

BA Rodents Ranch LLC
32215 Big Springs Rd
Yoder, CO 80864
719-440-7906
katmh@earthlink.net



January 11, 2019

Request for Special Use Permit for 32215 Big Springs Rd., Yoder, CO

Owner of Property: David Martin
9330 W 90th Dr.
Broomfield, CO 80021-4416

Applicant: BA Rodents Ranch LLC
32215 Big Springs Rd.
Yoder, CO 80864
719-440-7906
katmh@earthlink.net

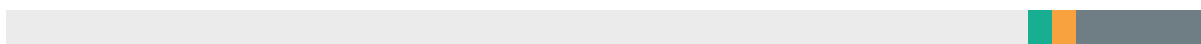
A driveway access permit was not found on file for the existing driveway. A driveway access permit must be obtained for the property.

Consultant: Debra Eiland, Esq.
Law Offices of Debra Eiland, P.C.
24 South Weber Street, Suite 300
Colorado Springs, Colorado 80903
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Property is located at: Tract of Land in N2 Sec 33-13-61, Assessor's Schedule No. 1300000346

35 acres, zoned A35

The property has a driveway, metal building and is completely fenced with an access gate.



Add PCD
File No.
AL192

BA Rodents Ranch LLC is requesting a special use permit for the above described property. There is an existing metal building perfect for our intended use. Which is as follows:

We at BA Rodents Ranch LLC intend to breed and raise rodents in the metal barn located at 32215 Big Springs Rd. Yoder, CO 80864. The rodents raised by us will be sold wholesale to a distributor who will then deliver them to retail pet stores in Colorado. We will not be open to the public nor will we sell directly to the public. We will be licensed by the Colorado Department of Agriculture under the Pet Animal Care Facilities Act ("PACFA") to operate this business and are in the process of doing that at this time.

PACFA regulations provide a licensing and inspection program dedicated to protecting the health and well-being of pet animals in facilities throughout Colorado. Our facility will be inspected at least once a year by a certified PACFA inspector.

We will breed and raise domestic rodents to supply to reptile and pet stores along Colorado's Front Range. The rodents will be raised in professionally manufactured rodent racks that are the standard for the industry and used around the world by zoos, research centers, colleges and top breeders. Each rack will contains from 4 to 28 escape-proof tubs where the rodents will be kept. Each tub will be supplied with commercial rodent food and water and will be cleaned twice a week.

The rodent racks will be kept inside the barn, which will be climate controlled and equipped with an 11kw backup generator to supply electricity for periods of extended electrical outages. The interior of the building will be designed to keep a rat or mouse inside in the unlikely event one escapes from a rack. For example, 15" metal flashing will be installed along the bottom of the wall perimeter, and will extend 4' up the walls. This will prevent any tunneling though the walls and will prevent any rodents from scaling up the wall to the attic. Additionally, electric traps will be set throughout the interior of the building. The barn will be tightly sealed and if a rodent were to escape it would not be able to get outside the barn.

Our intended use meets the criteria for special use approval as follows:

1. The special use is generally consistent with the applicable Master Plan

This property and the surrounding properties are zoned A35 Agricultural. Typical land uses are low density residential, farming, and ranching. The County has previously determined that the proposed use of a rodent farm fits into the definition of a livestock feed yard, which is allowed as a special use. Additionally, there are other, far more visible and active, business enterprises operating on other parcels in the area.

2. The special use will generally be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area.

The use will be in harmony and compatible with the existing neighborhood because it is similar in nature to other farming and ranching uses. The County has previously determined that the proposed use fits into the definition of a livestock feed yard, which is inherently compatible with uses in the surrounding area.

3. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner.

The proposed use will not overburden or exceed the capacity of any public services or facilities. The property is easily accessible by emergency vehicles and personnel via a well maintained public road and a driveway entrance.

4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access.

Access to the property is from a well maintained public road (Big Springs Road). The business is a wholesale business, and will not be open to the public and will make no sales to the public. No signage or other advertising will be installed on the premises. The business will have 3.5 employees, and has sufficient parking for 4 employees, all of which is ADA accessible.

Provide further information on how often vehicles will enter and exit the property. How often will trucks enter and exit?

5. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.

The business will comply with all applicable local, state and federal laws and regulations.

6. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.

The business will be licensed by the Colorado Department of Agriculture under the Pet Animal Care Facilities Act ("PACFA"). PACFA regulations provide a licensing and inspection program dedicated to protecting the health and well-being of pet animals in facilities throughout Colorado. The facility will be inspected at least once a year by a certified PACFA inspector. The rodents will be kept inside the barn, which will be designed with the security measures described herein to prevent any escapes.

7. The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

To the Applicant's best knowledge, the use conforms to the County rules, regulations and ordinances governing the requested special use. The Applicant will ensure that the use conforms to all other applicable County rules, regulations or ordinances.

Sincerely,

Provide a statement confirming that the drainage from the proposed use will not adversely affect the adjacent properties.

Kathrine M. Mische, Manager
BA Rodents Ranch, LLC