

# EL PASO



# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 2, 2018

Deanna Brekke  
4590 Arrowhead Drive  
Colorado Springs, CO 80908

RE: Special Use – Double D Ranch - (AL-17-021)

This is to inform you that the above-reference request for approval of a special use was heard and a recommendation of approval was made by the El Paso County Planning Commission on January 2, 2018, to legalize an existing kennel. The 5.09 acre parcel is zoned RR-5 (Residential Rural) and is located 0.15 miles west of Milam Road and one-half mile north of Old Ranch Road and is within Section 23, Township 12 South, Range 66 West of the 6<sup>th</sup> Principal Meridian. The kennel has been operating in violation since the property was purchased approximately five (5) years ago. A notice of violation was issued on May 12, 2017, and the applicant is now requesting approval of a special use to bring the property into compliance. The property is located within the Black Forest Preservation Plan (1987). (Parcel No. 62230-00-123)

This is recommendation for approval is subject to the following:

## CONDITIONS

1. Approval shall be limited to a kennel as described and depicted in the applicant's letter of intent and site plan drawings.
2. There shall be no more than ten (10) dogs onsite in association with the kennel at any time.
3. All animal waste shall be disposed of in a manner that complies with the requirements of El Paso County Public Health.
4. Any subsequent addition or modification to the operation or facility beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to administrative review, and if it is the opinion of the Planning and Community Development Director that it constitutes a substantial increase, then such addition or modification

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

www.ELPASOCO.com

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shall be subject to review and approval by the Board of County Commissioners.

5. The proposed use shall comply with all requirements of this Code and all County, State and federal regulations except those portions varied by this action.
6. The applicant shall provide a copy of a well permit from the State Engineer for the existing use within 120 days of the date of approval. The due date may be administratively extended by the Planning and Community Development Department Director if the Director determines that the applicant is making a good faith effort to obtain the well permit.

#### NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. 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.
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.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Nina Ruiz, Project Manager/Planner II

File No. AL-17-021