

Letter of Intent for Special Use Permit

Karen's Yorkies

1150 Slocum Road
Colorado Springs, CO 80930

Owner/Applicant

Karen Monterosso
1150 Slocum Road
Colorado Springs, CO 80930

Site Location

1150 Slocum Road
Colorado Springs, CO 80930

Legal Description

SE4NE4 SEC 11-14-64
Open Grazing Land

Size

40 Acres

Parcel Number

44000-00-247

Requesting

Special Use Permit with conditions for breeding kennel for small indoor family dogs.

Existing Facilities

We are using the existing converted 24ft by 50ft converted storage building. The building meets all PACFA Department of Agriculture Standards for a small dog breeding kennel.

Proposed Facilities

NO Facilities; Structures; or Roads are being proposed.

Waiver Requests

None

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TO: El Paso County, Colorado: Development Services Department

ATTN: Project Manager

Purpose:

Karen Monterosso owner and applicant is requesting a Special Use Permit to allow more than 4 domestic dogs (SMALL BREED, Yorkshire Terriers) to be: **HOUSED & CARED FOR WITH THE INTENT OF BREEDING**. I have been at this location for over 20 years and specialize in breeding small Yorkshire Terriers for people who want a great indoor companion/ pet. I am licensed and inspected yearly by the State of Colorado Department of Agriculture program called **PACFA**, which is **Pet Animal Care Facility Act Program**. These dogs have NO DANDER and are Hypoallergenic which makes them great for people with allergies or who live in an apartment or retirement home. These dogs are great for families or individuals looking for a great pet companion. I have an A+ rating with the BBB and have never had any complaints. I have been an **American Kennel Club** member since the early 1970's. A.K.C. conducts yearly inspections of my facility and I have never had any violations. If you read the customer testimonials on my web site: www.karensyorkies.com you will see many happy customer reviews over the years.

Total Number of Acres

The size of my property is 40 acres, and the distance to the property lines is: 740 feet to the South, 391 feet to the East, and 526 feet to the North and 878 feet to the West.

Residential Units and Densities

None

Commercial Site Proposed

None

Number of Mobile Homes

None

Construction Phases

None/ This is a hobby business, run out of my home, by me and my husband only, and it will never be expanded.

Water and Sewer

The property operates with a Domestic Water Well Permit which is ok, according to the State Water Department in Denver.

The property operates with a septic system upgraded in 2008.

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Proposed Use

Karen's Yorkies is a small family operated animal care and breeding facility

Facts:

1. Our daily census is 20 breeding dogs and 4 house pets
2. Puppies are placed in their permanent homes when they are 12 weeks old
3. Daily activity is a structured routine
4. Dogs will remain inside between 9PM and 7AM
5. Outdoor runs are used with constant supervision as weather permits, between 10AM and 7PM
6. All of our sales are made by word of mouth or by internet sales. Puppies are picked up at an agreed on location or hand delivered directly to the customer. **NO ONE EXCEPT STATE OR A.K.C. INSPECTORS are EVER ALLOWED ON OUR PROPERTY and "NO TRESPASSING" SIGNS ARE POSTED.**
7. **No dogs are ever picked up on this property.**

Access to Property

The only access is the gated existing driveway which is closed off by electric gates

Solid Waste & Oder Control

1. All solid dog waste is scooped up, bagged and then thrown into the outside dumpster all during the day seven days a week.
2. The indoor and outdoor facility, as well as the play areas, are cleaned with hot water and a diluted antimicrobial cleaning solution several times a day.
3. The outside dumpster is emptied every Friday and is located in the middle of the property away from any property lines.

Traffic Access

There is **NO TRAFFIC ACCESS**

1. **All dogs are sold on the internet or by word of mouth.**
2. **NO ONE EXCEPT STATE OR A.K.C. INSPECTORS are ALLOWED ON OUR PROPERTY and NO TRESPASSING SIGNS ARE POSTED.**
3. **No dogs are ever picked up on this property.**

Easements

N/A

Setbacks

1. 740 feet from South property line
2. 391 feet from the East property line
3. 526 feet from the North property line
4. 878 feet from the West property line

Employees

Karen's Yorkies is a family owned and operated, hobby dog breeding kennel and my husband and I are the only people on the property.