

BA Rodents Ranch LLC  
32215 Big Springs Rd  
Yoder, CO 80864  
719-440-7906  
[katmh@earthlink.net](mailto:katmh@earthlink.net)



March 27, 2019

Revised Letter of Intent  
Request for Special Use Permit for 32215 Big Springs Rd., Yoder, CO

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

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

Consultant: Debra Eiland, Esq.  
Law Offices of Debra Eiland, P.C.  
24 South Weber Street, Suite 300  
Colorado Springs, Colorado 80903  
telephone (719) 471-1545  
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[edeбра@qwest.net](mailto:edeбра@qwest.net)

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. The property Owner has filed a driveway access permit application, a copy of which is attached hereto.

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 contain 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 through 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. Unlike most feed yards, waste will be contained and hauled to the landfill on a weekly basis. It will be securely bagged indoors. Until it is removed, we will store it in an area next to the barn that is enclosed and out of site. There is no chance for it to be blown around by wind or for it to contaminate the ground or water.

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. Vehicles will enter the property daily, usually from 8:00 am to 5:00 pm, 5 days a week. The only trucks or commercial vehicles that will enter the property will be a pickup size truck pulling a flatbed trailer, a small delivery van, and occasionally service vans. The pickup with trailer will be there approximately 2 times a week. Service vans will enter the property only when there is an issue needing repair or service. A small delivery van will be there 2 times a week.

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. All waste

will be securely bagged inside the facility, and hauled off site to a landfill. Waste will not enter drainage pathways or groundwater, and will not adversely affect the adjoining properties because it will be contained at all times.

To help alleviate the concerns of our neighbors, the Applicant is amenable to a restriction on the special use permit that no other type of Livestock Feed Yard will be allowed at 32215 Big Springs Road under this special use, and a further condition that if BA Rodents Ranch fails or moves, the special use permit will no longer be in effect.

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,

*Kathrine M. Mische*

Kathrine M. Mische, Manager  
BA Rodents Ranch, LLC



**Planning & Community Development**  
2880 International Circle, Colorado Springs, CO 80910  
Phone (719) 520-6300 Fax (719) 520-6695 [www.elpasoco.com](http://www.elpasoco.com)

**DRIVEWAY ACCESS PERMIT / WAIVER APPLICATION**

File No. \_\_\_\_\_  
Office Use Only

Please note: All Permits issued are for SINGLE ACCESS POINT to a specific roadway unless otherwise expressly indicated by the permit issued. Permits expire within 90 days of issue; drainage construction must be substantially complete. Monuments within the ROW are not included with this permit; an EPC DOT Encroachment Permit may be required. Please call 520-6460 for information.

AT THE TIME OF ACCESS PERMIT APPLICATION, THE PROPOSED DRIVEWAY MUST BE LOCATED AND STAKED  
PLEASE PROVIDE ALL INFORMATION, INCOMPLETE APPLICATIONS WILL DELAY PROCESS.

Date: 3/17/19

Name of Applicant: Darced Martin

Company Name: \_\_\_\_\_

Mailing Address: 9330 w 90<sup>th</sup> dr  
Broomfield CO 80021

Phone Number(s): 303-503-6825

ACCESS APPLICATION ADDRESS: 32215 Big Springs Rd Yoder CO 80864

SUBDIVISION, LOT AND BLOCK: N2 SEC 33-13-61

PROPERTY TAX SCHEDULE NUMBER: 13000-00-346

(Information may be obtained by clicking on the Assessor's Real Estate Parcel Search on the county website or calling 520-6600.)

☒ **OPEN-DITCH DRIVEWAY PRIMARY ACCESS:**

☐ **SECONDARY ACCESS**

Proposed single access point onto an El Paso County public road constructed with open ditch drainage (NOT curb and gutter).  
Re-inspection of the completed driveway platform and applicable culver installation must be scheduled within 90 days of permit issue by calling (719) 520-6819.

☐ **CURB AND GUTTER PRIMARY DRIVEWAY ACCESS:**

☐ **SECONDARY ACCESS**

Proposed single access point onto an El Paso County Public road constructed with curb and gutter drainage (not open-ditch).

☐ **COMMERCIAL DRIVEWAY ACCESS:**

(Submit a copy to the El Paso County Planning & Community Development approved Site Development or Site Plan with your application. The submitted copy will remain on file and will not be returned to the applicant).

☐ **DRIVEWAY ACCESS WAIVER:**

A Driveway Access Waiver will be issued for access onto a road not platted as El Paso County right-of-way within unincorporated El Paso Count subsequent to county confirmation. The applicant may be required to submit additional documentation.

Below this line is for Office Use Only

Drainage Requirements: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Additional Comments: \_\_\_\_\_

Processed by \_\_\_\_\_ Date: \_\_\_\_\_