

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 31, 2020

RE: Sleeps with Wolves Kennel

File: AL-20-017  
Parcel ID No.:3309003018

This is to inform you that the above referenced request for approval of a special use application for a major kennel located at 19465 Oasis Avenue was **approved** by the Planning and Community Development Director on December 31, 2020. 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 (2019).

This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. Approval is limited to the major kennel for 14 dogs, as discussed and depicted in the applicant's letter of intent and site plan drawings.

**NOTATIONS**

1. The special use approval includes approval by the PDC Director to reduce the 200 foot kennel setback requirement to 130 feet pursuant to those authorities granted within the Use Specific Standards of Chapter 5 of the Land Development Code. The PCD Director hereby approves the reduced setback requirement based upon the specific justification provided in the applicant's special use application.
2. 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.
3. 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.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

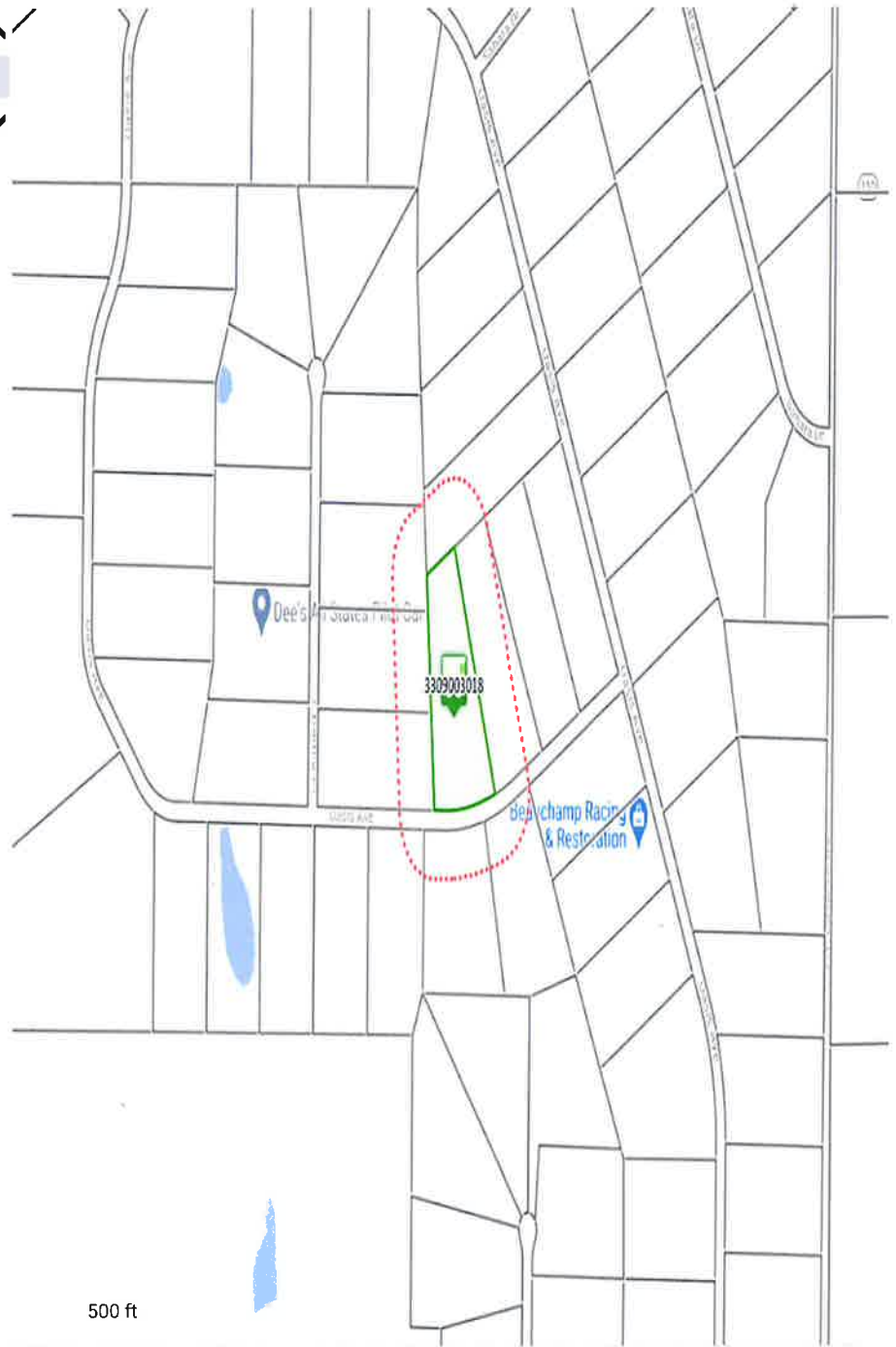
[www.ELPASOCO.COM](http://www.ELPASOCO.COM)

9465 OASIS AVE

Market Value \$219,843



3309003018  
HARBAUGH  
WADE  
RAY



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

GLENN MERCEDES ANGELIA  
7145 PYRAMID PL  
PEYTON CO 80831-7821

RHODEBECK JENNIFER  
7135 PYRAMID PL  
PEYTON CO 80831-7821

SKILES STEVEN B TRUST  
7125 PYRAMID PL  
PEYTON CO 80831-7821

BERUMEN FAMILY TRUST  
8492 W STAR CIR  
LITTLETON CO 80128-6246

HARBAUGH WADE RAY  
19465 OASIS AVE  
PEYTON CO 80831-7824

AMTOWER MICHAEL W  
19425 OASIS AVE  
PEYTON CO 80831-7824

HUDSON AMIANNE  
19385 OASIS AVE  
PEYTON CO 80831-7824

REYNOLDS BENJAMIN D  
20605 OASIS AVE  
PEYTON CO 80831-7827

LACOURSE JAN S  
19510 OASIS AVE  
PEYTON CO 80831-7816

LURVEY CHARLES L SR  
19470 OASIS AVE  
PEYTON CO 80831-7816

WITT RICHARD E  
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PEYTON CO 80831-7816

BEALE FRANK JR  
20725 OASIS AVE  
PEYTON CO 80831-7827