Khaled Zaky
Denver Rottweilers Kennel
Whittemore Rd parcel 2
Rush, CO. 80833

5 October 2026

Cover page/Letter of Intent

Owner/Applicants

Khaled Zaky
17116 Desert Wine Ln
Parker, CO. 80134
720-800-2232

Site location

Whittemore Rd Parcel 2
Rush, CO 80833
PCD File No. PPR2510

Property tax id: R0500000427

Size, Legal Description & Zoning

40 acres, A-35

Parcel 2: A tract of land lying and being a portion of the Northwest Quarter of Section 15, Township 15 South, Range 60 West of the 6th P.M., County of El Paso, State of Colorado and being more particularly described as follows; Commencing at the West Quarter corner of Section 15; thence N.01 °13'57"W. coincident with the West line of the NW¾ of said Section 15, a distance of 663.59 feet to the POINT OF BEGINNING of a parcel of land described herein; thence continue Northerly along said line, a distance of 663.59 feet; thence S.89°54'46"E., a distance of 2,626.31 feet; thence S.01
°19'35"E., a distance of 662.21 feet; thence N.89°56'36"W., a distance of 2,627.36 feet to the POINT OF BEGINNING. Containing 1,740,836.08 Square feet or 39.9641 acres.

Request

Site Development plan permit for a Major Kennel with existing kennels to become code compliant and allow for the keeping, boarding and breeding of more than 30
dogs, consistent with the definition of a Major Kennel. I have about 24 adult dogs that I can house in the existing structures.

Justification

The requested Special Use Permit for a Major Kennel is consistent with the definition of a Major Kennel and complies with the applicable use specific standards of Section 5.2.30.B. of El Paso County Land Development Code.
The proposed kennel is located on an approximately 40-acre rural property, providing substantial separation from surrounding properties and allowing the use to remain compatible with the surrounding agricultural and rural residential area. The kennel will utilize existing modified shipping containers that have been converted into insulated kennel facilities with electrical service, ventilation and attached outdoor exercise runs. No additional kennel buildings or new roadways are proposed.
The operation is licensed through Colorado Department of Agriculture under the Pet Animal Care Facilities Act (PACFA) and will provide boardings, breeding and the raising of family-friendly, service and guard dogs. Animal care, sanitation, waste management, security and daily operations will be conducted in accordance with applicable state and local regulations.
The proposed use is expected to have minimal impacts on surrounding properties due to the property's size, limited daily vehicle traffic, existing access and rural location. The kennel has been designed to meet the operational needs of the business while maintaining compatibility with the surrounding area and the intent of the El Paso County Land Development Code.

Existing Facilities

The main kennel is three, 40ftx8ftx8.5ft modified shipping containers with 2 of those containers having a 4ft extension added to them. The kennels are in the Northwest corner of the lot next 2 sheds less than 200sqft, which an administrative relief was approved for the setback of the exsisting kennels to stay where they are located instead of moving to the 200ftt ADR2513. One shed is being used as an office and the other to house our puppies and dams. Each 40ft container houses 8 adult dogs with indoor/outdoor runs. One container' Inside area is 38' long X 7 Wide x 7 Height divided into eight, 5'x5'x6' Indoor kennels with XL dog doors to the outside eight, 5'x5'x6' runs with a 2ft walkway. The other 2 modified 40ft containers with extensions are 42' Long X 7' Wide X 7' Height with eight, 5'x5'x6' sized inside kennels and a 2 ft walkway. All three 40ft shipping containers flooring is sealed concrete; the walls are double insulated and sealed with a poly waterproof board. Inside the kennels are 8 cut outs with dog doors, 2 windows that help with the flow of air and an area designated for a plug-in a/c and 3 Heat storm electric wall mounted infrared heaters. There are 4 electrical outlets in each container and 7 can lights in the ceiling that are treated with natural wood. The outside runs have 41ft x 7ft x 4" sealed concrete slabs with eight 5'x5'x6' outdoor runs. Each dog kennel is 6ft tall and is a welded steel frame that has a rust-resistant powder-coat finish from Retriever kennels. The three containers are placed in a U shape with 3 40ftx40ftx6ft dog exercise areas adjacent to each other moving the east of the containers.

Landscaping

The property consists of approximately 40 acres, the majority of which will remain as existing pasture and open space. Existing trees, pine trees, shrubs and native vegetation surrounding the kennel area will remain in place and continue to provide natural buffering and screening. No extensive ornamental landscaping is proposed because the development is located on a large rural parcel where existing vegetation and open space provide an appropriate rural setting. The applicant requests that the existing landscaping and native vegetation satisfy the intent of Section 6.2.2 of El

Paso County Land Development code my maintaining the rural character of the property while minimizing disturbance to the existing landscape.

Proposed Facilities, Structures and Roads

No new roads are proposed as part of this development. Access to the property will continue to utilize the existing driveway from Whittemore road. The proposed kennel consists of three shipping containers that have been permanently converted into kennel buildings with insulated interiors, electrical service, ventilation and attached outdoor exercise runs. These structures are intended to remain in place and not proposing to construct another kennel building within the kennel facilities for this operation. The proposed soil disturbance for this project is about0.132% of the 40 acres. At this time, there are no plans to replace them with a conventional building or expand the development beyond what is shown on the site development plan.Parcel 500000427 is not located within a reglatory floodplain as determined by review of FEMA FIRM map 08041c1100G and 08041c0900G, both effective December 7, 2018. This site development plan is subject to the El Paso County Road Impact fee program. Fees will be due at the time of the site development plan approval.

Waiver Requests

None

Khaled Zaky
17116 Desert Wine
Ln Parker, CO 80134

Letter of Intent

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

I Khaled Zaky buisness owner of Denver Rottweilers, is seeking approval for a major kennel with existing buildings, which would allow for more than 4 personally owned dogs/cats. I just recently became licensed with the Colorado Dept. of Agriculture (PACFA) as a breeder. I own the 40 acres that the kennels are located on along with the 40 acre parcel to the south of the kennel of the proposed Major kennel.

My wife and I started out as a small hobby breeder back in 2019, we both fell in love with the breed and what it takes to have health certified full breed dogs that are family friendly but will protect when needed. My wife and I decided if we wanted to expand, we would need acres. We noticed in the El Paso handbook on Table 5-2.- Accessory Uses that if we got a property that is zoned A-35 a major kennel is A1, which is allowed with a minimum lot area of 5 acres irrespective of nonconforming lot or parcel status. It took about 3 years of research into what each county and zoning allow. Once we found an area that suited our needs that we could legally start our kennel at we bought our first 40 acres of property back in June 2023 and then bought the remining 2 parcels so we could have 120 acres. We both saw a vision of possibly building our dream kennel on this property. We are also looking into putting a manufactured home on this property as soon as well.

I was able to acquire three 40ft containers that I built out from scratch. I built 3 insulated, heated and cooled dog kennels. These three kennels house 24 adult dogs that I own. I recently put two heated and cooled insulated sheds to house 3 dogs and/or the moms and puppies. The total number of dogs the two sheds can house are 6 adult dogs. We also occasionally have a litter of puppies that are adopted or sold for house dog purposes, but I meet potential buyers off the property. At times, we may have these puppies in training past the 8-week weaning period and just past 4 months of age so we can work on puppy and initial obedience training. All our dogs live in the kennels in their own designated space that is up to code and regulations with PACFA.
The 40ft containers have 8 indoor/outdoor runs which are all 5'x5'x6' steel welded Priefert panels. The inside of the kennels, walls & ceiling are double insulated with waterproof paneling that is easy to clean and sanitize. There are 8 doggy doors that allow the dogs to go into their outdoor kennel area. Each kennel has adequate lighting, electrical heating and a/c . We are currently using one of our whelping sheds as an office area. for food/storage for any of the dogs' medicine or miscellaneous items. The three outside exercise areas are 40ftx40ftx6ft with an area of bedding/shade/doghouse for the dog's enjoyment and to get out of any outside elements if they wish while enjoying their exercise time. I follow all state regulations; I place Refresher down under the pine shavings my dogs lay in and pick up dog stools daily and dispose in the designated trash bin that gets picked up every Monday.

The 2 small sheds under 200 sq ft are used to house up to 6 adult dogs/moms/puppies. Each shed is waterproof inside with heating, a/c, lighting, windows, doggy doors and electrical outlets. The 20ft container we used as an office is no longer on the property so we are using one of the sheds as our office. We just added a storage shed east of the kennels only used as storage for cleaning supplies and it has no electrical. Drainage from these buildings and impervious area will not adversely affect neighboring or downstream properties.

I and 1 other person are the only ones who have access to the kennels. I do not allow for any outside visitors unless on special occasions by appointment only so there shouldn't be any issues with traffic for the neighbors. The proposed major kennel qualifies for a traffic impact statment(TIS) Exemption pursuant to ECM Appendix B.1.2.D for the following reasons:

1. The Kennel generates minimal traffic, with approximately one to two vehicles entering the property per day. This is well below 100 daily trip ends and fewer than 10 peak-hour trip ends.
2. The proposed development dose not include any new roadway intersections on major collectors, arterial roadways or state highways.
3. the proposed kennel will not increase traffic by more than 100 daily trip ends or 10 peak-hour trip ends.
4. Traffic consists primarily of passenger vehicles associated with normal kennel operations. No regular truck traffic is anticipated.
5. Due to the very low traffic volume, the exsisting roadway, access point and adjacent intersections are expected to continue operating at an acceptable level of service.
6. The proposed use is not expected to create or contribute to roadway safety or
7. The proposed development dose not involve a change in land use with direct sccess to a state highways.

Based on the above, the propsed Major Dog Kennel satisfies the exemption criteria contained in ECM Appendix B.1.2.D., and a Traffic Impact Statement is not required.

I am applying to have a major kennel on my property that houses more than 30 dogs on the premises at one time so that way my wife and I can offer the community guard and service dogs that are family friendly. Thank you for your consideration for my application for a possible major kennel.

Thanks,
Khaled Zaky