

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 11, 2021

RE: Muster Kennel Special Use

File: AL-19-001

Parcel ID No.: 3309004021

This is to inform you that the above referenced request for approval of a special use application for a major kennel located at 21165 Oasis Avenue was **approved** by the Planning and Community Development Director on May 11, 2021. 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 (2019).

This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. Approval is limited to the major kennel for 10 dogs and 3 cats, as detailed and depicted in the applicant's letter of intent and site plan drawings. Any subsequent noncompliance with the information provided in the applicants' letter of intent, as well as any addition or modification to the kennel use beyond that detailed in the letter of intent and on the site plan, shall be subject to administrative review. If it is the opinion of the PCD Director that it constitutes a substantial increase or modification, then such changes shall be subject to a new special use application.

**NOTATIONS**

1. The special use approval includes approval by the PCD Director to reduce the 200-foot kennel use setback requirement to 144 feet pursuant to those authorities granted within the Use Specific Standards of Chapter 5 of the Land Development Code. The PCD Director hereby approves the reduced setback requirement based upon justification and mitigation provided in the applicant's letter of intent and site plan.
2. Special use approval includes conditions of approval and the accompanying site plan drawings and letter of intent. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.

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3. 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.
4. 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.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact Sophie Kiepe at (719) 520-7943.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style.

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-19-001