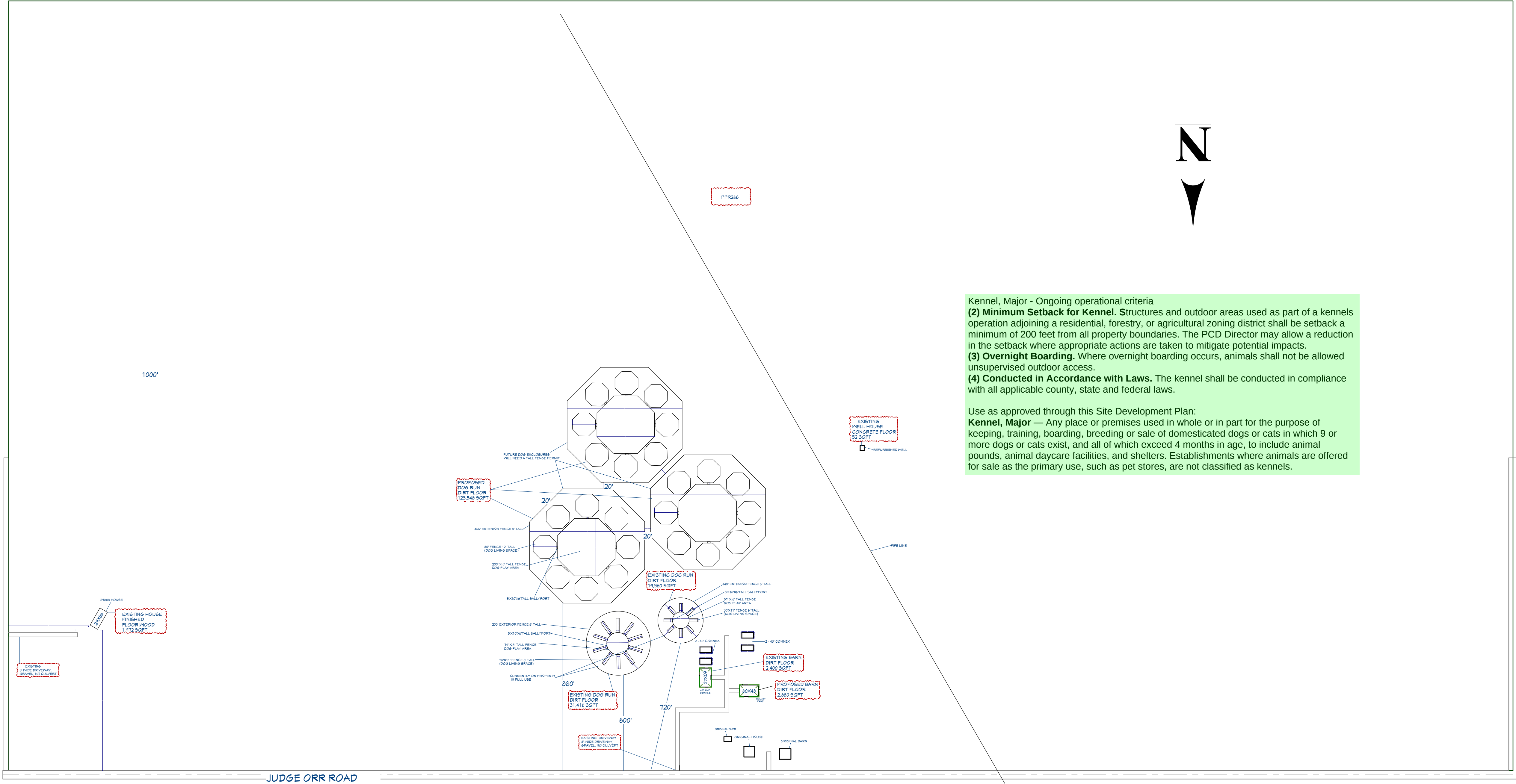




Kennel, Major - Ongoing operational criteria
(2) Minimum Setback for Kennel. Structures and outdoor areas used as part of a kennels operation adjoining a residential, forestry, or agricultural zoning district shall be setback a minimum of 200 feet from all property boundaries. The PCD Director may allow a reduction in the setback where appropriate actions are taken to mitigate potential impacts.
(3) Overnight Boarding. Where overnight boarding occurs, animals shall not be allowed unsupervised outdoor access.
(4) Conducted in Accordance with Laws. The kennel shall be conducted in compliance with all applicable county, state and federal laws.

Use as approved through this Site Development Plan:
Kennel, Major — Any place or premises used in whole or in part for the purpose of keeping, training, boarding, breeding or sale of domesticated dogs or cats in which 9 or more dogs or cats exist, and all of which exceed 4 months in age, to include animal pounds, animal daycare facilities, and shelters. Establishments where animals are offered for sale as the primary use, such as pet stores, are not classified as kennels.

1st Floor

APPROVED
Plan Review
06/12/2026 11:13:40 AM
dsduhler
EPC Planning & Community
Development Department

Approved
By: Justin Kilgore, AICP
Planning Division Manager
Date: 06/12/2026
El Paso County Planning & Community Development

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Project Overview

DRAWINGS PROVIDED BY:
Nicolas Willert

DATE:
6/11/2026

SCALE:
1/8"=25'

SHEET:
P-1

Letter of Intent

Personal Kennel Permit for my Personal Pack of Adopted Domesticated Canines

Canine ONLY

PPR266

Pallas Reichman Dame

Owner and Applicant

Property Address:

38435 Judge Orr Road

Calhan, CO 80808

Cell:

303-898-0393

Email:

pallas@creakydoor.net

Tax Schedule Number: r0300000005

Zoning: A35

Parking/Loading/Maneuvering

- This is not a commercial kennel facility offering services to external people or animals.
- This is not a kennel with employees.
- This kennel permit is for my personal adopted canines on my private property where my home/house resides.
- I don't require a parking lot at this time for myself or any volunteers helping me with my animals.

Traffic Impacts: ECM Section B.1.2.D. No TIS required

- There is ZERO traffic impact. This is a personal kennel permit that will be run by me and my family and friends.
- This is a FAMILY run organization.
- I am not building any additional square footage in physical building structures.
- No buildings are associated with this kennel permit.
- The ONLY things I am adding are the outdoor dog yards with prairie grass/dirt floors.
- They will have 12 ft wire fencing. This is not a building, but the county deems it under a different thing just due to height. Its' literally just wire fencing that keeps the dogs in and doesn't allow them to climb it and escape.
- **RIF fees have already been paid for and recorded for the county for BOTH addresses on this property.**
 - 38435 Judge Orr Road Driveway – no barn permits could have been obtained without the RIF fee being paid because this driveway goes to them. **This is recorded with the county.**
 - 8450 Oil Well Road - this RIF permit was already paid throughout the new construction process for my brand new house that will be approved to move into within a weeks time. **This is recorded with the county.** The house already has a PERMITTED driveway.

Drainage Impacts:

- Basin Name: Little Horse Creek
- Basin and Bridge Fees are NOT applicable
- I am not increasing any impervious areas.
- There are NO drainage impacts.
- I am not even disturbing the dirt where the dog enclosures will be other than pounding in fencing poles to secure the wire fencing too.
- All dog runs/enclosures are just big dog yards with fencing on the prairie grass/dirt. Just like anyone's backyard.

Lighting

- Any lighting on the 12ft welded wire dog enclosures will be simple solar powered lighting that you can buy at Home Depot, Big R, Tractor Supply, Hobby Lobby, etc.
- There is nothing connected to or required of Mountain View Electric.

Square Feet of Office or USE Space in the Barn for road impact

- There will be no office or use space in any of the barns that is dedicated too, or connected with, the kennel permit. There are NO onsite employees.
- No barns or physical structures such as barns relate to the kennel permit.
- This is not a public business permit. There are NO services offered to external canines.

- *This kennel permit is so that I can legally care for all my adopted canines on my property.*
- There are no employees.
- The barns are multi-use for hay, grain, ranch equipment, etc. All the stuff you have and use on a 326 acre ranch. I have horses, goats, pigs and ducks as well which have nothing to do with the kennel permit on my Agricultural zoned land.

Meets ALL These Standards:

5.2.30. Kennel

(B) Major. (To be clear, this is a PERSONAL kennel permit for which I am applying).

(1) Applicability. A kennel in which 9 or more dogs or cats exist, and all of which exceed 4 months in age. Dogs or cats owned by the occupants of the premises shall be included In the count.

RV's: Clearing up former letter of intent.

- NO RV's are associated with this kennel permit.
 - Any old (winterized) RV's that were used temporarily over the winter to provide temporary shelter to the humans helping me care for my animals on the property are being removed from the property.
 - I live in Arvada with my kids, two hours away, and I had a group of friends helping me care for my animals while I was working through everything with the county while developing this undeveloped property. Everything from getting power on the property, all the permits for everything and my new construction home.
 - My new construction house has been fully built and I will be moving into the home within about a weeks time once the house is approved to have us move in.
 - I have horses, dogs, goats, pigs, ducks..
- Any additional RV's remaining are my personal trailers to be used for camping, and traveling around the country, just like a car or truck, and not associated with anything the county is connected too.

What I Am Doing RE: the needs for a kennel permit

- I AM applying for a personal kennel permit for domesticated northern breed canines only.
- I am **ONLY** applying for a kennel permit that will allow me to build my dog yards with 12-foot tall welded wire fencing so they can't escape. This is the only 'categorized' structure connected to this kennel permit.

- I am obtaining a kennel permit for the sole purpose of being in compliance with El Paso County with the total number of personal domesticated dogs I have on my property. My animals will live with me forever.
- PACFA
 - I am approved by PACFA to have my canines on my property. To obtain PACFA certification requires strict adherence to rules and regulations governed by this organization. This ranges from how structures are built to contain animals, cleanliness, feeding, playtime, health management and so on.
 - PACFA governs animals classified as domesticated pets only.
 - PACFA is a required governing body for every kennel in the state of Colorado. The kennel permit is only HALF of the legal requirements to possess more than 15 dogs on your property in Colorado and El Paso County. PACFA certification is the other half.
 - I am working with Jessica Brannam from PACFA. (Pet Animal Care Facilities Act- which is required if you have above 15 canines on your property and have a kennel.)
- All of these dogs are my personal adoptions.
- The ONLY animals that will be housed under this kennel permit are my personal canine rescues which are northern breed huskies, malamutes, and mixes.
- I would like to have **up to a maximum of 50 personal canine adoptions** who will live permanently on my property with me and my family.
- My ranch land remains my personal residence zoned agricultural.

What I DON'T need and am NOT doing:

- **I am NOT starting a wildlife refuge. I am not applying for this kind of special use permit. This is for wildlife. I have domesticated dogs.**
- **I am NOT developing this land outside of what I have already done as my PRIMARY USE of being residential connected to my home that is actively under construction.**
- I don't need a parking lot. This is not a commercial public kennel facility that offers services for external canines.
- I am not developing my property into anything commercial. This is Ag land and natural, and I am keeping it this way. This is my private land for my kids, myself, my horses, and living a rural life.
- No employees.
- I am not running a commercial/public kennel for other peoples dogs.
- I do not have onsite employees. I do not require office space.
- NO barns or buildings anywhere on the property are connected to this kennel permit. My barns are multi-used permitted for everything I will use them for **personal** and private use on my 326 acre ranch, within the permitting of 'multi-use' structures.

- The ONLY “sort of” structures connected to this kennel permit are the 12 ft welded wire fenced in enclosures/dog yards themselves.
- I am NOT breeding any canine animals. All animals are my lifetime pets that I adopted. No animals will be bred. Not Ever.
- I am not pouring concrete in the dog yard/enclosures for flooring. All of the enclosures/dog yards are natural with grass/dirt. The enclosures are simple. Normal outside dog yards but requiring a 12 foot welded wire fence so they can’t climb the fence and escape.

Permits NOT needed:

- **BACKGROUND**
 - *I bought this land LAST MAY in 2025. It was abandoned land and undeveloped Agricultural land that had been used exclusively for grazing for decades before I purchased it.*
 - *I have been building my house, two barns, getting power on the property, some driveways, and all the basics to get undeveloped land up and running and on the grid as my personal property, my personal ranch of 326ish acres.*
 - *I have been working closely with the county for nearly a year now and am at the end of my personal development/getting this land on the grid, so I can actually live there in my house with my kids and partner David, with power and water (normal life things) and care for my animals.*
 - *This huge undertaking and massively expensive project is nearing completion of a new construction build of my home and my barns*
 - *I have 4 horses, 2 mini pigs, 4 goats, some ducks and my dogs.*
 - *This land will remain my personal primary use of residential property where I live rurally. I’m tired of living in cities and suburban areas. That’s why I’m building all of this on that land and moving down there.*
- **I DO NOT require a special use animal refuge permit. This was never what I was asking for. I need a simple personal kennel permit for my personally adopted domesticated northern breed dogs.**
- **I DO NOT require permits for ANYTHING on my site map EXCEPT for the designated 12 ft tall welded wire fencing with hot wire for my dog yards which is noted on the site map. I need to build my dog yards with fencing of this height in order to contain my northern breed dogs not allow them to climb out.**
 - Everything you see on the site map has already been permitted by El Paso county and has been built or is in the process of being built. All on public record.
 - All permits issued to get my land on the grid, classified as primary use residential due to my house, build my house, my barns, get power on the property, etc.. has followed the required order of operations of permits required by El Paso county and are already in place.

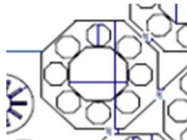
- My property has already been qualified as primary use as residential due to my house that is actively in a new construction build on this property. It is nearly completed with construction and soon to be signed of as a structure I can move into.
- There is nothing left to do permit wise for my property EXCEPT
 - Obtain the personal use kennel permit
 - Permit for 12 foot tall welded wire fencing for my dog yards.
 - 800ft set back approval off Judge Orr Road.
- The county has literally scoured my property and all I am doing inside out, upside down and backwards over this past year. Nothing is new.

Dog Waste:

- All dog waste will be physically removed from the property.
- It will be removed REGULARLY with our dump trailer and taken to the dump.

Permits and Approval Required:

- Kennel Permit
- 12-foot tall welded wire fencing permit for my outdoor dog yards/enclosures
- 800 foot off Judge Orr Setback Approval
 - Setback approval of where I will build my dog yards behind my barns. The dog yards will be built 800 feet back from Judge Orr Road behind my barns that are getting built.
- Individual Dog Yards/Enclosures – please see graphic below.
 - Each individual dog yard/enclosure will have 12-foot tall welded wire fencing which encloses the individual dog yards with hotwire on the top powered by solar to prevent the dogs from climbing the fencing and escaping.
 - Each of the 8 smaller circles constitutes an individual dog yard/enclosure on grass/dirt.
 - Each individual circle will house up to 2 dogs/bonded pair, in each enclosure.
 - Each (POD) as I'm calling it will have a maximum of 16 dogs. 2 per individual enclosure.
 - Each individual enclosure will have a doghouse.



- **PLAY YARD** - Large circle in the middle
 - 12 ft tall, welded wire fencing with hot wire on top powered by solar which creates the play yard space

- The largest circle you see in the middle is a large play yard for monitored play time with dogs that are friends. NEVER full pack playtime.
 - Each individual enclosure connects to the main play yard.
- I am not pouring concrete in the dog yard/enclosures for flooring.
- All of the enclosures are the natural prairie grass/dirt. The enclosures are simple. Normal outside dog yards like at your own home, with tall fencing, for domesticated outdoor dogs, to keep them from climbing out. Northern breeds are tricky and very agile.
- **PERIMETER FENCE** - The largest “circle/octagon shape” OUTSIDE of the 8 smaller circles –
 - 12ft tall welded wire PERIMETER fence that surrounds the 8 individual dog yards.
 - The space between the dog yards/enclosures and the perimeter fence is the natural ground of prairie grass.
 - This perimeter fencing is required by PACFA (Pet Animal Care and Facilities Act) to surround all the individual dog enclosures/yards for safety purposes.
 - The perimeter fence has a gate on it that will remain closed all the time the way you open and close a gate for a horse pasture. Always closed except when you are entering or exiting.
 - This perimeter fence is in place to protect the dogs from
 - Any outside predatory animals or random wandering country dogs from other peoples homes that could fence fight with them.
 - Perimeter fencing prevents unauthorized humans or animals from entering to the dog enclosure pod.
 - In the highly off-chance situation that one of them were to escape their individual dog yard, they wouldn't be able to leave the pod itself due to the perimeter fence. .

My dog enclosures that I am applying for with this kennel permit are 800 feet back from the property line. The minimum requirement is 200 feet back from the property line.

Overnight Boarding. Where overnight boarding occurs, animals shall not be allowed unsupervised outdoor access.

- I am NOT running a public facing commercial kennel.
- *I don't know if this classified under overnight boarding but adding for clarity.*
 - MY PERSONAL PACK of CANINES will ALWAYS be living onsite in inescapable outdoor enclosures with a dedicated doghouse and access to a large supervised play yard through a Sally Port from the main entrance into the individual enclosure.

- All dogs are ALWAYS monitored with a human inside of the play yard.
- We do not do group play unless all the dogs know each other and live that way in regular life.
- When the dogs are not playing, they stay in their dedicated enclosures.

(4) Conducted in Accordance with Laws. The kennel shall be conducted in compliance with all applicable county, state and federal laws.

- This is NOT a public facing kennel facility, this is a private use kennel permit for which I am applying.
- Yes, I will be in compliance with all applicable county, state and federal laws.
- I/we are actively working with PACFA (Pet Animal Care Facilities Act), Jessica Branham. I am PACFA certified and in compliance with this regulatory structure. PACFA is required for me because my total number of canines exceeds 15.
- I require this kennel permit in order for me to be in compliance with El Paso County for the total number of dogs I have on my property.

SITE DEVELOPMENT PLAN

- The ONLY 'structures' being ADDED to the site plan and requiring a permit is the 12 ft tall, welded wire fencing for the dog yards/enclosures with hot wire powered by solar.
 - I require this height of fencing to safely and securely keep my dogs from escaping.
 - According to the county, this is a structure.
 - These are the ONLY structures associated with the kennel permit and being added to the site map.
- This land is MY personal land and I am using a small portion of the acreage to house my adopted canines in their 12ft welded wire, dirt/grass natural prairie surface floor enclosures.

FIRE PREVENTION AND SAFETY Section 6.3.3

- The property already has an appropriate driveway/road for the fire truck. The fire department can access this road/driveway directly off Judge Orr Road. This is noted on the site map.
- The width of the gate to enter the property will be in accordance with the 16 ft wide entrance required.
- It is a gravel top road on flat surface that is already approved by the county as a (driveway) and actively being developed by my general contractor and will adhere to the 16ft requirements.
- The driveway/road goes to the barns (not associated with the kennel) and behind the barns to where the 12 ft welded wire dog enclosures on dirt surfaces will be with the 800 ft setback.

- The ONLY physical kennel are the welded wire dog yards/enclosures. There are NO building associated with the kennel permit.
- We will have a turnaround on this driveway/road that the firetrucks can easily use.
- I am also going to provide water tanks for our own fire mitigation. The water tanks will be accessible to the fire trucks and will be noted on the site map.
- I am actively looking for (ideally) either 2 ABOVE ground 15,000 gallon tanks or one 30,000 gallon tank.
- I have water rights to 4 wells on my property.
 - I currently have two active wells on my property.
 - 1 permitted for my home.
 - 1 active Ag well, that came with my property.
- The 3rd well, located near the driveway/road off Judge Orr, will be actively supplying water to these tanks for our personal use. This well is currently inactive but will be refurbished in the coming weeks by my well company, Barnhart. They have done my 2 previous wells.

MONUMENT SIGN

A monument sign with the name of the road and the address shall be posted at the beginning of the driveway and visible from the street. Letter and number shall be a minimum of 5 IN in height ½ IN stroke width.

- No problem. I will call it Wolf Song Way.

12 ft tall welded wire DOG YARDS/ENCLOSURES-

- ONLY Structures associated with the personal use kennel permit
- No barns or buildings are associated with this kennel permit.

This kennel permit is ONLY for my personal adopted canines who will live permanently on my ranch with me.

Materials

- 12 foot tall Welded Wire fencing to keep my dogs from scaling the fencing and escaping like huskies can do.
- Hot wire at the top of the welded wire powered by solar power
- Metal poles holding up the welded wire

- Gates
- Lighting- solar powered lighting such as you can buy from home depot, Big R, Tractor Supply, Hobby Lobby, etc..
- The fencing we will ultimately build will be 12 Ft tall, welded wire with hot wire at the top powered by solar. It is built with metal poles and welded wire. It does not obstruct vision through or around.
 - I have included some links to review below from another high-quality rescue in Ohio with fencing examples that we will emulate its' construction style.
 - The first video is an aerial view of the enclosures they have with the fencing **style not configuration** that we will use. I want my dog enclosures to have this fencing style so they can't escape.
 - Also, please note, these enclosures are created to resemble natural outdoor environments on dirt/grass, natural prairie surface.
 - I am not pouring concrete anywhere.
 - The fencing will allow me to give them large yards to play in, like traditional outdoor dogs in a traditional home.

FENCING AND ENCLOSURE EXAMPLES for my pack of domesticated northern breed dogs:

PLEASE SEE LINKS BELOW DEMONSTRATING FENCING STYLE AND OVERALL ENCLOSURE TYPE FOR OUTDOOR DOGS WITH NATURAL/PRAIRIE GRASS/DIRT AS THE FOUNDATION/FLOOR- LIKE ANY OTHER DOG YARD AT SOMEONES HOME. I WILL BE EMULATING THESE ENCLOSURES, BUT IN A DIFFERENT SHAPE AS NOTED ON THE SITE PLAN AND NOTES ABOVE RE: THE 12 FT TALL WELDED WIRE ENCLOSURES.

- <https://www.instagram.com/reel/CvQNQO4AwmG/?igsh=ZG90eG94bXNuZ29j>
- <https://www.instagram.com/p/DRwrUXFDaIw/?igsh=dXBrNmdqcWZ2OGNx>

- <https://www.instagram.com/p/DLIVTGJJRLa/?igsh=MXVnMzE1bDRlZ2tmZA==>
- <https://www.instagram.com/p/DHuG756SbMy/?igsh=MW4zczkyYnZodmtmaw==>
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- <https://www.instagram.com/reel/C64YznLiLg1/?igsh=MXhoYzRwbXpqZ2w1>