

Subject: Conditional Use Permit Application for Animal Care Facility - Land Use Statement

Dear Zoning and Planning Commission,

I trust this letter finds you in good health. I am writing to formally request the approval of a Conditional Use Permit for our upcoming venture, Humble Paws, LLC, an animal care facility specializing in dog training, dog boarding, dog grooming, and doggy day care services. Our proposed location is 1516 Dusty Drive, Colorado Springs, CO 80905, situated in an industrial area devoid of residential living.

Our meticulous selection of this location stems from our commitment to being a responsible and considerate neighbor. The chosen building, constructed with sturdy masonry, is designed to minimize noise disturbances, particularly in the section designated for housing dogs, which lacks windows. This deliberate choice ensures that our activities will have minimal impact on the surrounding businesses.

The outdoor fenced area, earmarked as a doggy play area, has been thoughtfully planned to limit exposure to neighboring businesses behind the building. We understand the importance of maintaining harmony within the industrial zone and are dedicated to ensuring compatibility with our neighbors.

Furthermore, the location's accessibility off I-25 is a key factor in our decision, providing unparalleled convenience for pet owners to drop off and pick up their furry companions before and after work. This strategic positioning not only serves the needs of our clients but also minimizes traffic disruptions in the area.

We firmly believe that our presence in the community will contribute positively to the well-being of both residents and local businesses. By providing essential services such as dog training, boarding, grooming, and day care, we aim to enhance the overall quality of life for pet owners and their beloved animals.

Our business model emphasizes minimal disruption to the surroundings, ensuring compatibility and harmony with neighboring enterprises. We anticipate that our activities will bring a positive spotlight to the industrial area, providing additional exposure and foot traffic to neighboring businesses.

Granting us the Conditional Use Permit is not just an endorsement of our business but an investment in the community's well-being. By approving our request, the Zoning and Planning Commission will play a pivotal role in fulfilling a genuine need for animal care services in our community.

We appreciate your time and consideration in reviewing our application. We look forward to the opportunity to contribute positively to the community and create a space where pets and their owners can thrive.

Thank you for your attention to this matter.

Sincerely,

Manuel Martinez / Owner / Humble Paws / (719) 360-7246

# 1516 Dusty Drive Improvement Plans

- 1) Remove Carpet from Inside Property and Replace with water proof Vinyl Planks.
- 2) Interior Paint entire building
- 3) Add Grooming Room and drainage system
- 4) Add Lighting
- 5) Fix Windows
- 6) Fortify fence areas that could pose escape routes
- 7) Add shade areas in rear back yard to minimize over heated asphalt

**Fenced Back Yard  
No Outside Kennels**

**Building**

**Family One-On-One  
Excercise  
Room**

**Inside Kennel  
Area**

**Small Dog Obstacle  
Course Area**

**Dog Entrance  
Lobby**

**Main lobby Area**

**Entrance**

**Entrance**

**Parking**

# 1516 Dusty Drive Arial Looking East



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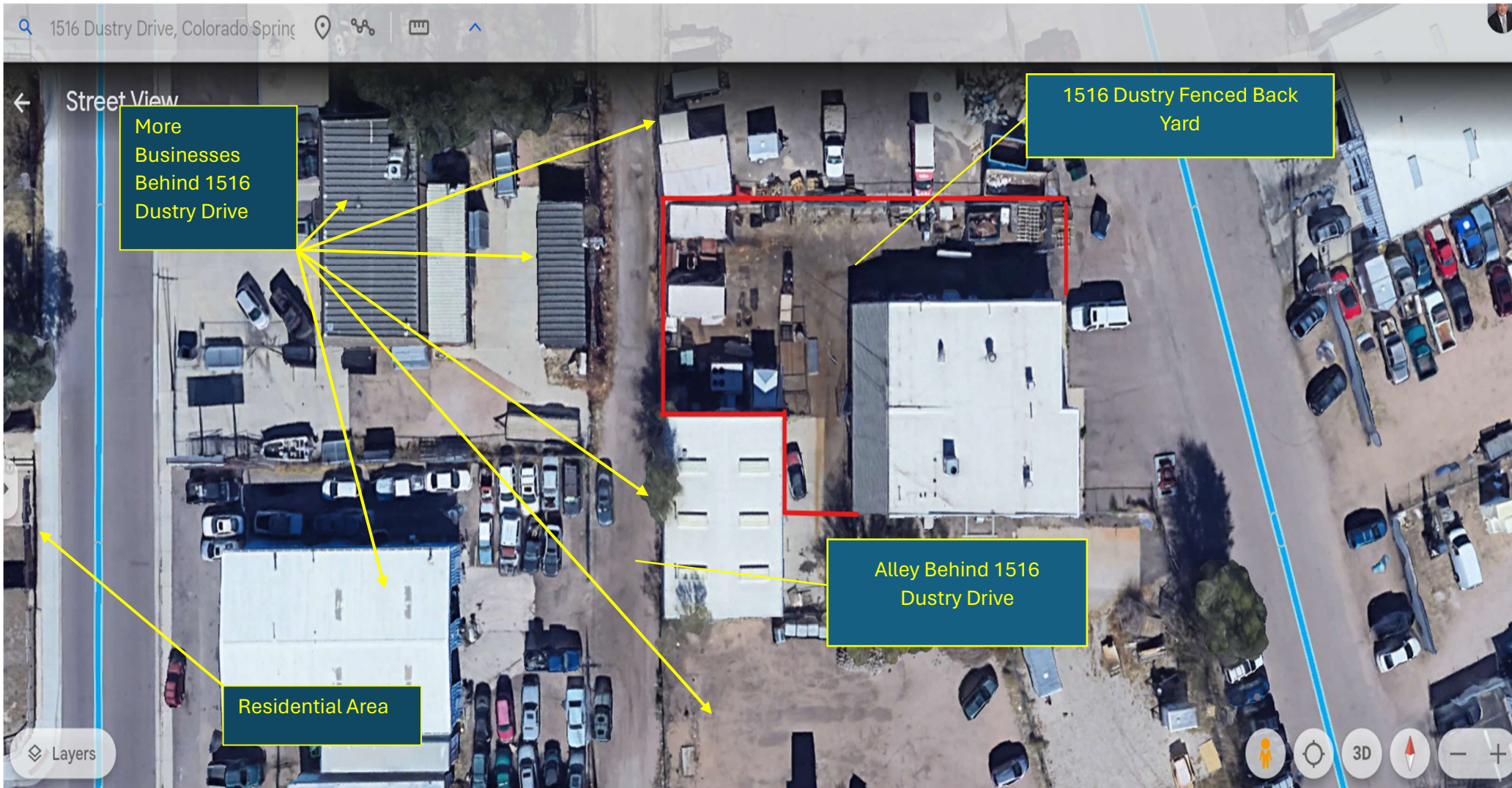
# 1516 Dusty Drive





# 1516 Dustry Drive

## Fenced Back Yard/ Alley / Business Buffer





# Distance to Main Street/ Residences

1516 Dusty Drive, Colorado Spring

Slideshow

Share

+ New

Drive projects



This is your running list of projects. Create new ones, open existing ones from Drive, or import files from your computer.

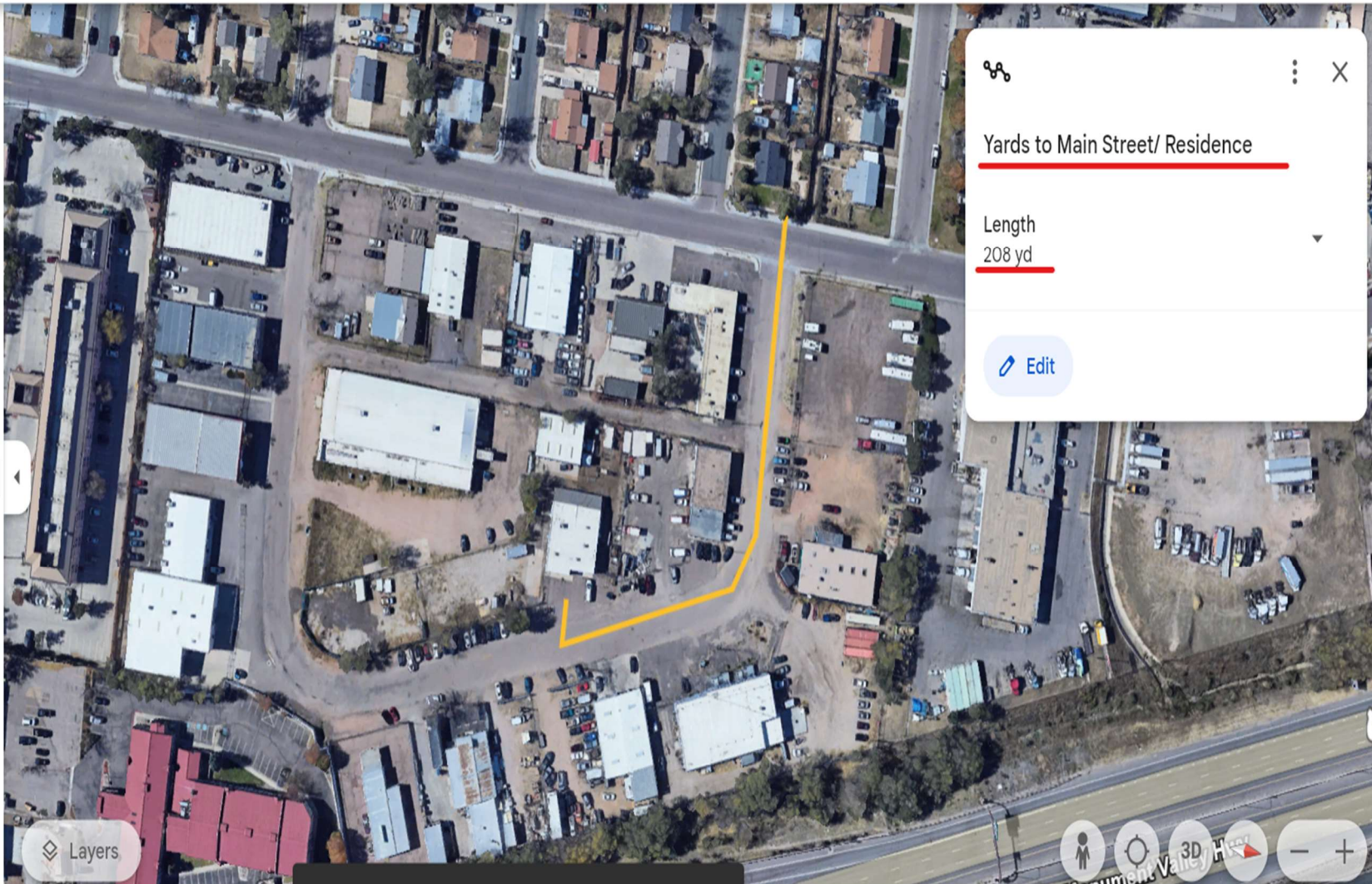
Local KML files

Untitled

Feb 29, 2024

Untitled

Nov 9, 2023





# 1516 Dusty Drive

## Street View Looking North



# 1516 Dustry Drive

## Street View Looking South

