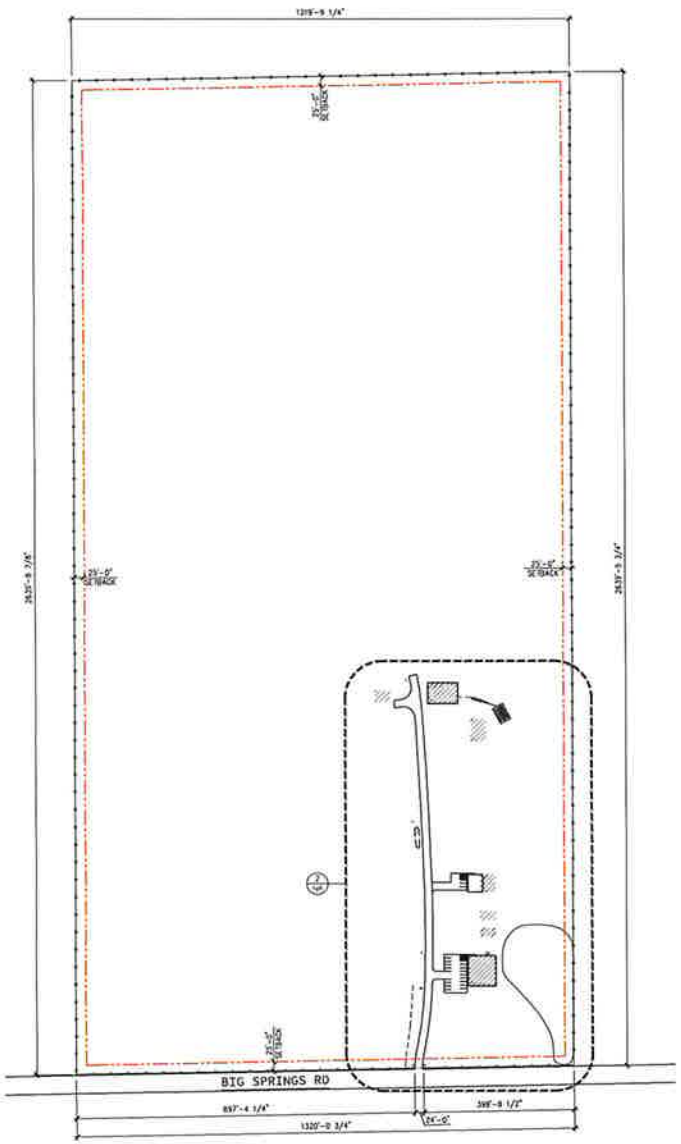
B) Topsoil Stripping, Stockpiling, and Redistribution Prior to Construction

The top 6 inches of soil in disturbed areas will be stripped and stockpiled separately. Stockpile slopes will be maintained at 3:1 or flatter to prevent erosion. After grading, this topsoil will be redistributed evenly across disturbed areas prior to seeding to maximize germination success and long-term vegetation establishment.

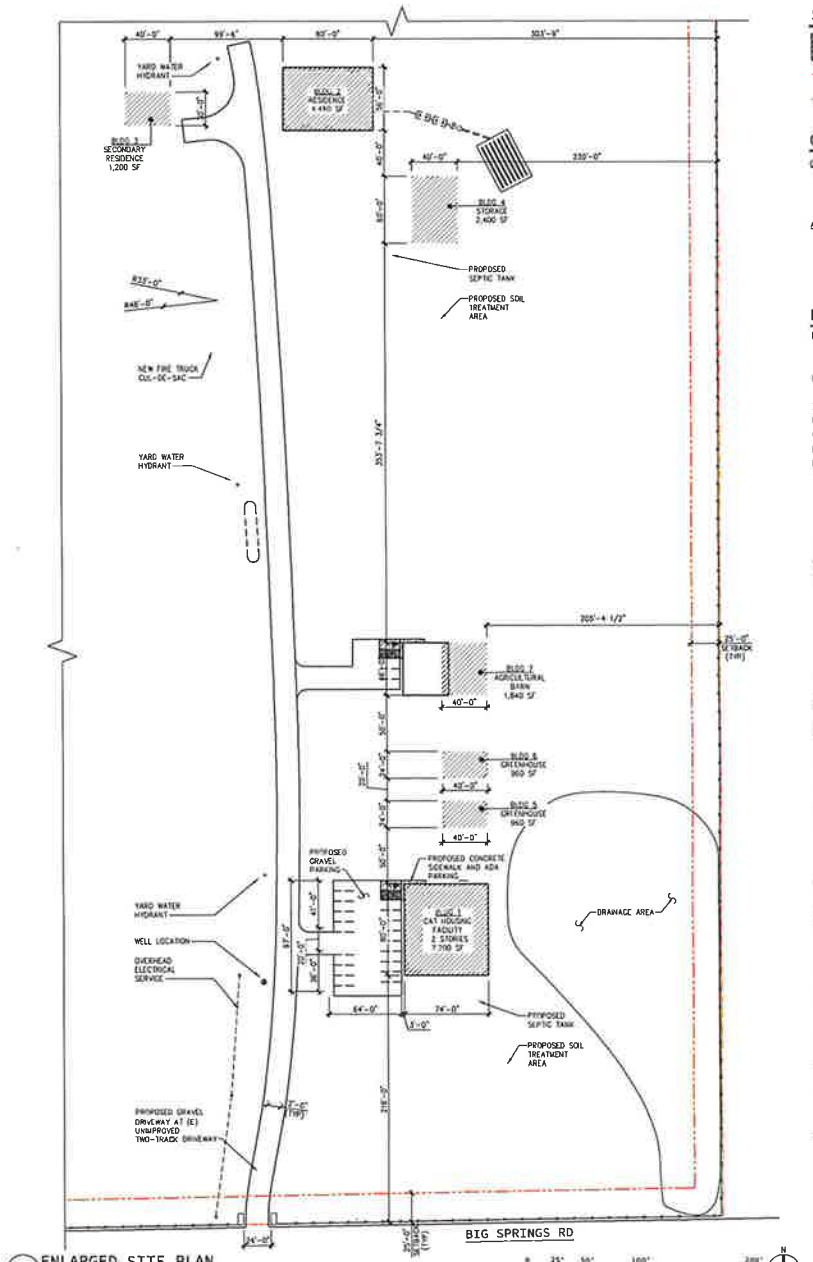
C) Mulching for Moisture Retention and Wind Protection Following seeding, disturbed areas will be mulched using weed-free hay mulch at a minimum rate of 5,000 lbs per acre. Mulching will retain soil moisture, protect exposed soils from wind erosion, and support successful seed establishment.

3. Construction BMPs During construction, temporary best-management practices (BMPs), including straw wattles, silt fencing, and stabilized construction entrances,will be installed as needed to prevent sediment migration and protect disturbed soils;

RESPONSE: With these measures incorporated, the project meets EPCCD expectations for soil conservation, revegetation, and protection of wildlife and natural resources. No adverse impacts to adjacent properties or drainage patterns are anticipated, and the project will remain in full compliance with ECM erosion and stormwater standards throughout construction and long-term site maintenance.



1 SITE PLAN



2 ENLARGED SITE PLAN

SITE LEGEND

PROPOSED BUILDING FOOTPRINT

SETBACK / EASEMENT LINE

PROPERTY LINE

CONTACTS

OWNER: GREEN CAT SHACK
CONTACT: JIM KRYZMINSKI
p.
e. greencatshack@gmail.com

ARCHITECT: ECHO ARCHITECTURE
2752 WEST COLORADO AVE
COLORADO SPRINGS, CO 80904
CONTACT: SCOTT SCHUSTER
p. 719.387.7836
e. scott@echo-arch.com

PROJECT DATA

PROJECT SUMMARY: NEW CONSTRUCTION CAT HOUSING FACILITY WITH ACCESSORY SUPPORT BUILDINGS AND TWO ACCESSORY SINGLE FAMILY RESIDENCES

PROJECT ADDRESS: 27680 BIG SPRINGS RD, CALHAN, CO 80808

TSN: 2300000110

LEGAL DESCRIPTION: E2SE4 EX RD SEC 27-13-62

CITY ZONING: A-35

EXISTING USE: LIVESTOCK

PROPOSED USE: ANIMAL REFUGE (PRINCIPAL USE 1)
LIVESTOCK (PRINCIPAL USE 2)

NOTE: PER EL PASO COUNTY 2021 LAND DEVELOPMENT CODE SECTION 5.1.2, MORE THAN ONE PRINCIPAL USE MAY BE ESTABLISHED IN ZONE A-35.

BUILDING/SITE DATA

TOTAL SITE AREA:	80 ACRES
PROPOSED BUILDING FOOTPRINTS:	
BUILDING 1	5,920 SF
BUILDING 2	4,480 SF
BUILDING 3	1,200 SF
BUILDING 4	2,400 SF
BUILDING 5	960 SF
BUILDING 6	960 SF
BUILDING 7	1,840 SF
TOTAL FOOTPRINT:	17,760 SF
# OF STORIES:	1 STORY TYPICAL; 2 STORIES AT BUILDING 1
PROPOSED LOT COVERAGE:	0.51%
PROPOSED OPEN SPACE:	99.5%
PROPOSED LANDSCAPING:	(E) VEGETATION TO REMAIN
PROPOSED BUILDING HEIGHT:	<30'

BUILDING 1: CAT HOUSING FACILITY (PRINCIPAL STRUCTURE) WITH CAT HOUSING/RECREATION AREA, CLINIC, & OFFICES

BUILDING 2: PRIMARY SINGLE FAMILY RESIDENCE (ACCESSORY)

BUILDING 3: SECONDARY SINGLE FAMILY RESIDENCE (ACCESSORY)

BUILDING 4: PERSONAL STORAGE (INCLUDING PERSONAL VEHICLES) (ACCESSORY)

BUILDINGS 5-6: PERSONAL GREENHOUSE (ACCESSORY) FOR NON-COMMERCIAL FOOD PRODUCTION

BUILDING 7: AGRICULTURAL BARN (ACCESSORY)

PARKING CALCULATIONS

CAT HOUSING FACILITY:	1 PER 400 SF OF GFA 7,200 SF / 400 = 18 STALLS
SINGLE FAMILY RESIDENTIAL:	2 PER DWELLING UNIT 2 x 2 = 4 STALLS
AGRICULTURAL USES (NON-COMMERCIAL)	SUFFICIENT PARKING FOR ALL VEHICLES USED BY OPERATION

NOTE: SUFFICIENT RESIDENTIAL AND AGRICULTURAL PARKING PROVIDED IN BUILDING 4

REQUIRED ADA STALLS:	1 PER 25 18/25 = 1 STALL
TOTAL REQUIRED STALLS:	19 STALLS
ALLOWED COMPACT STALLS:	30% x 18 STALLS = 5 STALLS

ROAD IMPACT FEE

THE OWNER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT THE OWNER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

GREEN CAT SHACK SANCTUARY

27680 BIG SPRINGS ROAD
CALHAN, CO

10.08.2026
SPECIAL USE APPLICATION

PCD FILE #: AL2529

GENERAL

ECHO

2026-013-CATSHACK

27680 BIG SPRINGS ROAD
CALHAN, CO
80808

date: 10.08.2026

phase: SPECIAL USE APP

drawn by: ANG

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