

RE: Notification to Adjacent Property Owners
For 11860/11862 Swingline Rd. Peyton, Co. 80831
Animal Hospital of Falcon/ Family Pet Crematory – Crematory infill
EPC Parcel #: 43073-03-021

1. This letter is being sent to you because Animal Hospital of Falcon, located at 11860 Swingline Rd., is proposing a land use project in El Paso County at the referenced location (see Item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number, and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For Questions specific to this project, please contact:

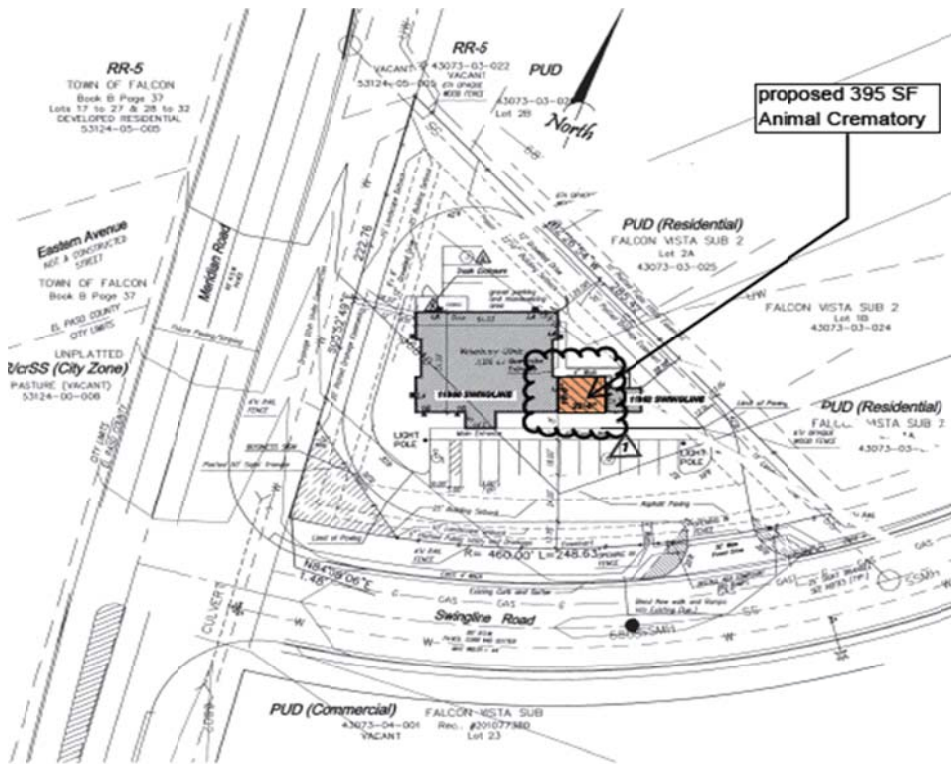
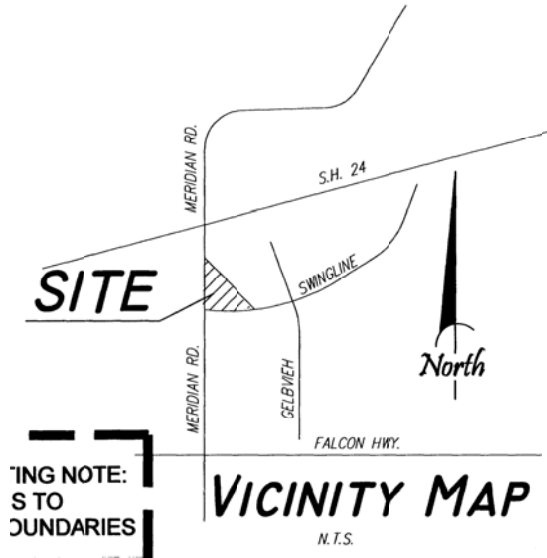
Owner:
Animal Hospital of Falcon
11860 Swingline Rd., Falcon Co. 80831
719-473-0482
Kodi Jackson

Consultant:
James W. Nakai & Assoc
105 E. Moreno Ave, Suite 102
Colorado Springs, Co. 80903
719-635-2142
Jim Nakai – President
Doug Carr – Project manager

3. Site Address, location, size, and zoning
11860/11862 Swingline Rd. Falcon Co. 80831
395 SF infill building, existing PUD Commercial zoning to remain

4. Request & Justification
On behalf of Animal Hospital of Falcon, the firm of James W. Nakai & Assoc. P.C. would like to propose an additional pet crematory be allowed to be added at the above location. This addition is sited in between the existing Animal Hospital main building and the existing Crematory stand alone building. This will be an approx. 395 SF addition that will infill the space between these two existing structures. The architecture of the new infill will match that of the existing buildings, creating a uniform façade for the site.
The new building will house a new Matthews International Pet Cremation Systems, and will only cremate small animals as is currently allowed. This system will be newer technology, more energy efficient, and is much more environmentally friendly.

5. Existing and proposed Facilities include the existing Animal Hospital of 3,328 SF, and the existing crematorium building of 192 SF. No impact to existing roads will occur. Infill building will not impact existing setbacks of the property and will join the existing 2 buildings together.
6. Waiver requests : none
7. Vicinity Map:



OVERALL SITE PLAN

Scale: 1" = 20'

List of Adjacent Property Owners:

Parcel #	Property Address	Owner's Name	Owner's Address
4307303007	6815 Meridian Rd	IBS Enterprises LLC	6550 Gun Club Trl, Colorado Springs, Co 80908
4307303022	N Meridian Rd	Dull Oscar Jr., Dull Juanita Frey, C/O Oscar M Dull III	207 N. Sheridan Ave. Colorado Springs, Co. 80909-5511
4307303023	6702 Gelbvieh Rd	Inhabit That LLC	5860 Big Canon Dr, Englewood Co. 80111- 3516
4307303024	6704 Gelbvieh Rd	Inhabit That LLC	5860 Big Canon Dr, Englewood Co. 80111- 3516
4307303025	6714 Gelbvieh Rd	Inhabit That LLC	5860 Big Canon Dr, Englewood Co. 80111- 3516
4307303026	6716 Gelbvieh Rd	Inhabit That LLC	5860 Big Canon Dr, Englewood Co. 80111- 3516
4307304025	11865 Swingline Rd	Falcon Vista LLC, c/o Truman L Wright	5 N. Marksheffel Rd. Colorado Springs, Co. 80929-9302
4307304026	6642 Gelbvieh Rd.	6642 & 6644 Gelbvieh LLC	8740 Hilltop Rd, Parker, Co. 80134-7003
4307304027	6644 Gelbvieh Rd.	6642 & 6644 Gelbvieh LLC	8740 Hilltop Rd, Parker, Co. 80134-7003
4307304028	6678 Gelbvieh Rd.	Demaria Donna Lynn, Demaria Misty Rachel	6678 Gelbvieh Rd, Peyton Co. 80831-8178
5312405005	6810 Meridian Rd	Gibbs Randy L & Vicky L	6810 Meridian Rd, Peyton Co. 80831-8136