

NOVEMBER 6, 2017

Just Like Home Kennels
4015 E. Blaney Rd.
Peyton CO. 80831

Applicant:
Elaine D. Gitas
4015 E. Blaney Rd
Peyton CO 80831
719-683-3635

Property Ower:
Robert G. Haberman
4015 E. Blaney Rd
Peyton CO 80831
719-216-6600

Site Location:
4015 E. Blaney Rd
Peyton, CO 80831

PARCEL# 43000-00-469

Legal Description:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29 , THENCE SOUTH 00 DEGREES 8 MINUTES 56 SECONDS WEST ALONG THE EST LINE OF SAID SECTION 29, A DISTANCE OF 1276.56 FEET TO THE TRRUE POINT OF BEGINNING:THENCE SOUTH 89 DEGREES 48 MINUTES 14 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE O 1262.52 FEET: THENCE SOUTH 3 DEGREES 22 MINUTES 54 SECONDS WEST, A DISTANCE O 1277.211 FEET:THENCE NORTH 89 DEGREES 48 MINUTES 14 SECONDS WEST AND PARALLEL TO SAID NORTH LINE OF SECTION 29, A DISTANCE OF 1190.50 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 29: THENCE NORTH 00 DEGREES 8 MINUTES 56 SECONDS EAST ALONG SAID WESTERLY LINE OF SAID SECTION 29, A DISTANCE OF 1275.14 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE WESTERLY 30 FEET THEREOF.

SITE: 35.9 ACRES

REQUESTING
SPECIAL USE PERMIT FOR DOG KENNEL / 8 DOG KENNEL.

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EXISTING BUILDING:

WE ARE USING THE EXISTING BUILDING. BUILDING IS 25X30 THAT WAS APPROVED AND HAS ALL THE FINAL PERMITS. I WILL BE HAVE PACFA DEPARTMENT OF AGRICULTURE STANDARD APPROVAL FOR A 8 DOG BOARDING KENNEL.

LANDSCAPING;

THE EXISTING BUILDING HAS LANDSCAPING IN PLACE WHICH ARE TREES AND SHRUBS. WILL ALSO PLAN ADDITIONAL TREES FOR SHADE INSIDE THE DOG AREAS.

ELECTRICAL.

ALL EXISTING ELECTRICAL HAS BEE APPROVED AND HAS A FINAL FROM EL PASO COUNTY.

WATER & SEWER:

NO SEWER WILL BE NECESSARY FOR THE KENNEL. WATER WILL BE PROVIDED FROM THE EXISTING SUPPLY ON THE PROPERTY.

WELL;

THE WELL PERMIT IS ATTACHED. THE ORIGINAL OWNER OF THE PROPERTY HAD THE WLL APPROVED FOR A 50 DOG KENNEL. MY PLAN IS TO HAVE ONLY 8 KENNELS AND PROVIDE A VERY ON-HAND VERY SPECIAL CARE FOR THE BOARDED DOGS.

PURPOSE;

ELAINE GITAS APPLICANT IS REQUESTING SPECIAL USE PERMIT TO ALLOW THE BOARDING OF 8 DOMESTIC DOGS. MY GOAL IS TO PROVIDE A VERY SPECIAL BOARDING FACILITY FOR DOGS. I WILL HAVE PACFA APPROVAL AND LICENSE. EACH DOG WILL HAVE ALL A CONTRACT AND ALL CURRENT SHOT RECORDS ON BOARDING. THE KENNELS WILL BE CLEANED DAILY AND OUTSIDE AREAS TWICE A DAY. THE WASTE FROM THE KENNEL WILL BE REMOVED FROM THE AREA.