

CASE NUMBER: 13-107152SU
MAP NUMBER: 237

A. Statement of Intent

1. The intent of this special use is to allow a Dog Care Facility (Adventure Pet Ranch) within the Agricultural - One (A-1) District. The Dog Facility will be used for dog related services, including home style (kennel free) dog boarding, day care, field trips and possibly other pet services. Dog grooming shall not be offered. The facility will consist of a single family home, shed, dog runs, and large fenced in exercise area. A care taker will be on site in the cabin when dogs are present on the property.

B. Site Standards for Dog Facility

1. A single caretaker unit shall be allowed in the existing cabin/single family home.
2. The hours of operation are 24 hours a day, 7 days a week, since there will be a caretaker with the dogs at all times. However, there are no hours of operation open to the public. Adventure Pet Colorado will not allow customers to drop off or pick up the dogs and tours to the property will only be scheduled by appointment.
3. Noise mitigation: The dogs will be exercised and challenged mentally and physically, which will decrease the need to bark. Training and behavior correction will also be used when barking, as the dogs will never be unsupervised. Adventure Pet Colorado will not be open to the public, so there will not be people coming into the property unannounced that will excite the dogs and make them bark. Barking tools like barking collars will also be used if necessary. A Sensory Impact Report will be completed after the business is operational to comply with the Sensory Impact resolution of Colorado.
4. Number of dogs shall not exceed 30 during the daytime. Only up to 15 dogs allowed on the property for overnight care. In accordance with the Department of Agriculture Permit for dog care facilities there shall be 1 handler for every 15 dogs.
5. Fencing
 - a. The main exercise fenced in play area will not exceed 4 acres and shall be setback 50 feet. Fence height will be a minimum 5.5 foot up to a maximum of 7 foot. Material is black PVC coated metal and is claimed by the manufacturer to be 'non-climbable' and 'non-chewable'. Fence rolls on the ground for another foot and is secured with stakes. For an additional visual barrier, there are logs and rocks at the bottom of the fence to prevent the dogs from digging under the fence. Fence Permit already obtained in 3/18/13 (2013.103795).
 - b. Fencing along the total perimeter of the property will not exceed 6 feet in height and may be located on the property line. This fence will also be constructed from the same material with the same specifications.
 - c. The dog run behind the existing single family home will also be constructed from the same material with the same specifications. This fence will have a 100 feet setback from any property line.
 - d. Fencing is also required on the property line in accordance with Agricultural Zone District Allowance for fencing. Fence, as described above, protects the dogs from predators, stray animals and humans, as required by the Colorado Pet Animal Care and Facilities Act.
6. Parking
 - a. Four parking spots shall be provided. Business vans will pick up and drop off all the dogs for a maximum of 10 trips a day. There will be no customer drop-off and pick-up, and visits and tours will be scheduled on a one by one basis. The gate to the property will always be locked to avoid people walking in unannounced.
7. Buildings
 - a. Existing single family residence that includes a dog run. The dog run shall be limited to 400 square feet.
 - b. Current shed that is not within the 100ft set back will only be used for storage, not for parking of commercial vehicles.
 - c. Possible construction of barn within the 100ft set back for additional storage and parking of vans. Dog care will not be allowed in this building.

C. Permitted Uses

1. Pet sitting
2. Pet day care
3. Pet boarding
4. Pet training
5. Pet field trips
6. Dog grooming will be expressly prohibited
7. No customer drop in and pick up will be allowed in the property – all pets will be picked up and dropped off by Adventure Pet Colorado.
8. Customers will be allowed to visit and tour the property only by appointment.
9. There will not be allowed any permanent construction of individual dog kennels or units in any of the buildings. This will always be a kennel free, home style dog facility.
10. No signage will be allowed in the property to advertize the business, as to prevent people from stopping by.