

May 10, 2023

Ashlyn Mathy
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: 9910 Tomahawk Trail
Project Summary - Special Use Variance
AL-22-19

General Information:

EXISTING ZONE	RR-5
PROPOSED ZONE	N/A
LEGAL	Lot 9, Block 1 Indian Wells, Filing 1
PROJECT ADDRESS	9910 Tomahawk Trail
SITE AREA	5.36ac
BUILDING AREA	3,931sf

Neighborhood Comment Response:

The neighborhood comments from Mr. Lankford have been reviewed regarding the degradation of property values and direct property affects. Understanding Mr. Lankfords concerns, the current property owners for this request have provided additional improvements to mitigate noise and smell through proper care and provided additional screening both on the periphery of the property and to the improvements themselves. These efforts in addition include proposed landscaping improvements along the southern property boundary. It is understood that Mr. Lankford has owned this property since 2002 but has not yet had the opportunity to develop the property. The Johnsons have pursued purchase of Mr. Lankfords property over the years understanding this parcel has been vacant since platted in 1993 and continue to seek discussions for such.

Letters in support of the application from neighbors who have lived adjacent to the Johnsons for 5 years have stated support of the application citing great care for noise and overall proper mitigation of the use over the past 5 years.

The Johnson family, as stated in the Letter of Intent, are local dog training and dog behavior experts who own a doggie daycare and training facility in Colorado Springs that provides dynamic care and training facilities for the Pikes Peak Region and beyond. They are uniquely attune to the behaviors and impacts of care facilities and look to ensure that their personal family pets and the location of the noted improvements limit the impacts to neighbors.

Sincerely,
GALLOWAY

