

# EL PASO



# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 8, 2018

RE: ADM-18-030 Administrative Determination-Use Determination  
12599 Jordon Road  
Fountain, CO 80817  
Schedule No. 56200-01-002

Charlie Triplett  
Keller Williams Realty (Sellers Representative)  
12599 Jordon Road  
Fountain, CO 80817

To Whom It May Concern:

This determination letter is in response to a request that has been made to the El Paso County Planning and Community Development Department for a determination as to whether the special use (AL-92-015) remains valid for the property located at 12599 Jordon Road, Schedule No. 56200-01-002 in the RR-5 (Residential Rural) zoning district.

### Background

A special use (AL-92-015) request for a kennel within the RR-3 (Rural residential) zoning district was approved by the Board of County Commissioners, Resolution 92-345, on October 20, 1992. Subsequent nomenclature changes to the El Paso County Land Development Code (2018) have renamed the RR-3 zoning district to the RR-5 (Rural Residential) zoning district. The Conditions of Approval imposed on the special use for a kennel at the subject property are as follows:

1. Approval is limited to the operation of a boarding kennel only. A maximum of 120 dogs and 80 cats may be boarded at any given time.
2. If water is transported to the site, a copy of a receipt for each water purchase as well as documentation regarding the number of animals boarded per day shall be provided to the Planning Department on a semiannual basis.
3. In no case shall the existing well on the property (Permit No. 59530-A) be used for kennel purposes unless specifically approved by the State Engineer's Office.
4. All boarded animals, at all times, shall be housed within the kennel facilities (animal runs).

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5. The operator of the kennel shall be responsible for compliance with all conditions of approval at all times when the kennel is in operation.
6. The property shall be maintained in accordance with the Site Plan as approved by the Board of County Commissioners.
7. The kennel shall be kept in a clean manner. All manure shall be properly disposed of and all dog runs shall be washed out regularly in a manner acceptable to the El Paso County Department of Health and Environment.
8. Six months from the date of Board of County Commissioners' approval, a status report shall be given to the Board of County Commissioners, after posting and adjoining property owner notification, to determine if there have been negative impacts or a violation of the conditions of approval. If such an impact or violation exists, (such as dog barking) the revocation process can be initiated if desired by the Board of County Commissioners.
9. Based on Humane Society standards, each kennel shall provide adequate care and housing to protect the animals from weather. There shall also exist sufficient standing and turnaround space for animals housed in each kennel.
10. The facility shall be operated in accordance with all applicable Colorado State Kennel Regulations.

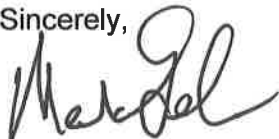
**Discussion and Interpretation:**

El Paso County Planning and Community Development Code Enforcement staff has completed an inspection of the subject property at your request and has determined that the property is in compliance with the applicable Conditions of Approval as contained in Resolution 92-345. Planning staff has reviewed the documentation provided by the applicant including the water purchase receipts for the water transported to the subject property for the kennel use and the well permits issued by the State Engineer's Office. Staff has determined that this additional information satisfies Condition of Approval Number 3.

The Conditions of Approval remain applicable to the special use for the kennel and the property. There is no expiration time period on this special use approval.

Please contact, Kari Parsons, with any questions at (719) 520-6306.

Sincerely,



Mark Gebhart  
Planning and Community Development Deputy Director  
File: AL-92-015, ADM-18-030