EL PASO COUNTY
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
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2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

August 23, 2023

RE: Major Kennel Special Use: 9910 Tomahawk Trail

File: AL-22-019
Parcel(s): 5227002009

This is to inform you that the above referenced request for approval of a special use application for a major kennel located at 9910 Tomahawk Trail was **approved** by the Planning and Community Development Director on 8/23/2023. 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 (2022).

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the major kennel, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The landscaping as depicted on the site plan drawing will be required due to the kennel related structures being less than 200 feet away from the south property line.
3. Approval is limited to only 16 dogs on the property at one time.
4. Within sixty (60) days of special use approval, the applicant shall receive approval of a commercial site development plan. The deadline for receipt of approval of the site development plan may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval.

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.

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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.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact me at (719) 520-6300.

Sincerely,

Meggan Herington, AICP, Executive Director
El Paso County Planning and Community Development Department
File: AL-22-019

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Colorado Springs, CO 80910

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WILD WEST BUILDERS LLC
~~4420 FOXCHASE WAY~~
~~COLORADO SPRINGS, CO, 80908~~

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