

Arleen Cool
16095 E. Mccara Ct.
Peyton, CO 80831

DENVER CO 802

11 MAR 2019 PM 2 1



Whole Swiggy Planners II
3300 Co Planning & Community Development
3380 International Circle
Colorado Springs CO 80910

March 8, 2019

Gabe Sevigny, Planner II
El Paso county Planning and Community Development

RE: 16078 Spencer Road West – Setback Variance
Peyton, CO 80831



Mr. Sevigny,

I received your letter regarding the request for a Kennel to be built/added to the above property. Although I do not begrudge anyone the wish to begin their own business, as their property is directly adjacent to mine, my greatest concern would be the noise. Dogs' bark that is their nature, especially at night. Will the new kennel they are planning have sufficient insulation to reduce the sound of the dogs from traveling from their property to mine and other our neighbors? I have an elderly mother living with me and neither she nor I wish to be kept up all night due to barking animals.

We moved out of the city direct to help reduce the noise and get the impression of country peace. Although we and other neighbors have pets, they are kept under control. A kennel with multiple dogs is another matter. If we can be assured that the dogs will be kept under control and the facility will be properly insulated to reduce the sounds coming from within I would not have a problem with the new business. If not, then I would.

Unfortunately, due to my work schedule I will not be able to attend the meeting scheduled to take place on March 13, 2019 so I hope this letter can be presented to address my concerns. Please feel free to contact me with any questions or concerns with regards to this endeavor. Thank you for your help in this matter. I look forward to hearing the results of this matter

A handwritten signature in black ink, appearing to read "Harold M. Cool Jr.", written in a cursive style.

Homeowners,
Harold M. Cool Jr
Arleen M. Cool
16095 E McCara Ct
Peton, CO 80831
719-761-1858

EL PASO COUNTY



COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 22, 2019

RE: 16078 Spencer Road West – **Setback Variance**
Peyton, CO 80831

File: ADR-19-002, Four Corners Kennel Administrative Relief
Parcel No.: 42230-00-010

To Whom It May Concern:

This letter is to inform property owners adjacent to the above mentioned properties that the applicants, Phil and Ivonne Strevett, have requested approval of administrative relief to allow a side-yard setback of 177 feet where 200 feet is required for a kennel within the A-35 (Agricultural) zoning district. The Planning and Community Development Director may make a formal decision regarding the administrative relief request on March 13, 2019 at 4:30 P.M. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the approval process may be elevated to the Board of Adjustment for consideration. Administrative approval by the Planning and Community Development Director is subject to the appeal provisions of the Land Development Code.

You may view the application documents online at www.epcdevplanreview.com. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,



Gabe Sevigny, Planner II
El Paso County Planning and Community Development
719-520-7943
gabesevigny@elpasoco.com

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



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

WWW.ELPASOCO.COM

El Paso County Parcel Information

File Name: **ADR-19-002**

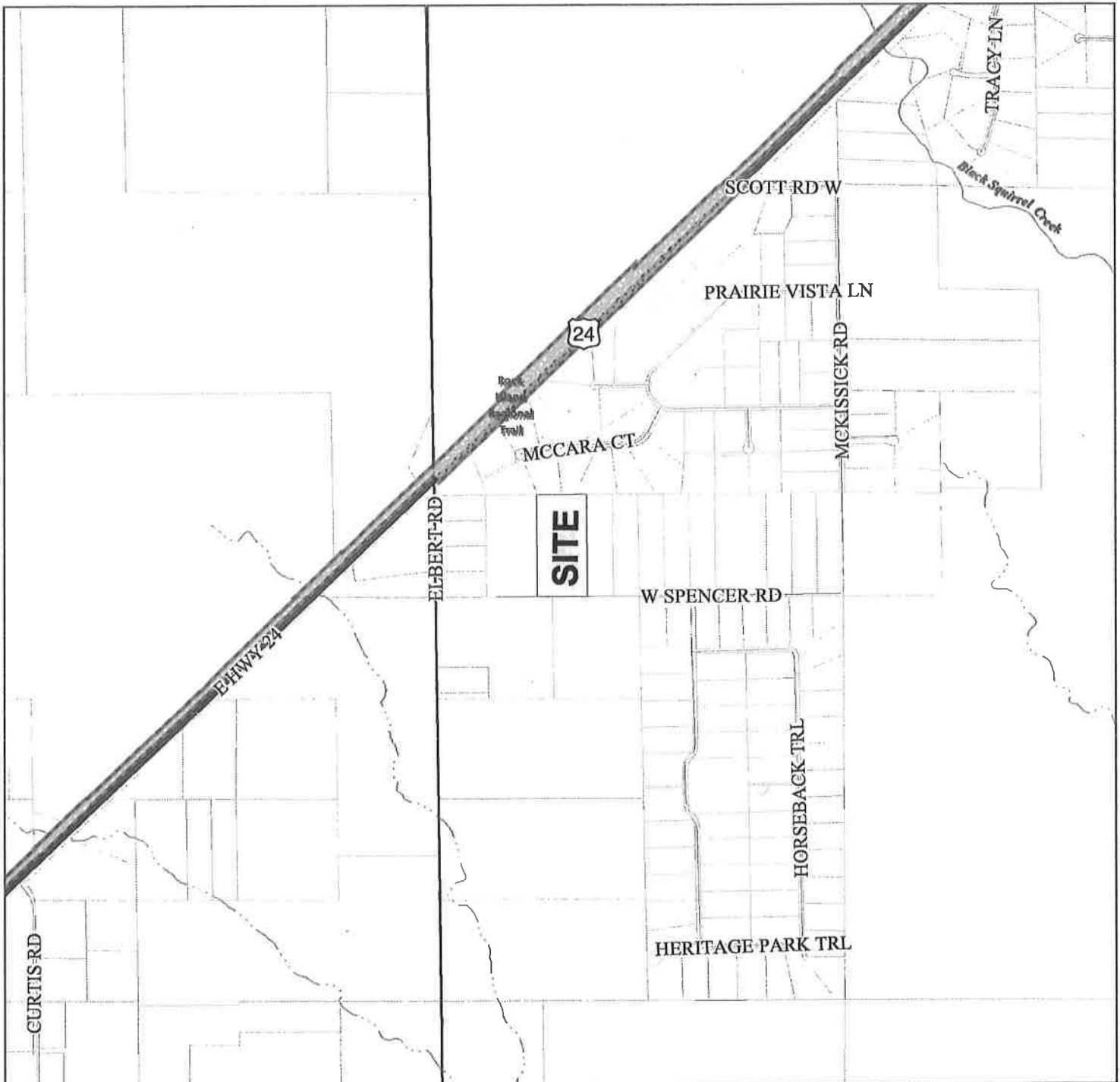
Zone Map No. **--**

Date: **FEBRUARY 26, 2019**

PARCEL	NAME
4223000010	STREVETT PHILIP D

ADDRESS	CITY	STATE
16078 SPENCER RD	PEYTON	CO

ZIP	ZIPLUS
80831	8307



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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