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Kozy K'9s
23940 Blue Roan Circle
Calhan co 80808

Letter of Intent Cover Page

Owners/applicant

Vicky Howe
23940 blue roan circle
Calhan co 80808
Mobile phone: 719-246-7743

Site location

23940 Blue Roan Circle
Calhan co 80808

Legal description

lot 34 Blk 4 Equestrian country

Size

5.4 acres

Zone

A5

Requesting

Special use permit with conditions for breeding kennel for family dogs and comfort companions

Existing facilities

We are using the existing facility .Building 24ft by 24ft converted garage. That meets all PACFA Department of Agriculture Standard for a small breeding kennel.

Proposed facilities

No facilities; structures; roads are being proposed

Waiver requests

None

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Letter of intent

Date:

**To: El Paso county, Colorado: development services department
Attn: project manager**

Purpose:

Vicky Howe owner and applicant is requesting SPECIAL USE PERMIT to allow more than 4 domestic dogs (small breed poodles and Chihuahuas) TO be HOUSED AND CARED FOR WITH THE INTENT OF BREEDING and training. We specialize in breeding small breed poodle puppies for outstanding personal pets and companion pets, Poodles are a very intelligent breed of dogs. They are hypoallergenic making them perfect for most households, we sell a percentage of our puppies to those individuals for comfort to reduce there anxiety which allows them to have a more complete active lifestyle. Our goal is to provide a healthy and a socialized balanced puppy to the right homes. We feed our dogs only the best food, and they are socialized with both children and adults. Many reference letters can be provided from homes where the puppies have gone and the families can attest to the puppies being healthy, playful and happy and a great addition to their home .

Total Numbers Of Acres

The size of the property is 5.4 acres, distances to the property lines: 376.10 ft. to the south; 410 ft. to the east; 490 ft. to the north; 446.71 to the west; 246.1 ft. to the northwest.

Residential units and densities

none

Commercial Site Proposed

none

Number of mobile homes Units:1

Lot size:14 ft x80 ft

Proposed recreational Facilities

none

Construction phases

None proposed

Water &Sewer

The property operates with a domestic Water Well Permit

The property operates with a septic system

Proposed Use

The kozyK'9s is proposed to be a small family operated animal care facility.

Important Facts:

1. Our daily census will be 10 breeding dogs and 4 house pets.
2. Puppies will be placed within two to three months
3. Daily activity is a structured routine.
4. Dogs will remain inside between 9pm-7am
5. Outdoor runs will be used for play between 9am -7
6. We have a high amount of internet sales which puppies are picked up more centrally. The buyer has a choice having puppies delivered to their home or agreed on location Not at the kennel site .

Areas of Required Landscaping

We will comply with all required landscaping requested by the development department.

Access location

Will be the existing driveway .

Solid waste &Odor control

1. Solid dog waste in outdoor play area will be scooped and bagged as it occurs throughout the day, then thrown away in the dumpster at least twice a day
2. The indoor facility will be hot water washed with diluted antimicrobial solution on a regular basis.
3. The dumpster is emptied every Wednesday and is placed away from neighbor's property lines and foot traffic of customer's.
4. All outdoor surfaces, including pea gravel and grassy are chemically sanitized with diluted antimicrobial solution on a regular basis .
5. All fences, deck post ,landscaping rocks and back yard amenities are sprayed down and sanitized on a regular basis.

Traffic Access

Measures for traffic access noise/density management at KozyK'9s

The puppies are viewed thru pics and video chat . When puppies are ready for home they are delivered to their new family home or designated meet spot. So therefore the buyers do not come to the kennel.

Easements

N/A

Setbacks

1. 374 feet from the Eastern most property line.
2. 115 feet from the Southernmost property line.
3. 160 feet from the Western most property line.
4. 205 feet from the Northernmost property line.

Employees

Kozy K9's is a family owned and operated hobby dog breeding kennel.