

BA Rodents Ranch LLC  
32215 Big Springs Rd  
Yoder, CO 80864  
719-432-8395



May 13, 2019

Gregory & Stephanie Jordan  
10246 Lairwood Drive  
Santee, California 92071

Dear Neighbor,

This letter is being sent to you because BA Rodents Ranch LLC is requesting a setback variance from the El Paso County Board of Adjustment as part of their land use application for approval of the rodent farm at the location referenced below (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Owner	David Martin
Applicant	BA Rodents Ranch LLC 719-432-8395 (Leslie Boynton) or 719-440-7906 (Kathy Mische)
Consultant	Debra Eiland, Esq. (719) 471-1545

3. The property is located at 32215 Big Springs Rd, Yoder, CO 80864, consists of 35.27 acres and is zoned A35.

4. Request and Justification:

On January 11, 2019, BA Rodents Ranch LLC filed an application requesting a special use permit to operate a rodent farm on the above described property, under the classification

“Livestock Feed Yard.” The El Paso County Land Use Code (“LUC”) provides that livestock feed yards shall be setback a minimum of 200 feet from all property lines.

The Applicant intends to use the existing metal building on the property to house its rodent farm operation. The building was constructed by the previous property owners, and is technically a legal structure for agricultural use. However, the east facing side of the building is 144 feet from the east property line and, therefore, is 56 feet short of meeting the setback requirement for a livestock feed yard.<sup>1</sup>

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The fact that the entire rodent farm operation is contained within the confines of the building mitigates any anticipated impacts. There will be no odors, no dust, no sound, no extra fencing, no exposed waste, no waste going into the ground and very little traffic going in and out of the property or the building.

The above considerations make our rodent farm operation unique and strict compliance with the 200 foot setback requirement unnecessary.

Sincerely,

*Kathrine M. Mische*

BA Rodents Ranch, LLC  
Leslie Boynton, Managing Member  
Kathrine Mische, Managing Member  
Crystal Stinebeck, Managing Member

Enclosed: Vicinity Map

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BA Rodents Ranch LLC  
32215 Big Springs Rd  
Yoder, CO 80864  
719-432-8395



May 13, 2019

James & Joanne Lowe  
32275 Big Springs Road  
Yoder, Colorado 80864

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BA Rodents Ranch LLC  
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May 13, 2019

Mary Beddoe  
32215 Big Springs Road  
Yoder, Colorado 80864

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BA Rodents Ranch LLC  
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May 13, 2019

Rickie & Judene Schuchke  
32562 Big Springs Road  
Yoder, Colorado 80864

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May 13, 2019

McLaughlin Resources LLC  
2201 Sherwood Way, Suite 201  
San Angelo, TX 76901

Dear Mineral Interest Owner,

This letter is being sent to you because BA Rodents Ranch LLC is requesting a setback variance from the El Paso County Board of Adjustment as part of their land use application for approval of the rodent farm at the location referenced below (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

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May 13, 2019

Wilbur D. Packard  
c/o Carol L. Ferrera  
657 West Ash Street  
Louisville, CO 80027

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May 13, 2019

Austin & Stacey Perkins  
32195 Big Springs Road  
Yoder, Colorado 80864

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BA Rodents Ranch LLC  
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May 13, 2019

Stephanie Jordan  
31948 Chambers Road  
Yoder, Colorado 80864

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Sent To Austin & Stacey Perkins  
 Street, Apt. No., or PO Box No. 32195 Big Springs Road  
 City, State, ZIP+4 Yoder, Colorado 80864  
 PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0006 4079 6877

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Sent To McLaughlin Resources LLC  
 Street, Apt. No., or PO Box No. 2201 Sherwood Way, Ste 201  
 City, State, ZIP+4 San Angelo, Texas 76901  
 PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0006 4079 6907

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 City, State, ZIP+4 Yoder, Colorado 80864  
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 Street, Apt. No., or PO Box No. 657 West Ash Street  
 City, State, ZIP+4 Louisville, Colorado 80027  
 PS Form 3800, June 2002 See Reverse for Instructions

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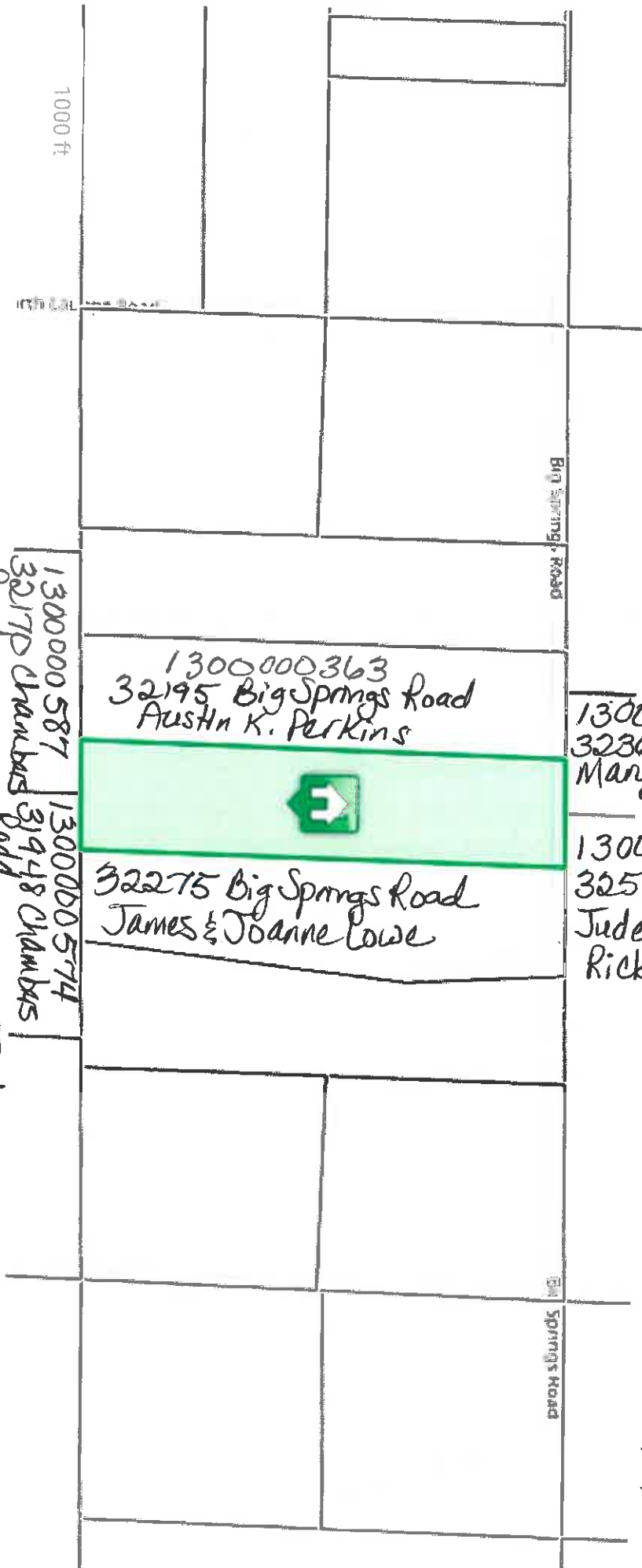
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**EL PASO COUNTY - COLORADO**

1300000346  
32215 BIG SPRINGS RD

Total Market Value  
\$35,100



**Disclaimer**

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

**EL PASO COUNTY - COLORADO**

1300000346

32215 BIG SPRINGS RD

Total Market Value  
\$35,100



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