



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Request for Comments

Case Name: The Four Legged Inn

Case Number: RCU2026-00020

June 25, 2026

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit renewal for a commercial kennel (dog-boarding) operation. The business holds about 30-35 dogs at any given time. This is solely a dog boarding business, and there is no breeding or grooming. Open hours are from 7:00 AM to 7:00 PM. We provide transportation for the animals, including pick-up and drop-off.** This request is located at 5100 SCHUMAKER RD. The Assessor's Parcel Number is 0181500000453.

Applicant Information:

ZOLTAN
5100 SCHUMAKER RD

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **07/20/2026** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CCottrell@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adamscountyco.gov/landuse.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adamscountyco.gov para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Connor Cottrell
Planner II

BOARD OF COUNTY COMMISSIONERS

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DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Zoltan Szabo Phone #: 303-268-9041
Address: 5100 Schumaker Rd
City, State, Zip: Bennett CO 80102
2nd Phone #: 720-436-6935 Email: Zoli.szabo@yahoo.com

OWNER

Name(s): Zoltan Szabo Phone #: 303-268-9041
Address: 5100 Schumaker Rd
City, State, Zip: Bennett CO 80102
2nd Phone #: 720-436-6935 Email: Zoli.szabo@yahoo.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: N/A Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☐ NO ☒

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

Proposal for Four Legged Inn, LLC – License Renewal

The Four Legged Inn has been open since 2017 and has been operating in the same manner since its establishment. The business maintains a good relationship with neighboring properties and has had no complaints. The business is owned and operated solely by Eva and Zoltan Szabo, who are the only individuals working on-site.

The business holds about 30–35 dogs at any given time. This is solely a dog boarding business, and there is no breeding or grooming. Open hours are from 7:00 AM to 7:00 PM. We provide transportation for the animals, including pick-up and drop-off.

Sample schedule of daily events:

- The day starts with morning exercise for the dogs for about 40–45 minutes in the outside fenced yards. There are two separate exercise yards available. The dogs are separated based on size and behavior.
- Breakfast time is at 8:00 AM for dogs in their own kennels. Drinking water for animals is provided by a water supplier (Deep Rock). The water containers are 5-gallon size and are picked up weekly.
- While animals are eating and resting, waste is cleaned from the outside yards as necessary, and kennel areas are maintained.
- Supervised playtime follows outside in the yards for approximately one hour. To keep the animals busy, basic training, fetch, and similar activities are provided. Dogs spend most of their time outside in shaded playgrounds (weather dependent). For cold or rainy days, an indoor playground is available.



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NO THANKS

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.....56'

- formed continuously throughout the day.
- Final walk-through inspection occurs at 9:00–10:00 PM, and animals are continually monitored via closed-circuit video throughout the night.

Waste Management

The plan is as follows:

1. A washroom is attached to the kennel building. Water from the washroom is used for waste management, and drainage is connected to a septic system.
2. When kennels are hosed off, the water is collected and discharged appropriately into the drainage system.
3. Liquid waste is first removed with paper towels, then cleaned with an antibacterial solution. Wastewater is disposed of through the drainage system.
4. Animal hair is vacuumed daily and disposed of in sealed plastic bags.
5. Animal waste is collected daily, bagged, and stored in covered containers. Waste is disposed of in a sanitary landfill weekly, with trash pickup handled by Alpine Disposal Company.

We consistently manage waste and maintain the kennels in a way that does not impact water quality or environmental conditions.



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← Proposal for Four Legged Inn, LLC – License Renewal

2. A staff member is always present when animals are outside, ensuring dogs remain calm and controlled.

3. The kennel building is insulated, and doors remain closed while animals are inside.

Staffing

Eva and Zoltan Szabo are the sole operators of the business and manage all daily operations full-time.

Open Hours:

Monday – Sunday: 7:00 AM – 7:00 PM

Traffic Control

There are no major changes in traffic patterns. The business provides long-term boarding rather than high-turnover daycare, meaning animals stay for several days or weeks at a time. Transportation services (pick-up and drop-off) further reduce on-site traffic. Only a limited number of nearby customers drive to the location, and visits are typically no longer than 30 minutes.

Structural Plans

The facility includes infrared radiant heaters installed within the building. A mechanical air ventilation system is in place to maintain proper airflow. During the summer months, a swamp cooler is used to regulate indoor temperatures.

To maintain a positive relationship with neighbors, we regularly communicate with those within a one-mile radius to discuss any questions or concerns related to health, safety, noise, waste, traffic, or environmental factors associated with the business.



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New
Septic
System

Well

○

Well

○

40' 3 stacks = 12

Cat
Room

Kennels

Kennels

Kennels

2 stacks = 12

2 stacks = 10

60'

25'

septic Tank

Drain Pipe

House

Drive
Way

Signs

Parking
Lot

70'
Fence

Yard #1

Fence

△

△

Yard #3

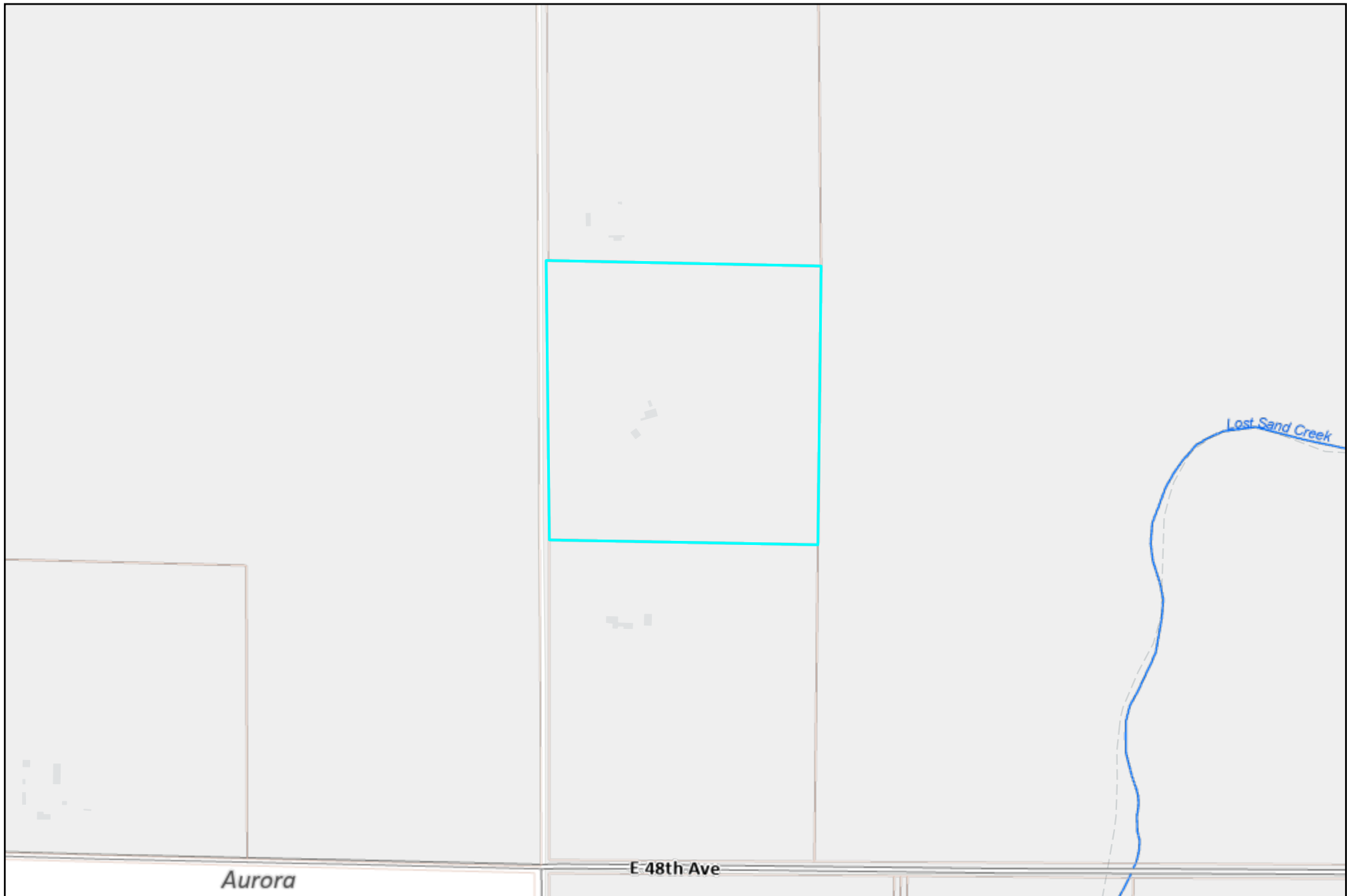
6 Foot Fence

50'

Yard #2

6 Foot Fence 80'

N



Case Name Simple Map: The Four Legged Inn

Case Number RCU2026-00020

