

Phil and Ivonne Strevett
16078 Spencer Road West
Peyton, CO 80831

January 30, 2019

Cover page/Letter of Intent

Owner/Applicant

Phil and Ivonne Strevett
16078 Spencer Road West
Peyton, CO 80831
719-749-2982

Site location

16078 Spencer Road West
Peyton, CO 80831

Size, Legal Description & Zoning

20 acres, A-35
Schedule Number: 4223000010

W2SE4SW4 SEC 23-12-64

Request

Approval of Site Development Plan to convert three of our existing buildings into a dog breeding/training facility to include up to 20 indoor/outdoor kennels, a 4 indoor/outdoor whelping kennel building and a loafing shed. We will request administrative relief for a 20% reduction of the 200 ft property setback requirement. **See sheet labeled "A"**

Existing Facilities See sheet labeled "A"

- 1) Residence built 1965, not for business
- 2) **Kennels House built 1970**
- 3) **Whelping Kennel built 1965**
- 4) Equipment Shed built 1983 not for business
- 5) Utility Building built 1966 not for business
- 6) **Loafing shed built 1965**

Justification

We purchased the property with the intent to build a dog breeding/training facility. Such a facility is a principal use for a legal parcel zoned A-35. The subject property is a legal parcel.

Proposed Facilities, Structures and Roads

No new roads, no new bathrooms

Location of well

See sheet labeled "A"

Anticipated Future Structures-5 to 7 year plan

Septic field system

An additional 20 kennel building

An additional 40 x 60 outbuilding

Anticipated Schedule of Development: January 2019 to May 2025

Project Area 1	Upgrade plumbing and install sanitation lines
Project Area 2	Electrical wire, fixture installation
Project Area 3	Landscaping – Trees and hedges
Project Area 4	Fence construction
Project Area 5	Add concrete floors, put up kennels
Project Area 6	Awning over outside kennels

Water and Septic will be provided

A well permit #312384 has been issued by the Colorado Division of Water Resources Department of Natural Resources. **See attached permit.**

We have a 5/7-year plan to building a septic system, but for the remaining time, we will mop the kennels and discard dog waste in the trash.

Parking

Will be part of the driveway.

Drainage

Surrounding homes will not be affected by our drainage.

Lighting

There will be no commercial lighting for this business.

Location of residence's septic system on property

It is located 50 ft east of building 2, in the open field. **See sheet labeled "A"**

Waiver Requests

Alternative Landscaping Design- We are putting up bushes for noise control and also to limit the dogs view of the neighbors and livestock. Fence will be erected around Kennel House Bldg 2 and Whelping Kennel Bldg 3. **See sheet labeled "E"**

Phil and Ivonne Strevett
16078 Spencer Road West
Peyton, CO 80831

January 30, 19

Letter of Intent

El Paso County Development Department
2880 International Circle, Ste 110
Colorado Springs, CO. 80910

Phil and Ivonne Strevett are seeking approval of a Site Development Plan to convert three of our existing buildings into a dog breeding/training facility which will include (See sheet labeled "A") a loafing shed, one building for 20 indoor/outdoor kennels and another for 4 indoor/outdoor whelping kennels as well as administrative relief for a 20% reduction of the 200 ft property setback requirement

Our dog breeding/training operations will take place on the property. The breeding/training facility will comply with PACFA and a PACFA license will be obtained.

We think it is important that dogs be able to go from indoors to outdoors, as they desire. We also think that having our residence on the same property, as our business will make running the business more efficient.

Please feel free to contact us if you have any questions. Thank you for your consideration.

Sincerely,

Phil and Ivonne Strevett
719-749-2982
