



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: RCU2019-00006  
CASE NAME: REBORN ANIMAL REFUGE**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT STAFF REPORT**

**Board of County Commissioners**

**July 14, 2020**

Case No.: <b>RCU2019-00006</b>	CASE NAME: <b>Reborn Animal Refuge</b>
Owner's Name:	New Direction IRA Inc. FBO Armando L. Martin IRA
Applicant's Name:	Armando Martin, Reborn Animal Refuge
Applicant's Address:	16519 Essex Road N, Platteville, CO 80651
Location of Request:	61101 East 112 <sup>th</sup> Avenue
Nature of Request:	A conditional use permit to allow an animal refuge for large mammals
Zone Districts:	Agriculture-3 (A-3)
Comprehensive Plan:	Agriculture
Site Size:	Approximately 10 acres of a 39-acre parcel
Proposed Uses:	Animal Refuge for Large Mammals
Existing Use:	Agricultural
Hearing Date(s):	<b>PC: June 25, 2020 / 6:00 p.m.</b> <b>BOCC: July 14, 2020 /9:30 a.m.</b>
Report Date:	June 26, 2020
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 8 Conditions, and 2 Notes

**SUMMARY OF APPLICATION**

**Background**

Armando Martin of Reborn Animal Refuge is requesting a conditional use permit (CUP) to allow an animal refuge for large mammals on the subject property. The proposed facility will provide care and housing to mammals that are native to Colorado. The facility hopes to care for bears, lynxes, foxes, mountain lions, bobcats, wolves, and coyotes. According to their application summary, Reborn Animal Refuge will provide rescue and life-long care for captive animals who have suffered abuse, neglect, abandonment, exploitation, or have been kept illegally. Reborn Animal Refuge will not buy, sell, breed, or exhibit the animals at their facility. If this application

is approved by Adams County, the applicant must then pursue licensing with the State of Colorado's Division of Parks and Wildlife before the site can become operational.

The proposed facility will occupy ten acres of a 39-acre parcel. A driveway access is located along East 112th Avenue at the southeastern corner of the development. This portion of the site houses a 1,200 square foot small multi-purpose structure, which will be used for offices, food storage, and employee bathroom facilities. In addition, there is and an associated parking area. The structure and parking lot is gated to prevent outside visitors. The remainder of the site will be utilized for animal enclosures and habitats.

The proposed animal refuge is not open to the public. Only employees are expected to visit the site. According to the applicant, no more than four employees will be located at the site at any given time. The driveway access will be gated, and a gravel parking area will be installed on the property to accommodate employee parking.

The site also include animal keeping and farming uses which are permitted by-right in the Agricultural-3 zone district. These activities will be located along the portions of the property that are adjacent to East 112th Avenue. The larger mammals which are the subject of this conditional use permit will have habitat areas within the interior portions of the parcel, therefore limiting their view from the public roadways.

#### **Site Characteristics:**

The subject property has access from East 112<sup>th</sup> Avenue. The parcel is 40 acres and is currently used for animal keeping. The site currently has enclosures for goats and cows to graze the land. East 112<sup>th</sup> Avenue is an unpaved roadway. The applicants have been permitted to construct much of the facilities that are needed for the animal refuge with the understanding that the conditional use permit may not be approved. In the last two years, Reborn Animal Refuge has installed fencing and the 1,200 square foot multi-purpose structure. All fencing for the facility will be in accordance with standards for Global Federation of Animal Sanctuaries (CFAS) accreditation. The applicant must pursue accreditation in order to receive licensing from the State of Colorado's Division of Parks & Wildlife.

#### **Development Standards and Regulations Requirements:**

The property is designated Agricultural-3 (A-3), which is intended to provide landholdings of 35 acres or greater for agriculture and pasturage. Per Section 3-05-01 of the Adams County Development Standards and Regulations, the Community & Economic Development Director has the authority to categorize uses not included the Development Standards and Regulations. In 2018, the Community and Economic Development Director determined this use was "animal refuge for large mammals, native to Colorado" and that the use shall require a conditional use permit in the Agricultural-3 zone district. Section 2-02-08-06 of the County's Development Standards and Regulations outlines the criteria for approval of a conditional use permit. These include compliance with the County's Development Standards and Regulations; compatibility with the surrounding area, the request must be permitted in the zone district, and must address all off-site impacts. In addition, the proposed use is required to be harmonious with the character of the neighborhood, and must not be detrimental to the immediate area, or to the health, safety, or welfare of the inhabitants of the area and the County. The existing structure and fencing conform

to all setback and height regulations within the A-3 zone district, as specified in Section 3-10-07 of the Development Standards.

In addition, the proposed conditional use does not result in excessive traffic generation, noise, vibration, dust, glare, odors, or cause disruption to the surrounding area. The facility will not be open to the public, nor will visitors to the site be allowed. Furthermore, the site is suitable for the conditional use including adequate usable space, access, and absence of environmental constraints.

**Future Land Use Designation/Goals of the Comp-Plan for the Area**

The future land use designation on the property is Agriculture. Per Chapter 5 of the Adams County Comprehensive Plan, the Agriculture future land use designation is intended for land holdings of at least 35 acres, and for preservation of agricultural areas for long-term farming. The future land use areas designated for agriculture are also to conserve environmentally sensitive areas.

The proposed use of the property for an animal refuge is unlikely to have negative impacts on the goals of the County's Comprehensive Plan. The use allows for animal confinement which is consistent with practices common with agricultural use.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest A-3 Single-Family Residential/Agricultural</b>	<b>North A-3 Single-Family Residential/Agricultural</b>	<b>Northeast A-3 Single-Family Residential/Agricultural</b>
<b>West A-3 Single-Family Residential/Agricultural</b>	<b>Subject Property A-3 Agriculture</b>	<b>East A-3 Single-Family Residential/Agricultural</b>
<b>Southwest A-3 Vacant</b>	<b>South A-3 Vacant</b>	<b>Southeast A-3 Vacant</b>

**Compatibility with the Surrounding Land Uses:**

The surrounding properties to the site are all zoned Agricultural-3 (A-3). The surrounding properties are used for agriculture or developed with very low density single-family residential uses. All properties directly to the south of the site have no established use or structures. There are five single-family homes located on properties directly adjacent to the 39-acre parcel, but only one is directly adjacent to the 10-acre portion. The homes are located to the north, west, and east of the proposed facility. The subject request is compatible with the surrounding area and will not be likely to cause significant off-site impacts such as traffic, noise, or lighting to the surrounding properties.

The applicant has submitted a Safety Standards and Protocol Manual to ensure public safety and has worked with the Colorado Division of Parks & Wildlife and GFAS to ensure safety of the

enclosures. Animals, such as bears, that may present greater concern for public safety will be kept in enclosures interior to the site, and visibility from public roadways will be limited.

**PLANNING COMMISSION UPDATE:**

The Planning Commission considered this case on June 25, 2020. The applicant was present for the hearing. All public comments that were received by staff before 4 p.m. on June 25, 2020 were shared with the Planning Commission and posted on the County's web site for public viewing. Any comments received after this deadline were read into the record at the hearing.

During the hearing, the Planning Commission expressed to the applicant that a notification system should be in place to alert people in the event of any escape. The applicant agreed that this measure should be taken. In addition, the Planning Commission asked what sureties were in place to care for the animals should the facility no longer exist. The applicant stated that sureties will be provided to the State of Colorado that will allow for the State to care for the animals during the time that it will take to relocate the animals.

The Planning Commission forwarded this request to the Board of County Commissioners with a recommendation of approval by a 5-1 vote, which included a recommended condition for the notification system to be implemented.

**RECOMMENDATION:**

Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff and the Planning Commission recommends approval of the request with 8 findings-of-fact, 8 conditions, and 2 notes.

**Recommended Findings-of-Fact:**

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

**Recommended Conditions of Approval:**

1. This conditional use permit shall expire on July 14, 2025 (5 years).

2. The applicant shall comply with all the requirements of the Colorado Division of Natural Resources provided in their letter dated February 22, 2019.
3. The applicant shall comply with all the requirements of the Tri-County Health Department provided in their letter dated January 29, 2019.
4. The applicant shall always adhere to the Safety Standards and Protocols, as provided with this application.
5. Variations in fence height are permitted as part of this conditional use permit to be a maximum height of 12 feet in areas where additional security is needed to enclose animals.
6. At any given time, the facility shall limit care of animals to the following quantities: three large animals per acre of habitat area, five medium animals per acre of habitat area, and seven small animals per acre of habitat area. The categorization for these animals is as follows: Large – Bears; Medium – Wolves and Mountain Lions; Small – Foxes, Bobcats, Lynxes, and Coyotes. Animals that are permitted as livestock by the Adams County Development Standards are not the subject of this conditional use permit and therefore are not subject to these conditions.
7. Perimeter fencing around the site shall be posted with “No Trespassing” signs spaced at a minimum of every 100 linear feet along the exterior of the fencing.
8. The applicant shall establish a notification procedure for property owners and residents within one half-mile of the facility.

**Recommended Notes to the applicant:**

1. This conditional use permit shall expire within one year (July 14, 2021), if a building permit is not obtained for the development.
2. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

**PUBLIC COMMENTS**

<b>Notices Sent</b>	<b>Number of Responses</b>
44	29

All property owners and addresses within one mile of this request were notified of this application. Upon the initial request for comments sent in February 2019, staff received four letters of opposition to the request and one letter of support for the request. The comments provided indicated that public safety was the greatest issue. In addition, increased traffic and concern for the wellbeing of the animals was also discussed. The comments were provided to the applicant and encouraged by staff to meet with the neighborhood to address or alleviate public concern. A second request for comments was mailed in January 2020 and yielded no additional public comments. In the week prior to the Planning Commission public hearing, staff received more comments regarding this case. At the time of this staff report, 20 letters were received by individuals or groups supporting the request, one letter was received stating no objection or concern, and eight letters were received opposing or identifying concerns with this application.

### **REFERRAL AGENCY COMMENTS**

Staff sent the request to various referral agencies and there were no objections to the request. The Colorado Division of Parks & Wildlife and the Tri-County Health Department recommended best management practices for the operation of the facility. Staff has recommended several conditions of approval to ensure compliance with these comments.

#### **Responding with Concerns:**

Colorado Division of Wildlife  
Tri-County Health Department

#### **Responding without Concerns:**

Adams County Sheriff  
CDPHE  
Xcel Energy

#### **Notified but not Responding / Considered a Favorable Response:**

Century Link  
Comcast  
IREA  
Morgan County Rural Electric  
Strasburg Fire  
Strasburg Parks & Recreation  
Strasburg Schools 31J





114th Ave

Pass Me By Rd

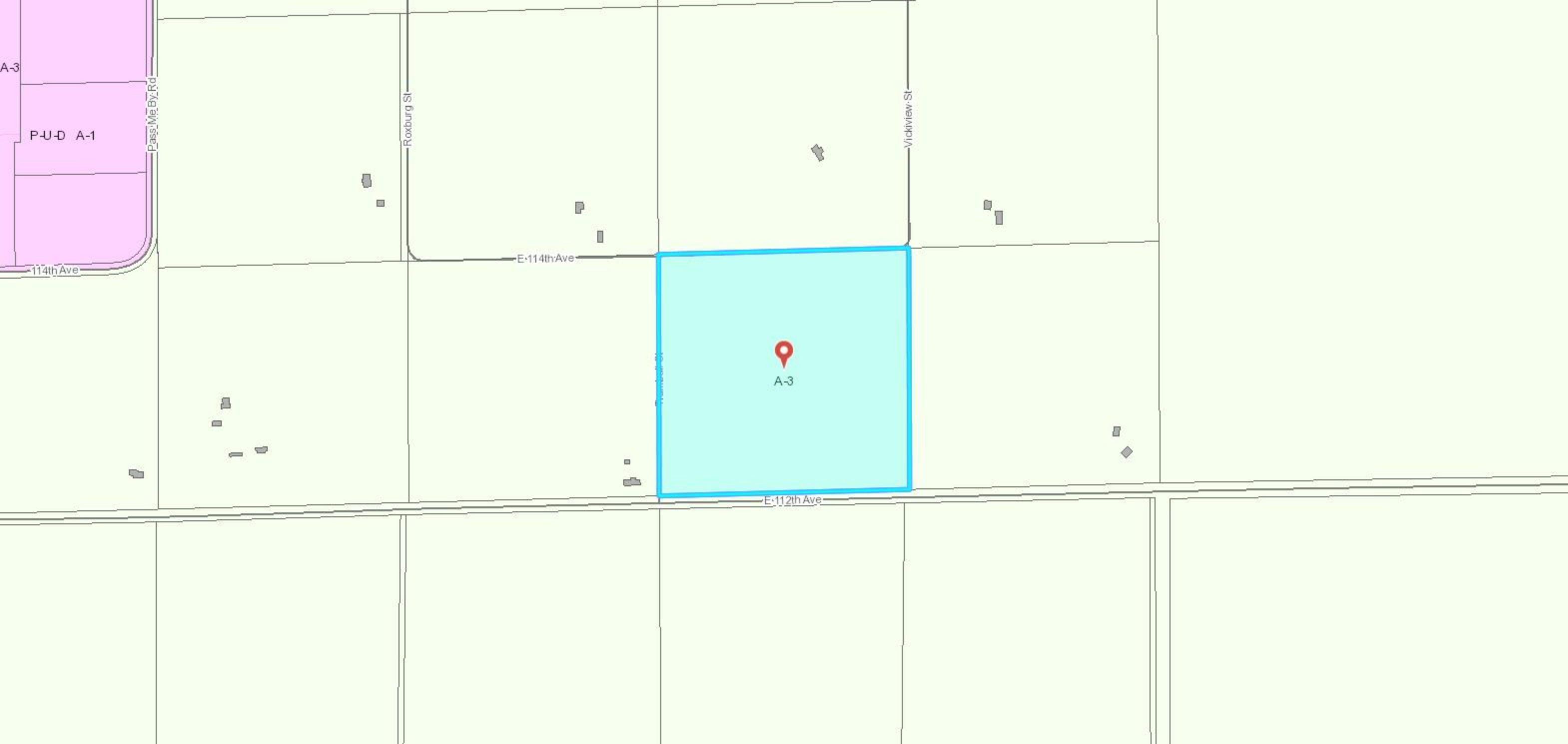
Roxburg St

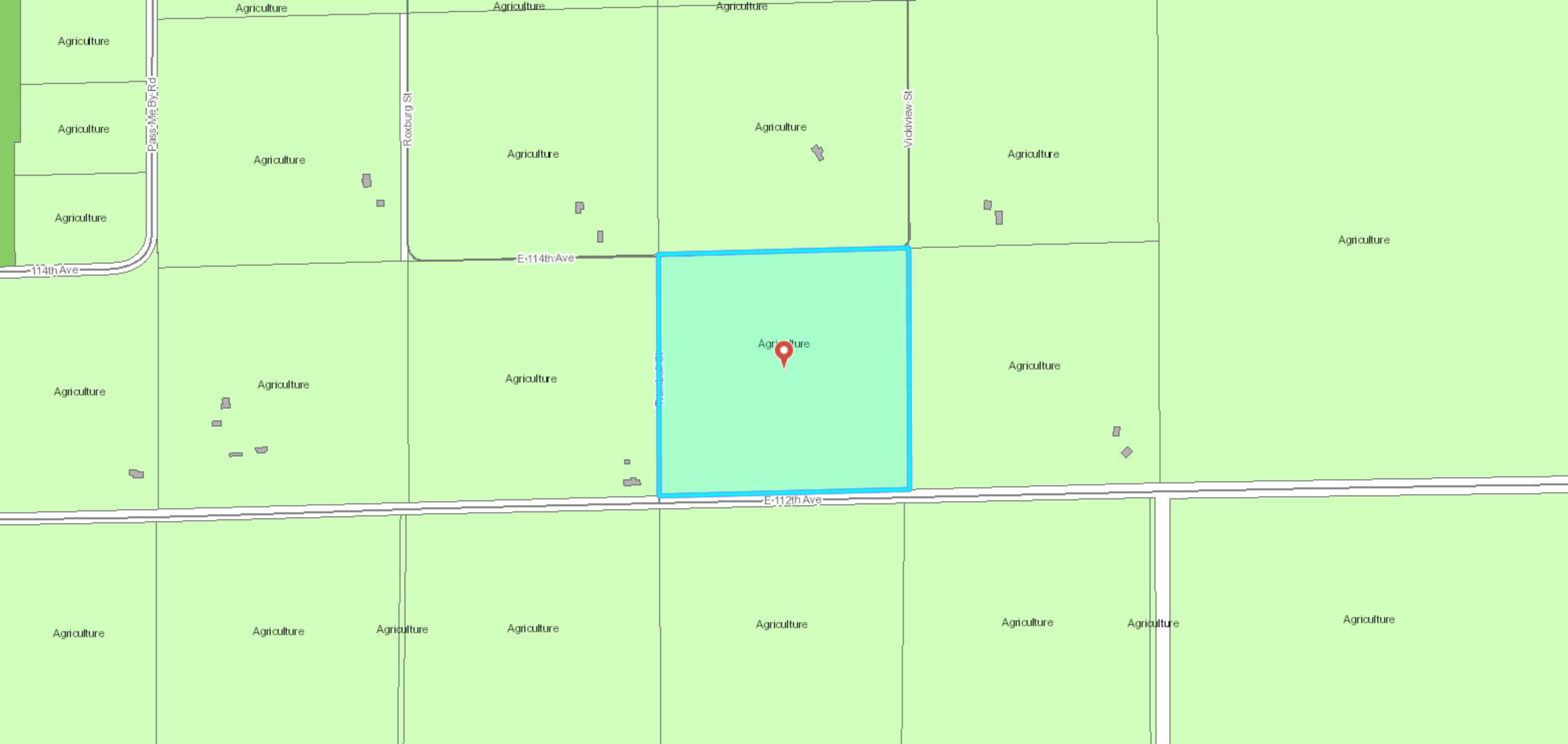
E 114th Ave

Roxburg St

E 112th Ave

Vickview St





## **About Reborn**

Reborn Animal Refuge's mission is to rescue and provide life-long care for captive animals who have suffered from abuse, neglect, abandonment, exploitation, or been kept illegally; and to educate the public on the captive wildlife crisis and the value of animals and their lives. We are dedicated to the rescue and protection of Colorado Native wildlife. As a true sanctuary we will not buy, breed sell or exhibit animals and promise to treat each animal with respect, love, kindness and give them back the dignity they have been denied.

## **General Plan**

Reborn Animal Refuge of Colorado is a 40 acres facility that will be built on in 4 phases. The initial plan is to build out the first 10 acres with habitats for Bears, Lynx and/or Foxes. This is contingent on the need at the time of rescue with our first rescue being facilitated by/partnered with PETA to rescue black bears. Further rescues and buildout is depended on having the funds available to support the staff, food, maintenance and enrichment necessary to ensure optimal wellbeing and safety for all animals, new and existing. Phase I and II are expected to take 10 years to complete. Timelines may change based on funds and animal rescue needs.

### **Phase 1:**

- Southeast 10 acres
- Staff entrance Southeast corner
- 3-4 large habitats ranging from 1-3 acres
- 1200 sq. ft multi use building
  - Food Prep/storage, administrative, storage and bathroom (septic system)
- 2 small temporary enclosures roughly ¼ acre

### **Phase 2:**

- 10 Acres Northwest section of property
- 3 major habitats to be built out within 5 years. Shape, acreage and design will be determined by finances and animal rescue need.
  - All habitats will include 3 to 4 areas of enrichment at a minimum.
  - All habitats will be 1+ acres

**Phase 3 & Phase 4:** buildout will be dependent on the need and finances at the time of rescue. This plan is anticipated to be completed by 2028.

- Phase 3: 10 acres Southwest section of property
  - All habitats will include 3 to 4 areas of enrichment at a minimum.
  - All habitats will be 1+ acres
- 
- Phase 4: 10 acres Northeast section of property
  - All habitats will include 3 to 4 areas of enrichment at a minimum.
  - All habitats will be 1+ acres

Reborn will not be open to the public so no visitation center is necessary.

## **Facility Overview**

The facility overview provides a blueprint of the current plan and building out of Phase I. Phase II-IV are not included as we are not sure at this time which animals will be rescued. Please note that the habitat locations may change while the refuge is growing.

- Utilities:
  - Electric:
    - 50kv Transformer

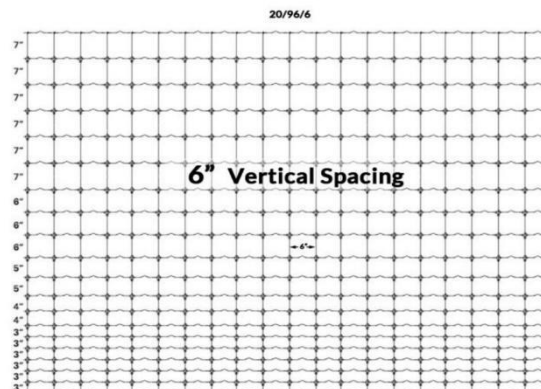


- 200amp electrical service
- Water well
  - Dug at approximately 39.899062, -104.268605
  - Into Laramie Fox Hills aquifer
- Multi-purpose building: Nutrition/Volunteer/Construction Center
  - 24'x51' corrugated steel building
- Facilities to be covered by license
  - Location: Reborn Animal Refuge 61101 E 112<sup>th</sup> Ave Strasburg, CO 80136
  - Facilities:
    - Multi-purpose building
      - 24'x51' corrugated steel building



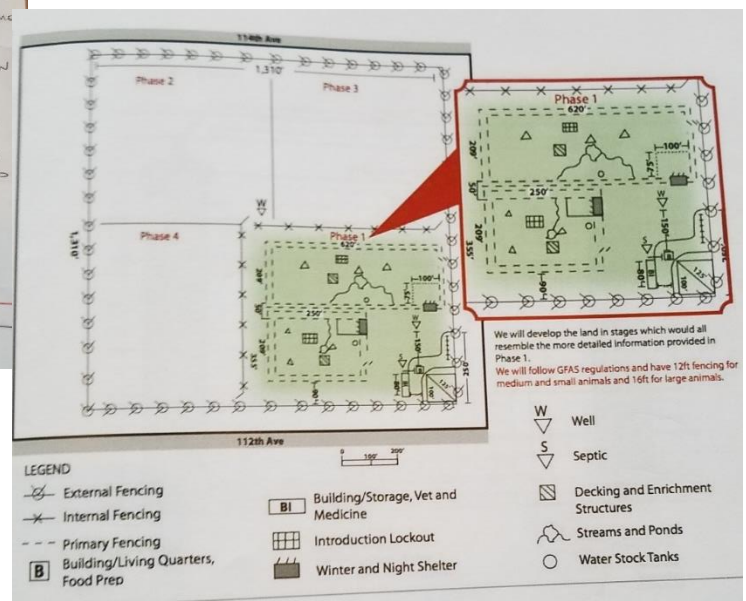
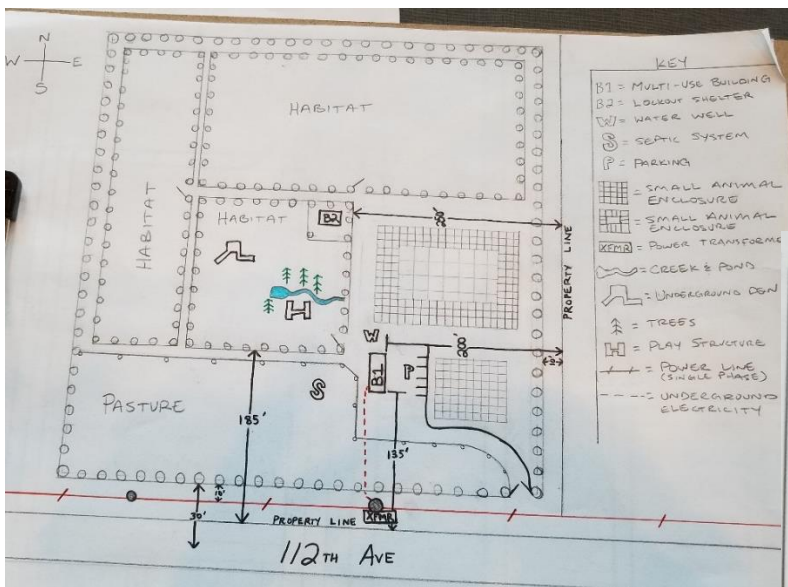
- Isolation facilities/Above ground housing:
    - 12' x 21' metal structure with interior insulation,
    - 4 windows (glass will be withheld where bears have access),
    - 2 doors (W & SW facing)
  - 2-3 additional housing/isolation facilities for additional habitats
- Underground den with 2 access points reinforced with concrete walls large enough to fit 3-4 black bears.
- Structures
  - Bear enrichment/play structure
    - 2 tier decking system with bridge
- Bear creek and swimming pond
  - Concrete reinforced
- Fencing:
  - Fence type:
    - Support: utility poles (8-18" thick) placed at 30' increments
    - Containment:
      - 12-gauge field fencing (pictured)

20/96/6



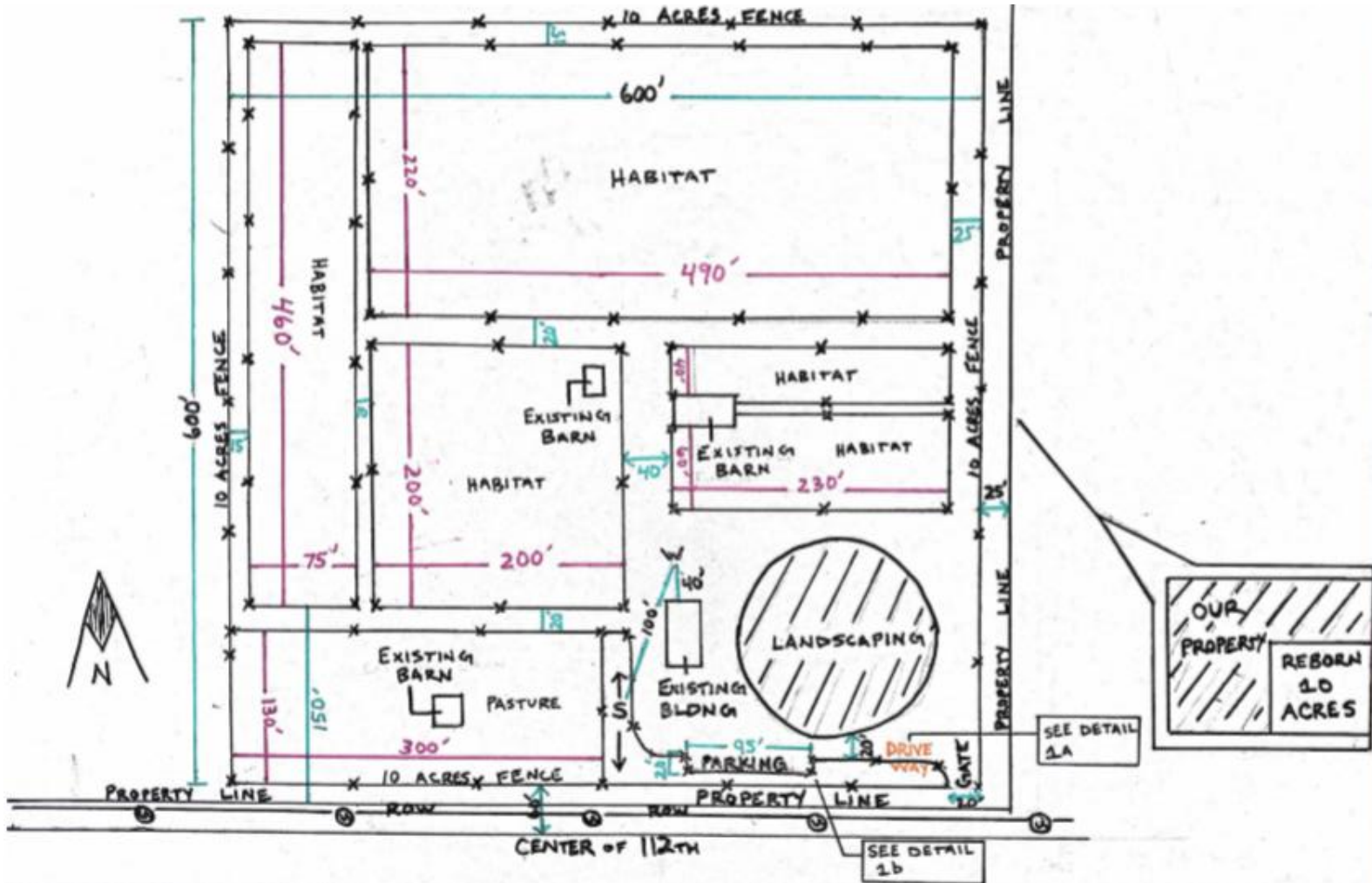
- - 12-gauge chain link (minimum) – dig guard

- 10-gauge electric fencing wire
- Areas to be fenced
  - Perimeter/Secondary Containment:
    - FENCE: 8' above ground wrapped in 12-gauge field fence
      - POSTS: (1-18" diameter) are buried: 3.5' underground with 8' exposed
        - Corners: H-braced w/ concreted post
      - BARRIER: Spliced 8' 12-gauge field fence wraps the perimeter in entirety with exception of gates
    - GATE: 16' W x 8' H
      - 2- 8x8 gates
      - 8 gauge reinforced welded wire w/ tubular galvanized steel
  - Habitat/Primary Containment:
    - Will be made up of 3 fences with two systems of containment for redundancy increasing safety.
    - FENCE: 12' above ground wrapped in 12-gauge field fence w/  $\geq 4$  10-gauge hot wires
      - POSTS: (1-18" diameter) are buried: 4.5' underground with 12' exposed
        - Corners: H-braced w/ concreted post
      - BARRIER: Spliced 8' 12-gauge field fence wraps the habitat in entirety with exception of gates
      - ELECTRIC wires will be placed at 1', 4', 8', and 12'
        - Fencing will have a backup generator to supply power in the event the property loses electricity.
    - GATE: 16' W x 12' H
      - 8-gauge reinforced weld wire w/ tubular galvanized steel
      - 2' extension on top and bottom of gate
      - 2- 8'x8' gates
    - Dig Guard: chain link buried 1m underground.
- Topography: Prairie fields and grasslands. The entire acreage is primarily flat with little to no variation in altitude.





## Conditional Use Permit Site Plan



TITLE:  
REBORN ANIMAL REFUGE

PROJECT:  
C.U.P. SITE PLAN

DRAWN BY:  
*[Signature]*

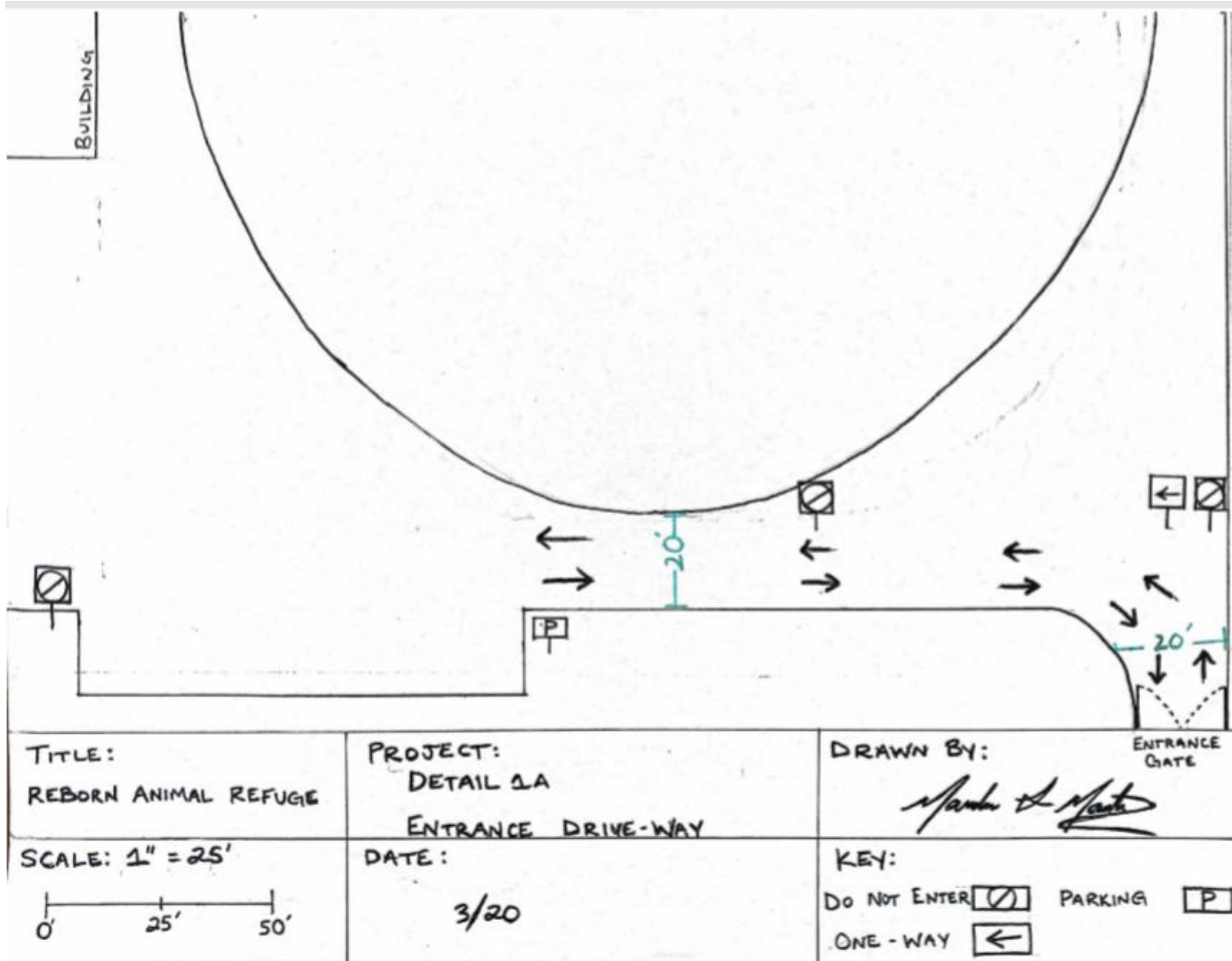
SCALE: 1" = 100'  
0 100' 200'

DATE:  
3/20

KEY:  
W = WELL    (U) = UTILITY LINE  
S = SEPTIC    ROW = ALL APPLICABLE RIGHT-OF-WAY



## Detail 1A – Entrance Driveway

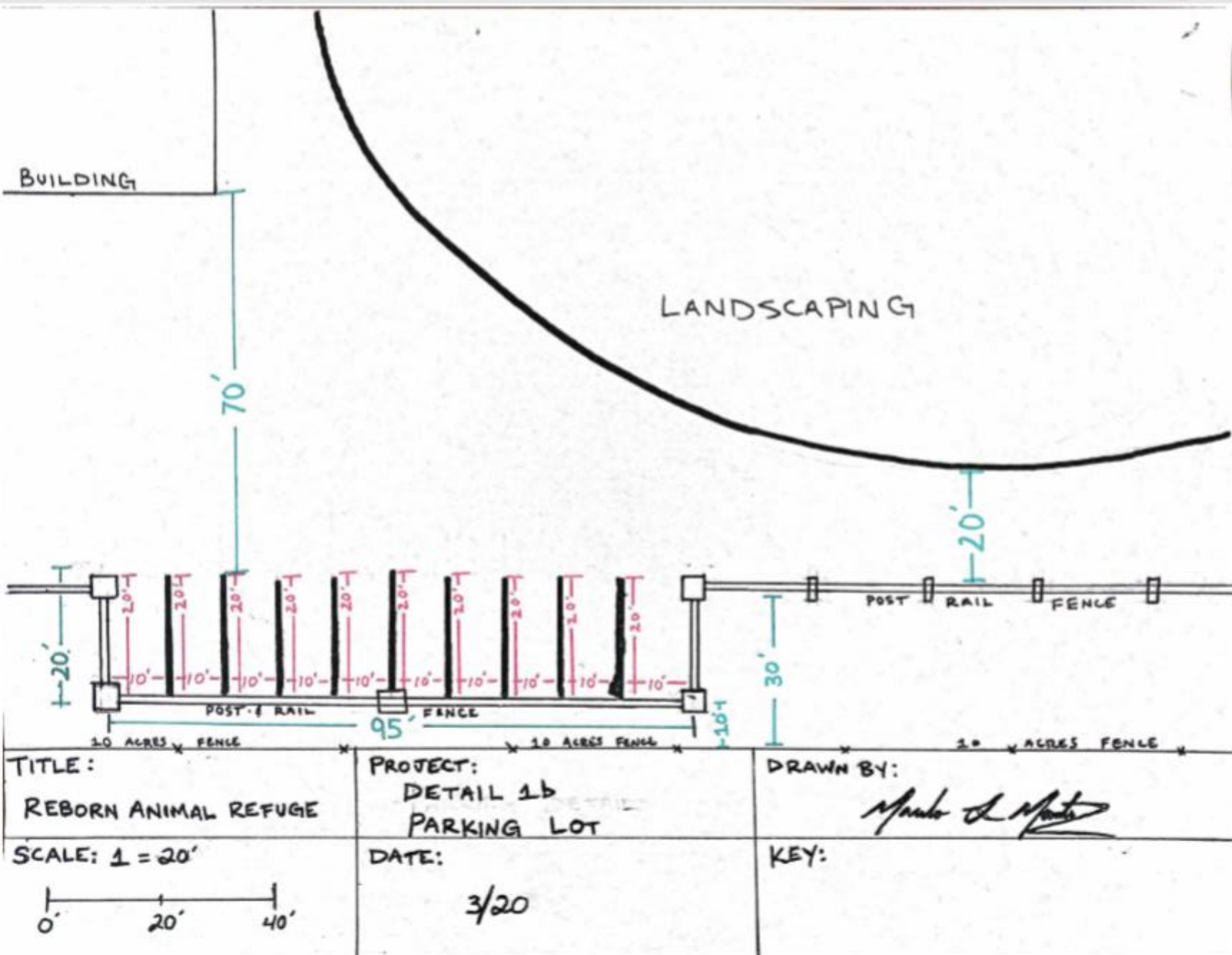






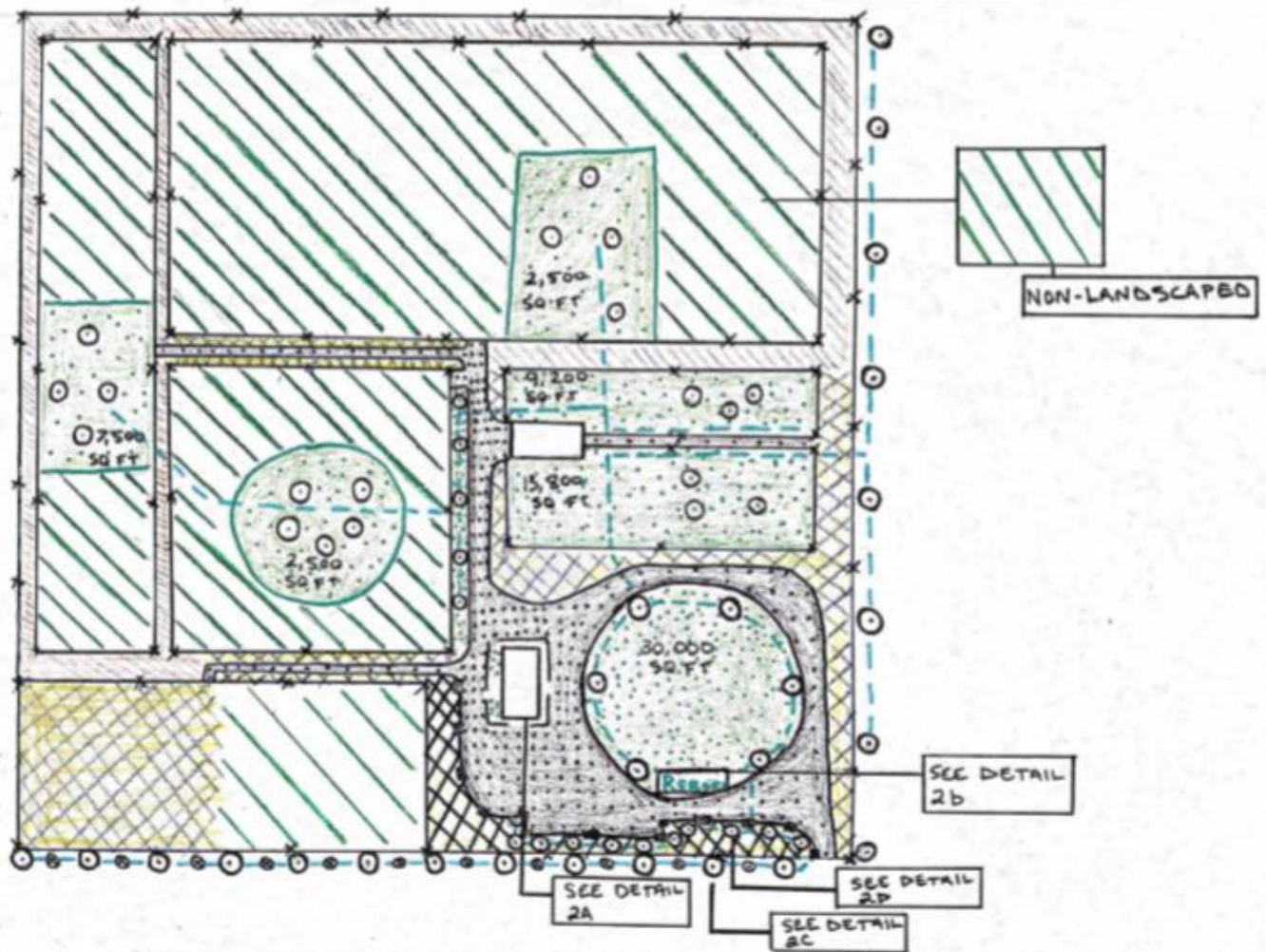
174 Gem Way  
Lochbuie, Co 80603  
Tel: 720.724.3089  
Info@rebornanimalrefuge.org

## Detail 1B- Parking Lot





## Landscape Design



TITLE:  
REBORN ANIMAL REFUGE

PROJECT:  
LANDSCAPE DESIGN

DRAWN BY:  
*Mark C. Spector*

SCALE: 1" = 100'  
0' 100' 200'

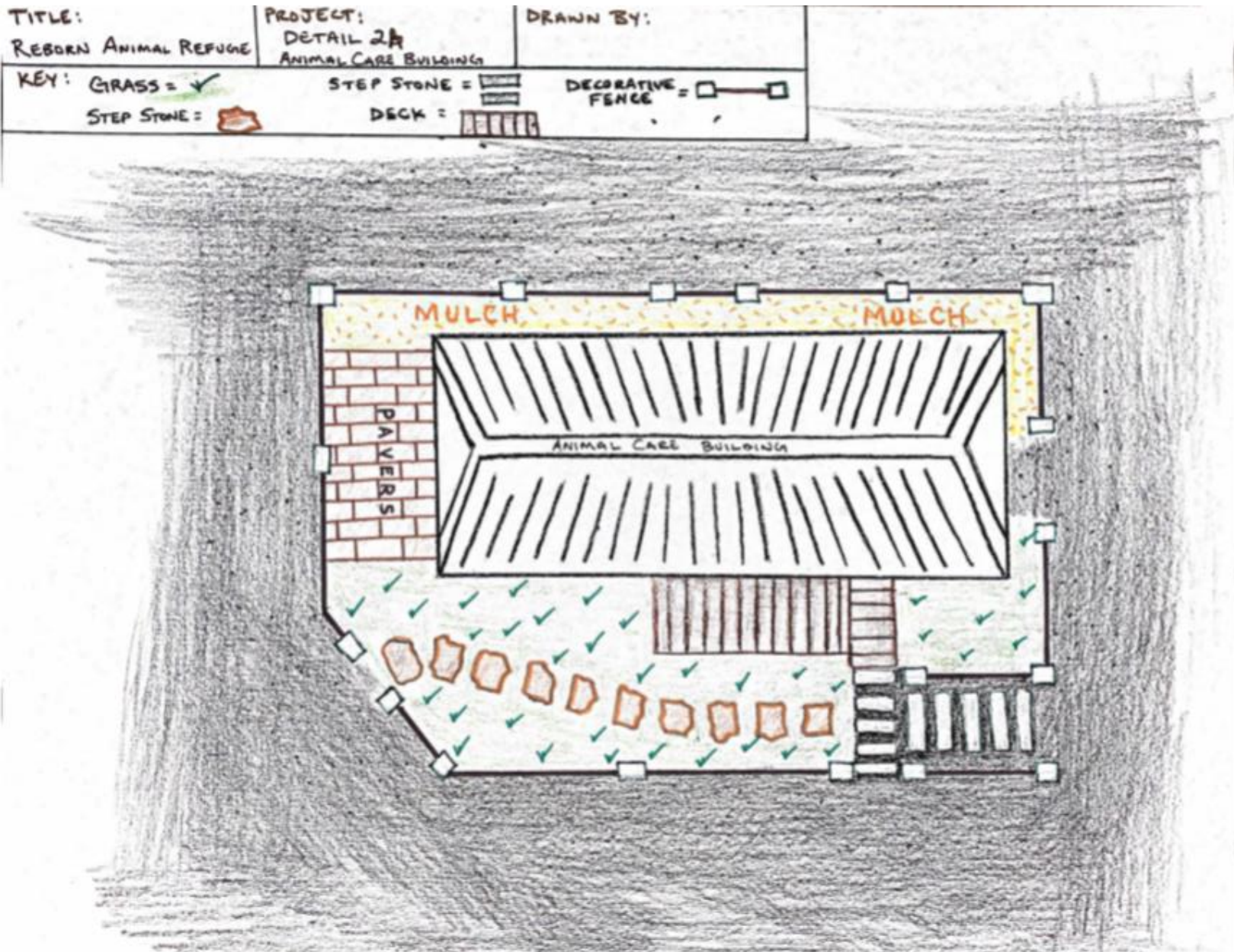
KEY: SPRINKLER LINE -   
TURF GRASS   
NATIVE GRASS SEED VARIETY BLEND

KEY: ASPHALT TREE   
DIRT SHRUB



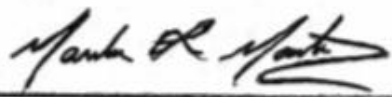


## Detail 2A- Animal Care Building





Detail 2B- Drive-Way Sign

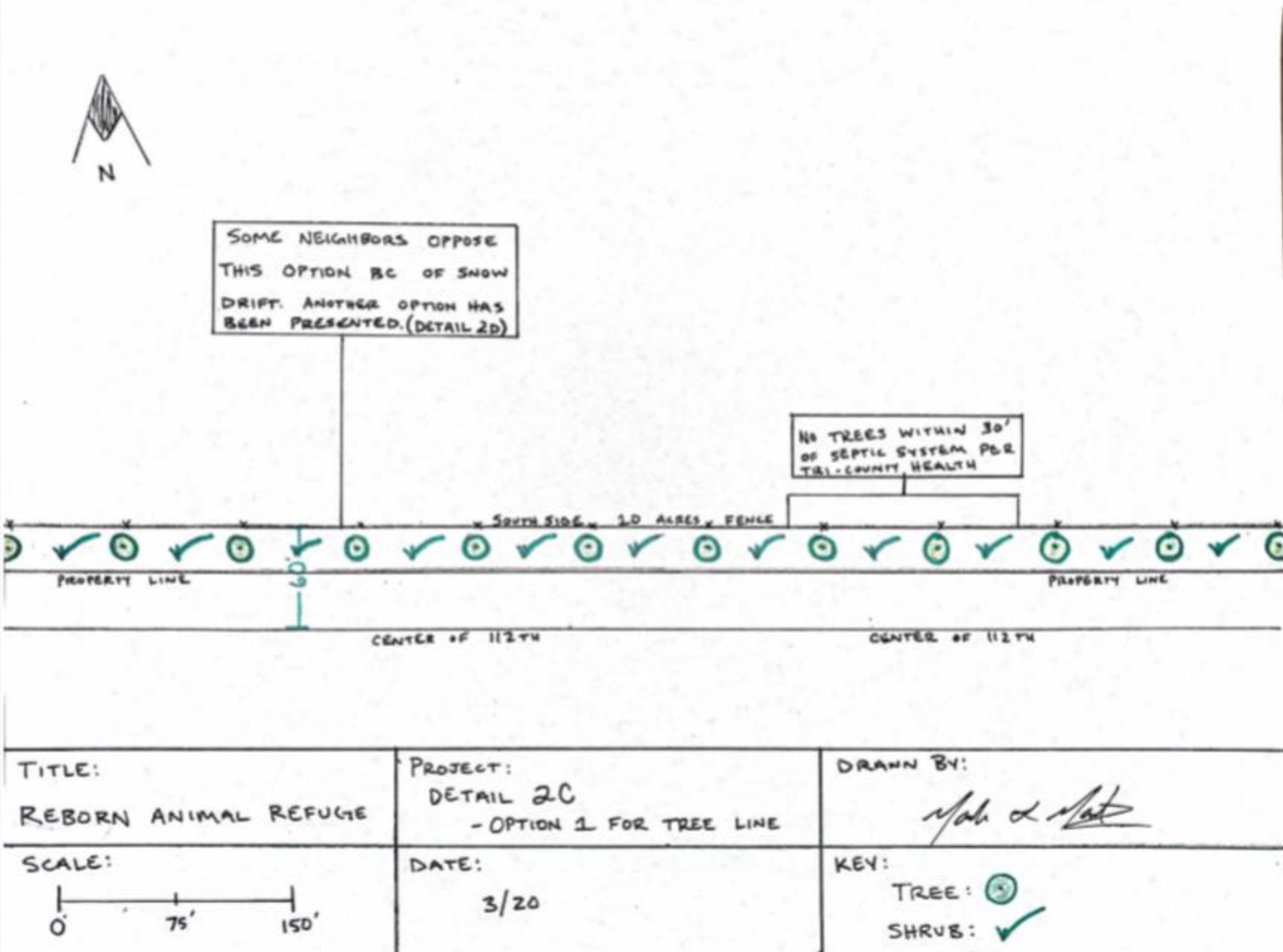
TITLE: REBORN ANIMAL REFUGE	PROJECT: DETAIL 2B DRIVE-WAY SIGN	DRAWN BY: 
	DATE: 3/20	





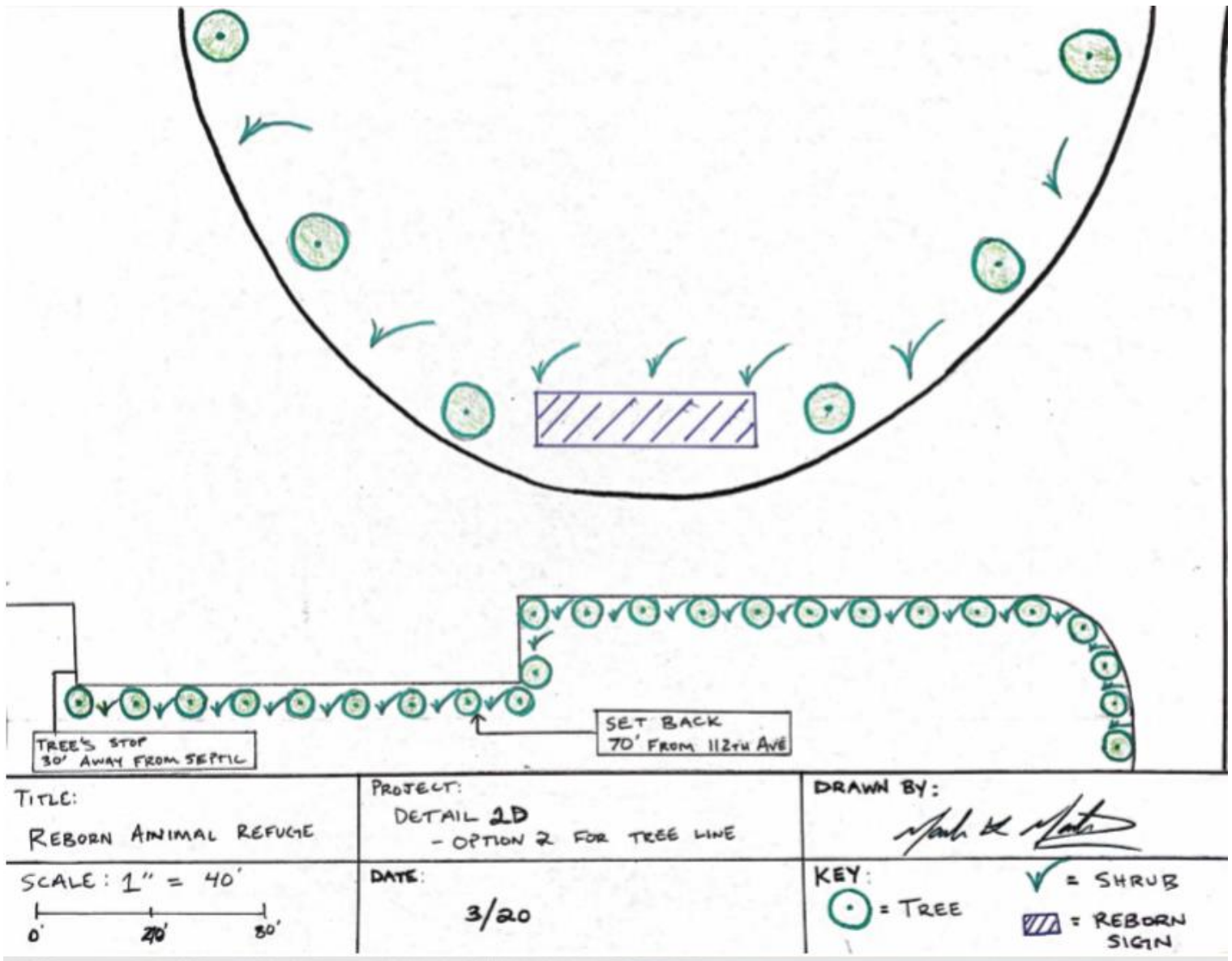


## Detail 2C- Option 1 For Tree Line





## Detail 2D- Option 2 For Tree Line





#### PLN06A:

Vertical Elements of all of our posts are as follows:

- Utility wood poles ranging from 8"-30" in diameter
- 4' below grade for 8' fencing
- 5' below grade for 12' fencing
- every 4 posts concreted
- every corner concreted

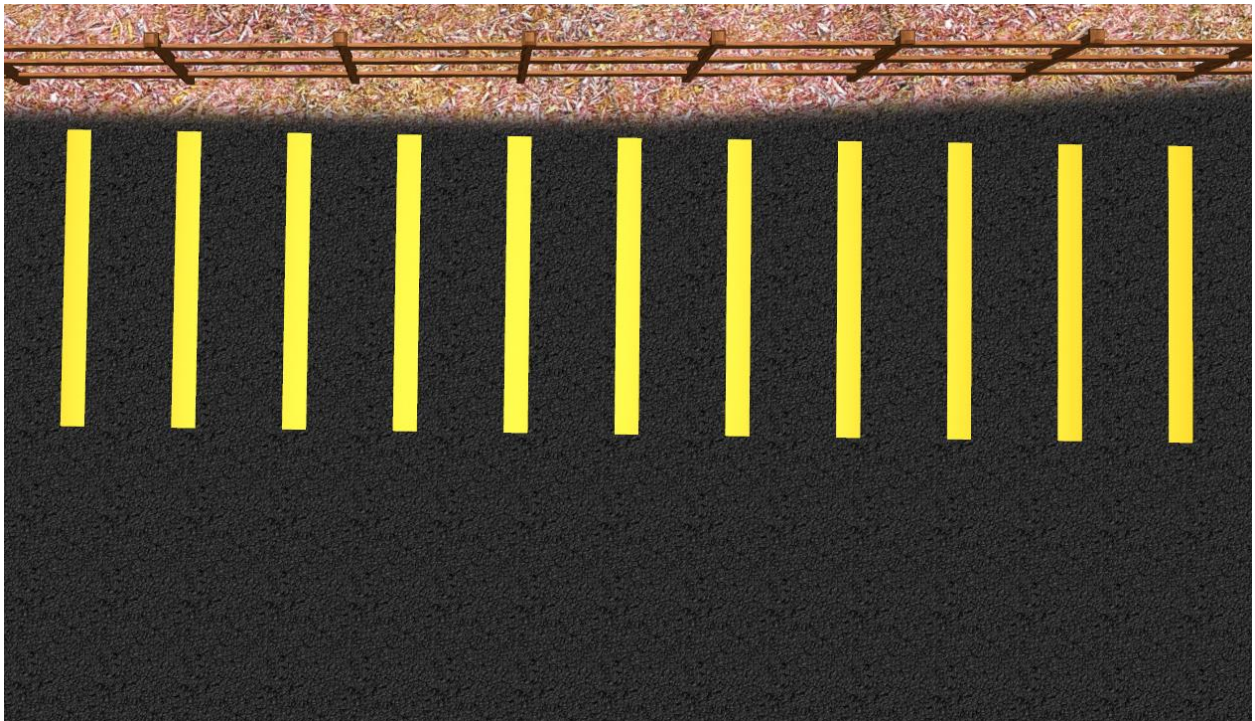
Picture of actual 8' fencing in our pasture:





PLN09A:

Parking spaces will be 20' in length per section 4-12-04-05. See Parking Lot detail 1b on pg 20







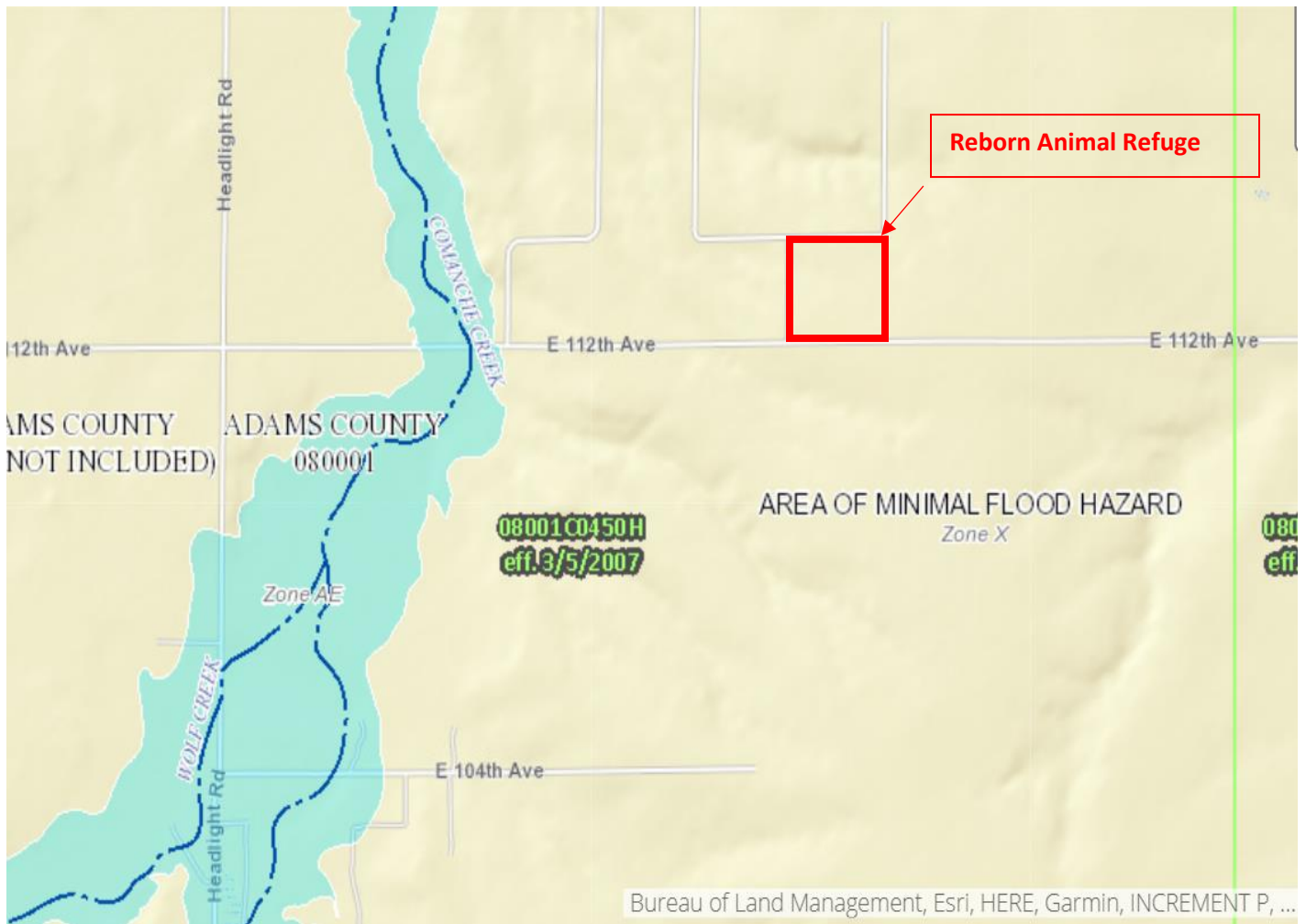
## PLN10A:

The type of animal that will be rescued depends on the needs at the time we are ready to rescue, social behavior of animal (ie: special needs, animal demeanor, age, health, etc), and budget. The following is a list of potential animals that could be rescued and live at Reborn Animal Refuge:

- Black Bear
- Bobcat
- Wolf
- Coyote
- Lynx
- Brown Bear
- Mountain Lion



ENG1:



As the above map shows our property is not within the flood zone.



## Reborn Animal Refuge- Safety Standards and Protocol

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## Reborn Animal Refuge- Safety Standards and Protocol

### E-1 Use of Force Continuum

Escape Risk	Use of Force and Emergency Response Kit	Situation	Justification
<b>LEVEL 1</b>  <b>Very Low</b>	<u>Vinegar Spray</u> -High pressure spray bottle -Spray at snout or ears  <u>Air Horn</u> -8oz. Can -Aim downward, not toward animal	-Animal is curiously close to hot wires -Animal is intently looking up at fence line	-Create a negative association between animal and hotwire  -Redirect animal away from fence
<b>LEVEL 2</b>  <b>Low</b>	<u>Paintball Gun</u> -Powder balls (not paint) -12g Co2 -.68 caliber semi-auto -Aim at paws or hind legs	-Animal digging around hotwires -Sniffing or attempting to touch hotwires	-Establish a firm boundary of hotwires
<b>LEVEL 3</b>  <b>Medium</b>	<u>Stun Gun Stick</u> -56" stick delivering 950,000v per strike -Aim at paws or mid-section  <u>Pole</u> -8' Metal pole -Aim and paws	-Animal has attempted to climb fence -All limbs are off ground -Under 6' off ground	-Dislodge animal off of fencing or poles
<b>LEVEL 4</b>  <b>High</b>	<u>Rubber or Bean Bag Bullets</u> -12 gauge shot gun -.40 caliber revolver  <u>Wildlife Net Gun</u> -15' net -30-yard capture capacity -1500 psi strength	-Animal is above 6' off of the ground  -Animal has peaked over the fence	-Dislodge animal off of the fencing or poles  -Restrain animal in order to sedate
<b>LEVEL 5</b>  <b>Very High</b>	<u>12 Gauge Shotgun &amp; .40 caliber revolver</u> -Lethal rounds	-Animal is combative, has climbed over fence and has reached perimeter fence	-Immobilize animal



## Reborn Animal Refuge- Safety Standards and Protocol

### E-2 Escape Protocol

#### a. Chain of Command

##### 1a. Incident Commander

- First in charge.
- Ensures lines of communication via 2-way radio or cell phones are open.

##### 1b. Safety Officer

- Second in charge.
- Follows command of incident commander.
- Obtains emergency response kit.
- Issues lethal and non-lethal equipment to all authorized personnel.
- Makes decision on what level of force to use per use of force continuum.

##### 1c. Communications Officer

- Third in charge.
- Follows command of incident commander & safety officer.
- Lead of all perimeter personnel.
- In charge of setting a perimeter outside of sanctuary boundary.
- Relays information between incident commander and perimeter personnel.

##### 1d. Senior Staff

- Follows command of communication officer.



## Reborn Animal Refuge- Safety Standards and Protocol

- Calls all local emergency response authorities.
- Using vehicle establishes inside perimeter of reborn property.

### 1e. Volunteer(s)

- Follows command of senior staff.

### 2. Chain of command if all staff are not on site:

2a. Senior staff member creates a chain of command based on 1a-6a hierarchy.

2b. Each shift, an escape protocol chain of command is established based on the amount of staff and volunteers.

### **b. Plan of Action**

1. A wide perimeter is formed outside of the perimeter fencing.
2. Vehicles are used to create a visual and noise blockade so the animal stays within perimeter.
3. Safety officer and incident commander slowly approach animal to assess the situation while getting assessment from communications officer and senior staff.
4. Level of force is decided upon assessment.
5. Contingent on the behavior of the animal, staff remain inside or close by in vehicles.
6. Proper force is used to restrain the animal.
7. All pertinent parties are notified.

### **c. Notification Hierarchy After Hours and Overnight**

1. Executive Director
2. Police
3. Colorado Parks and Wildlife



## Reborn Animal Refuge- Safety Standards and Protocol

### d. Plan of Action Overnight

1. Trained personnel notifies executive director.
2. Executive director notifies police.
3. Executive director, residing on site, will form perimeter outside of Reborn boundary.
4. Overnight personnel will obtain the emergency response kit.
5. Level of force is decided upon assessment.
6. Proper force is used to restrain the animal.
7. All pertinent parties are notified.

### E-3 Emergency Response (Non-Escape)

1. Emergency response kit is loaded into a fully enclosed vehicle, vet emergency line is called immediately, and if applicable animal care director and executive director are notified.
2. Dart gun is loaded with sedation medication.
3. In the event the animal is not able to be visualized from outside of the habitat, at least two personnel will drive into habitat with lethal rounds loaded and readily available, paintball gun readily available, and dart gun loaded.
4. Local authorities are contacted and informed an emergency response is active and to be on standby.
5. All volunteers and staff onsite will stand outside of the habitat fence line communicating with staff inside via 2-way radio.
- 5a. Staff outside of habitat will have level 2 emergency response equipment.



## Reborn Animal Refuge- Safety Standards and Protocol

6. From a safe distance and inside of an enclosed vehicle, staff will deploy sedatives via dart gun.
7. If not already done, staff and/or volunteers will lure other animal(s) if applicable into another closed off part of the habitat while sedatives set in.
8. Once animal becomes immobile, staff will drive directly beside it using the vehicle as a barrier while keeping other animals either locked out of the immediate area or at a safe distance using level 2-4 emergency response equipment.
9. Staff will move injured or sick animal into the introduction lockout, quarantined from other animal(s) until veterinarian arrives.
10. Once all animals are safely locked out of primary habitat, staff will exit the habitat by driving into the habitat lockout, hanging the lockout hotwire, opening the entrance gate and driving out of the habitat.
11. Local authorities and directors are notified that emergency response has ended. Incident report is filled and logged.

### E-4 Disaster Planning and Response

#### a. Inclement Weather

1. Animal Care Director and other staff will take preventative measures to monitor doppler radar weather radio and services.
2. During a high wind warning staff and volunteers are on standby, ready for an emergency response.
3. An adequate amount of transport cages will be housed off site in addition to the cages on site.
4. If time permits before a tornado or large field fire, we will deploy emergency response.





## Reborn Animal Refuge- Safety Standards and Protocol

### Emergency Response

- All emergency response equipment is loaded into a fully enclosed vehicle. Animal care director and executive director are notified that emergency response has been deployed.
- Dart gun is loaded with sedation medication.
- In the event the animal is out of staff sight from outside of the habitat, at least two personnel will drive into habitat with lethal rounds loaded and readily available, paintball gun readily available, and dart gun loaded.
- Local authorities and veterinarian are contacted to inform an emergency response is active and to be on standby.
- All volunteers and staff onsite will be standing outside of habitat fence line with level 2 emergency response equipment, communicating with staff inside via 2-way radio or cell phone.
- From a safe distance and inside of a closed vehicle, staff will deploy sedatives via dart gun.
- Once animals are immobilized all but a few staff members will leave property with as many trucks and transport cages as possible and drive to a safe place.
- Once animals are immobilized, staff will manually drag animals to underground den(s) and cover opening with hinged steel plates that are securely fixed to the ground. The remaining staff members will retreat to a tornado shelter made up of a 20' shipping container buried underground.
- Animals will stay housed underground until storm dissipates.



## Reborn Animal Refuge- Safety Standards and Protocol

- Once weather dissipates, transport cages and trucks will return to Reborn.
- Introduction lockout (if intact) or transport cage will be set over the top of the opening of the underground den so when animal(s) come out, they are safely confined in a closed lockout.
- If enclosures or lockouts are intact and functional, animals will be placed inside these areas, remaining in transport cages.
- If there are down fences and no enclosure is functional, animals will stay in lockouts until habitats can be reconstructed.
- If time does not permit to take necessary precautions, all animals will be sedated.
- Once animals are immobilized; staff will manually drag animals to underground den(s) and cover openings with hinged steel plates that are securely fixed to the ground.
- Staff will retreat to underground tornado shelter made up of a 20' shipping container buried underground, with as many transport cages that can fit inside the tornado shelter.
- Once weather dissipates staff will assess damages and follow emergency response protocol as stated above.

### Animal Standards

#### A-1 Animal Rescue

##### a. Transport Cage:

1. 5'Wx 5'Lx5'H
2. Steel plated floor





## Reborn Animal Refuge- Safety Standards and Protocol

3. 2x4 10-gauge paneling for walls, door and ceiling
4. Steel cable pulley

### b. Vehicle:

1. ¾ ton or 1-ton truck

### c. Trailer:

1. Fully enclosed hauler trailer with A/C; open stock trailer

### d. Misc:

1. Emergency response kit
2. Pain medications:

Tramadol

Meloxicam

Gabapentin

3. Sedation medication:

Tetrazole- 20ml bottle

Ketamine-20ml bottle

Xylazine-20ml bottle

### f. General Transport

1. Pre-transport health examinations will be thoroughly conducted including any parasite checks, necessary vaccinations, and if applicable any required tests by Colorado Parks and Wildlife.
2. Health certificates and any required transport permits will accompany animals(s) when being transported. Designated veterinarian will prepare and sign health certificate(s).
3. Transport enclosures meet the required Animal Welfare Act transportation standards.



## Reborn Animal Refuge- Safety Standards and Protocol

### A-2 Animal Introduction

I.e. Intro lockdown with den



#### a. Introduction Lockout

1. 24'Lx12'Wx12'H
2. 4"x4" 10-gauge paneling - fully enclosed
3. 2"x2"x ¼" gauge steel; uprights and support beams
4. 2 runs of 1200v electric wire along top and middle
5. 4'Lx8'H Door adaptable to transport cages
6. 5'Wx6'Lx5'H attached and lockable den

#### b. Transfer from Transport Cages to Introduction Lockout

1. Transport cage will be rolled by staff or picked up by forklift
2. While still locked, transport cage will be securely fastened to an opened-door introduction lockout by D-links, chain, and ratchet straps.
3. Once secured, transport cage door is unlocked and safely opened using a pully system.
5. Once the animal is inside introduction lockout the door is safely shut and locked using a pully system.
6. Transport cage is removed from introduction lockout.

#### c. Introduction Lockout Husbandry

1. All food and water are given from the outside of the lockout (unless the animal is separated inside the den, and the den door is shut and locked).
2. Scooping/cleaning only to be done while animal is separated inside den and den door is shut and locked.
3. If applicable, medications will be administered from outside of the lockout.
4. As a safety feature, a daily behavioral log notating the animal's demeanor and mannerisms (calm, rowdy,



## Reborn Animal Refuge- Safety Standards and Protocol

curious, docile, etc.) will be kept to prepare staff for their release into the habitat.

5. Observations of the animal testing and reacting to the hotwire are recorded.

6. All welfare checks by staff will be conducted from outside of the lockout.

7. Daily perimeter searches around the lockout, looking for any digging, sharp objects, harmful objects, deceased animals (mice, bunnies etc.) inside lockout or any broken welds on the lockout.

8. Any issue that could be a safety concern will be immediately addressed.

### **d. Release from Introduction Lockout into Open Enclosure Habitat**

1. Staff will be outside of the habitat on each fence line. Food will be decreased a couple days prior to encourage the animal out. A small, high value food pile will be placed into the habitat close by to incentivize the animal to exit.

2. Incident Commander will be ready to deploy emergency response.

3. All staff will be armed with lethal and non-lethal emergency response equipment.

4. From inside of a closed vehicle, staff will safely unlock the introduction lockout but the door to the lockout will remain closed and latched.

5. Staff will safely exit the habitat while introduction lockout door remains shut.

6. Introduction lockout door will be unlatched and opened using a pulley system by staff outside of the habitat.

### **e. Observation, Hot Wire Testing, and Acclimation Period**

1. Once the animal has left the introduction lockout staff observes from outside of the habitat for the animal to "test" the electrical hotwire.



## Reborn Animal Refuge- Safety Standards and Protocol

2. Staff observes and logs initial behavior.
3. Once the animal has encountered the hotwire, staff observes and logs its reaction (i.e. touched and ran, sniffed but did not touch, pulled on wire and received shock multiple times, tried to climb, etc.).
4. Depending on the response of the animal to the hotwire, staff will be ready to deploy use of force continuum.
5. If the animal responds appropriately, respecting the hotwire, a 5-hour observation period begins.
6. Once the observation period ends or night falls, the animal is lured, with high value treats, back into the habitat lockout (separate from introduction lockout).
7. If night falls and the animal fails to attempt to touch the hotwire, the animal will be lured with high value treats into either the introduction lockout or the habitat lockout for the evening, and the process will be repeated the next morning.

### A-3 Animal Habitats

#### a. Fencing

1. Supporting posts are firmly fixed into the ground.
2. Wire mesh is buried around entire perimeter 3 ½ feet into the ground.
3. High tensile 12-guage field fence is affixed to posts 12' high.
4. 8 runs of horizontal electrical wire are affixed to posts throughout interior of habitat.
5. Each post has a vertical hot wire and ground wire affixed to it.
6. Electric fence energizers emit 9,000v -12,000v with at least a 25-joule rating.



## Reborn Animal Refuge- Safety Standards and Protocol

7. Energizers will be connected to alternate power source via generator or solar grid for continuous power supply during any outages.
8. Safety signs noting hot wires are visible to staff and volunteers.
9. A non-electrified safety barrier will be placed at least 3' away from perimeter fence.
10. Habitat fence will have state-of-the-art fence mounted, tension and tensile sensor cable. This cable senses any friction or pressure applied to the fence and sends it directly to authorized staff's cell phone as well as Reborn security cameras in real time, calling out the exact location of the alarm and the data of intrusion including:
  - 10a. Amount of pressure i.e. 600 psi or 6psi.
  - 10b. Duration of pressure.
  - 10c. Either continuous or discontinuous.
  - 10d. Environmental related (wind, rain, snow) or distinct disruption.
11. A key controlled system is used on all gates. Only authorized personnel will obtain key access.
12. A 24-hour security camera system is installed that notifies authorized staff via Wi-Fi in real time of any movement. It also can differentiate a person from an object or animal.

### **b. Habitat Entrance Gate Lockout**

1. 500'sq x 5' H hotwire barrier inside of the habitat preventing any animal from approaching the entrance gate. A 3 ½ ft dig guard is buried in the ground to prevent digging under lockout barrier.
2. In the case of an animal emergency, a vehicle is capable of driving all the way into the entrance



## Reborn Animal Refuge- Safety Standards and Protocol

lockout, with enough room to shut the habitat gate behind the vehicle, open the entrance lockout, drive into the habitat and close the entrance lockout.

### c. Habitat Shelter Lockout

1. 1500'sq area inside of habitat. 8' fencing separates shelter lockout from primary habitat. The above ground animal shelter is inside shelter lockout.
2. Fencing materials and dig guard are the same as the habitat.
3. Hotwires are placed on the inside and outside of the shelter lockout to prevent an animal from climbing in or out of lockout.
4. Two 4'Wx4'H guillotine doors will be used to allow transfer of the animals in and out of the lockout and safely lock the animals in or out during cleaning maintenance.
5. Guillotine doors will have the ability to be locked in the open and closed position.
6. An 8' H electrified fence will divide the inside of the shelter lockout in half, to allow staff to enter the lockout from the perimeter and prevent an animal from being able to approach the staff gate.

### d. Habitat Above Ground Shelter

1. 300'sq fully enclosed building.
2. Two 4'Wx4'H guillotine doors will be used to allow transfer of animals in and out of the shelter and safely lock the animals in or out during cleaning and maintenance of either the shelter or the lockout.
3. 2"x 4" 8-gauge welded wire divider fence with a 30" Wx5'H gate splitting the shelter in half will allow staff to safely access one side of the building with the capability to access animal side of building after animal is safely locked out.





## Reborn Animal Refuge- Safety Standards and Protocol

4. 3' deep concrete footing around inside perimeter of shelter to prevent digging.

### e. Habitat Underground Shelter

1. 100'sq x 5' deep den inside the primary habitat.
2. The walls will be made up of concrete cinder blocks to prevent any digging or erosion and act as an inclement weather shelter.
3. It will have a sand substrate.
4. 2x8 rafters are spaced 8" on center.
5. Roofing consists of 1" plywood, water membrane and 21-gauge corrugated sheet metal.
6. Covered by gravel and dirt for naturalistic look and to protect the shelter from any inclement weather.

### f. Habitat Husbandry

1. Morning rounds and multiple daily perimeter checks are conducted to ensure:
  - 1a. All animals are accounted for and welfare check conducted to ensure good health and no injuries.
  - 1b. Any down hotwire or fencing issues.
  - 1c. Using voltage checker to ensure electrical wiring is reading proper voltage.
  - 1d. Any objects or debris that could be potentially harmful to the animals.
  - 1e. Locks are secured and working.
  - 1f. Any signs of digging.
  - 1g. Any deceased outside wildlife within habitat, lockout, or shelter.
  - 1h. Any enclosure in need of repair or defect likely to cause harm to an animal is immediately repaired or replaced while animals are locked out of that area.



## Reborn Animal Refuge- Safety Standards and Protocol

### 2. Cleaning Safety Protocol

#### Primary Habitat

2a. Ensure animal(s) are locked out of primary habitat, the habitat lockout gate is locked, and lockout hotwires are reading proper voltage.

2b. Level 1 and 2 emergency response equipment will be on staff's person. The rest of the emergency response kit will be on ATV or vehicle entering habitat.

2c. The executive director and/or lead keeper is notified prior to any habitat gate being opened.

2d. Upon entering, the entrance gate is shut and half locked for a quicker exit for staff.

2e. The entrance lockout hotwires are hung back up but hotwire jumper is detached.

2f. In the case of an animal testing the shelter lockout fence while staff is in the habitat cleaning; level 1 use of force continuum is deployed and escalated as needed.

2g. Any use of force is recorded. Staff safely exits the habitat. Director and/or lead keeper is notified of gate being opened.

#### Habitat Lockout

2i. Ensure animal(s) are locked out of habitat lockout; either in the primary habitat or the lockout shelter.

2j. Ensure lockout shelter and lockout guillotine doors are secured and locked from the outside of primary habitat using pulley system.

2k. Level 1 and 2 emergency response equipment will be on staff's person. The rest of the emergency response kit will be on ATV, or vehicle close by staff gate.



## Reborn Animal Refuge- Safety Standards and Protocol

2l. Director and/or lead keeper is notified of gate being opened.

2m. Upon entering shelter lockout through the staff gate, the gate is shut and half locked

2n. In the case of an animal testing the fence while in the habitat lockout cleaning; level 1 use of force continuum is deployed and escalated as needed.

2o. Any use of force is recorded. 3k. Staff safely exit the habitat. Director and/or lead keeper is notified of gate being opened.

### Lockout Shelter

2p. Ensure animal(s) are locked out of lockout shelter.

2q. Upon entering shelter ensure lockout shelter guillotine doors are secured and locked.

2r. Level 1 and 2 emergency response equipment will be on staff's person. The rest of the emergency response kit will be in the ATV, or in a vehicle close by the staff gate.

2s. Director and/or lead keeper is notified of gate being opened.

2t. In the event that an animal is testing the fence or doors while in the lockout shelter being cleaned, level 1 use of force continuum is deployed and escalated as needed.

2u. Any use of force is recorded. 3k. Staff safely exit the habitat. Director and/or lead keeper is notified of gate being opened.

## 3. Feeding and Watering Safety Protocol

### Primary Habitat

3a. Ensure animal(s) are locked out of habitat; either in the habitat lockout or the lockout shelter



## Reborn Animal Refuge- Safety Standards and Protocol

and habitat lockout is locked and lockout hotwires are reading proper voltage.

3b. High value treats are given to keep them occupied and avoid any potential conflict between the animal(s) while staff are feeding.

3c. Level 1 and 2 emergency response equipment will be on staff's person. The rest of the emergency response kit will be in ATV or vehicle entering habitat.

3d. Director and/or lead keeper is notified of gate being opened.

3e. Entrance gate is shut and half locked.

3f. Entrance lockout hotwires are hung back up but hotwire jumper is detached.

3g. In the case of an animal testing the lockout fence while in the habitat cleaning; level 1 use of force continuum is deployed and escalated as needed. Any use of force is recorded.

3h. Food is brought into the habitat by staff and volunteers. As a safety feature high value treats are placed around habitat for stimulation and to decrease boredom.

3i. Waters are dumped, cleaned, and refilled.

3j. Stock tank waters are drained cleaned and refilled.

3k. Staff safely exit the habitat. Director and/or lead keeper is notified of gate being opened.

### 4. Sedation and Welfare Checks

#### Sedation

4a. All sedatives are given by veterinarian or authorized trained staff. Animal(s) are fasted prior to scheduled sedatives to prevent vomiting, and subsequent aspiration of gastric contents



## Reborn Animal Refuge- Safety Standards and Protocol

4b. Sedatives are given with fence between person and animal

4c. During sedation process the emergency response kit is close by and readily available

### Welfare checks

4d. In the event an animal appears injured or is exhibiting malaise, staff will try to lure the animal to the fence line or preferably inside the lockout shelter.

4e. A visual assessment is made to decide the severity of the situation.

4f. If judgement is made that the situation is an emergency, then emergency response and protocol is deployed.

## A-4 Perimeter Boundary Inspections and Maintenance

- a. Perimeter fence is walked and checked daily after morning rounds.
- b. Looking for any poles needing backfilling, loose staples, signs of digging or intrusion.
- c. Ensuring gates are securely locked.
- d. Ensuing safety signs are still securely attached.
- e. Any indicators for repair are dated and logged for regular maintenance.
- f. Any issue that could be a safety concern is immediately addressed.

## S-1 Safety Monitoring

### a. Fire Extinguishers and Alarms

- 1. Any building with utilities installed will have fire extinguishers and fire alarms in place, regularly tested, maintained, and in good working order.
- 2. Staff and volunteers will be trained on use.
- 3. Animal Care director will follow weather patterns and notify executive director of any temperature extremes, especially during dry season.



## Reborn Animal Refuge- Safety Standards and Protocol

4. During dry season, back up hoses are connected and stretched out along fence by habitats for easy hook up to water spigot.
5. 300-gallon water totes are filled and compatible with a 2" trash pump to siphon water in case of field fire.
6. All fixed equipment and utilities are inaccessible to animals and inspected daily.

### **b. General Staff Safety**

1. Verbal contact via radios and cell phones is maintained throughout the day to reduce the risk of human error, complacency and to ensure safe contact is maintained.
2. All gates and guillotine doors are locked unless an animal is given access.
3. Double gated system is used to allow escaped route for staff/volunteers in the case an animal is in human areas within habitat.
4. Designated staff have keys to habitat gates and introduction lockouts.
5. All locks will have the same key to open to allow quick and safe opening of gates.
6. Inside shelters where animals and staff are in close proximity, a "do not cross barrier" is painted to keep staff from crossing while animal is inside shelter.
7. All staff and authorized senior volunteers are properly trained on an ongoing basis in all emergency response equipment and protocol.
8. An overall safety manual will be housed in the animal care center, accessible to all staff and volunteers containing:
  - 8a. Phone numbers to all necessary emergency contacts including but not limited to the police, fire, vet, poison control, hospital, local health



## Reborn Animal Refuge- Safety Standards and Protocol

department, Colorado State University  
emergency services, on call staff numbers, etc.

9. Basic Life Support training for non-medical providers will be required on annual basis.
10. AED and first aid kit will be stored in highly visible area in the animal care center.
11. Emergency response equipment is locked. Only authorized personnel will have access.
12. All staff and authorized volunteers will be required to obtain CCW for lethal and non-lethal force, plus be certified for all emergency response equipment. Training will be conducted by law enforcement personnel.

### c. Security and Emergency Coverage

1. At least two personnel per animal are available to provide emergency response.
2. All personnel are available to respond to emergencies.
3. Rotating overnight shifts by qualified personnel with communication open to executive director and senior staff.
4. Two senior staff members will be living on the property just outside of Reborn perimeter with quick access to the property at all times.
5. Rotating on call duty by senior staff and volunteers to be available 24/7 for emergencies.
6. Local veterinary clinic trained and familiar with our animals will be on call 24/7 in case of emergency.
7. Local fire and police personnel who are familiar with our set up and our standards and protocol are on standby.



## Reborn Animal Refuge- Safety Standards and Protocol

### S-2 Sanitation

#### a. Waste Removal

1. 3 cubic yard dumpster, equivalent to 605 gallons, will be onsite and collected for disposal on an as needed basis. Dumpster will be tied shut daily to prevent any native wildlife from being attracted to the area.
2. Animal waste is removed from all habitats, lockouts, and shelters on a daily basis to reduce insects, odors and animal stress.
3. Food leftovers are cleaned on a daily basis to reduce insects, odors and animal stress.
4. Animal and food waste will be sealed plastic trash bag before being thrown away.

#### b. Cleaning and Disinfection

1. Feeding areas, shelters, waters and food containers are cleaned and disinfected daily.
2. Cleaning agents are used to reduce insects, odors and animal stress.
3. Safety protocol will be used when cleaning all areas.
4. All shelter walls are scrubbed down on a monthly basis.





## **Development Review Team Comments**

**Date:** 4/30/2020

**Project Number:** RCU2019-00006

**Project Name:** Reborn Animal Refuge Wildlife Sanctuary

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**Commenting Division:** Planner Review 3rd Review

**Name of Reviewer:** Greg Barnes

**Date:** 04/29/2020

**Email:** gjbarnes@adcogov.org

### **Complete**

PLN01C - Signage will not be a consideration during the conditional use permit process. All signage will be required to obtained building permits, and approval of any XCUP will not include approval of signage.

PLN02C - Staff continues to have concern regarding compatibility and appropriateness of the proposed use for the surrounding area. Although rural in nature, area residents may oppose the use. You should be prepared to make your case at the hearing.

PLN03C - It is recommended that you meet with staff virtually on Zoom to discuss the upcoming hearings.

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**Commenting Division:** Application Intake 3rd Review

**Name of Reviewer:** Greg Barnes

**Date:** 04/06/2020

**Email:** gjbarnes@adcogov.org

### **Complete**

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**Commenting Division:** Plan Coordination 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 02/25/2020

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

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**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 02/25/2020

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

PLN02A: The request is for 10 acres of a 39 acre parcel. On the site plan, please add an inset map, to illustrate where the 10 acres is located on the 39-acre parcel.

PLN03A: Please provide a legal description of the Phase 1 boundary with your next resubmittal.

PLN04A: The site plan provided needs a higher resolution. It is incredibly difficult for staff to read what was submitted.

PLN05A: the landscaping plan does not meet the minimum standards of Section 4-16-10 of the Development Standards and regulations. Please read over this Section and provide us with a landscape plan that meets these requirements.

PLN06A: Thank you for the fencing detail. What will the vertical elements look like (such as posts)? Do you have any images of similar fence types?

PLN09A: Parking spaces are required to be a minimum of 18.5 feet long for 90-degree angled spaces. Please refer to Section 4-12-04-05 of the development Standards.

PLN10A: With your next submittal, please provide a list of animal types to be kept at the facility.

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**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Matthew Emmens

**Date:** 02/20/2020

**Email:** [memmens@adcogov.org](mailto:memmens@adcogov.org)

**Resubmittal Required**

Review complete. Comment still unresolved Resubmittal required. See Doc #6040491

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**Commenting Division:** ROW Review 2nd Review

**Name of Reviewer:** Marissa Hillje

**Date:** 02/18/2020

**Email:** mhillje@adcogov.org

**Resubmittal Required**

ROW1: Waiting on updated title. The title commitment submitted with the application is from 6/2017. Please send the County a more recent title (no older than 30 days) to review in order to ensure that any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the site plan.

ROW2: E 112th Ave is classified as a rural arterial street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 60 feet. Since the existing half right-of-way width is 40 feet, this would require a dedication of 20 feet additional right-of-way. The services of a licensed Professional Land Surveyor should be secured to create the legal description and exhibit of the right-of-way dedication. For additional information on dedication document specifics and process please go to <http://www.adcogov.org/documents/adams-county-easement-or-right-way-dedication-packet>. The right of way dedication can be a condition of approval.

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**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 01/24/2020

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

PLN01: staff can be supportive of a request for landscape relief on the proposed Tract A as specified in your application. Staff does support your request to provide native grasses to stabilize the slope, remove any invasive tree species, maintain existing mature trees where reasonably necessary, and not provide new trees in the area because of the slope and drainage facilities.

PLN02: To be clear, Tract A is the only subject property of this application. The applicant mistakenly provided information for various parcels throughout the development. This should be revised prior to final approval.

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**Commenting Division:** Building Safety Review 2nd Review

**Name of Reviewer:** Justin Blair

**Date:** 01/21/2020

**Email:** jblair@adcogov.org

**Complete**

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**Commenting Division:** Application Intake 2nd Review

**Name of Reviewer:** Rayleen Swarts

**Date:** 01/17/2020

**Email:**

**Complete**

Resubmittal received - 1/17/2020

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**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 03/06/2019

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

PLN01: The request is a conditional use permit application to allow an animal-keeping/rehabilitation facility for wildlife in the Agricultural-3 zone district.

PLN02: The request is for ten acres of a 39 acre parcel. The property is zoned Agricultural-3, and the Future Land Use designation is Agriculture.

PLN03: The request is to allow utilization of "Phase 1". We will need a legal description provided for the boundaries of Phase 1. The current legal description is for all 39 acres. Please resubmit with this item, otherwise you will be responsible to develop all 39 acres.

PLN04: The site plan that was included shows an overall layout of the 10 acres, but there's a lack of specificity that will need to be addressed. It is recommended that individual sections of the 10 acres be illustrated on separate pages. We will need specific information on the pasture, each habitat, and the office area.

PLN05: A full landscape plan is required to be submitted. This should include:

- a) 20' wide required streetscape buffer with one tree and two shrubs per 40 linear feet.
- b) The eastern property line is required to have a 5' wide landscape buffer with 1 tree per 80 linear feet
- c) landscape plans shall include tree types and specific installation details
- d) landscape plans are required to include maintenance agreement information pertaining to how plants are watered, pruned, and maintained.
- e) Landscaping is required for a minimum of 10% of the overall site. You will need to provide calculations to show that this is being accomplished. required buffers do count toward this requirement.

PLN06: Please provide specific fencing detail drawings

PLN07: Please identify site lighting and/or include a lighting plan

PLN08: What signage will be included to ensure public safety and prevent trespassing. Please provide detailed drawings.

PLN09: A parking plan is required. This includes all dimensions of travelways and parking stalls.

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 02/22/2019

**Email:** memmens@adcogov.org

**Resubmittal Required**

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0450H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

ENG3: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

The site plan received in the submittal package did not include enough information to determine what the total increase in impervious area would be. For example, the plan and site description does not state whether the parking lot and access drive would be paved and, if so, what material would be used. The site plan should identify all proposed surface types (i.e. roof tops, asphalt, gravel padding, concrete slabs...etc).

ENG4: A traffic study was not included with the submittal package (only the proposal for the study). At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine if a TIS is needed and, if so, the level of TIS required. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

ENG5: Prior to the issuance of any building permit(s), the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page:  
<http://www.adcogov.org/one-stop-customer-center>.

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**Commenting Division:** ROW Review

**Name of Reviewer:** Marissa Hillje

**Date:** 02/20/2019

**Email:** mhillje@adcogov.org

**Resubmittal Required**

ROW1: The title commitment submitted with the application is from 6/2017. Please send the County a more recent title (no older than 30 days) to review in order to ensure that any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the site plan.

ROW2: E 112th Ave is classified as a rural arterial street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 60 feet. Since the existing half right-of-way width is 40 feet, this would require a dedication of 20 feet additional right-of-way. The services of a licensed Professional Land Surveyor should be secured to create the legal description and exhibit of the right-of-way dedication. For additional information on dedication document specifics and process please go to <http://www.adcogov.org/documents/adams-county-easement-or-right-way-dedication-packet>.

---

**Commenting Division:** Building Safety Review

**Name of Reviewer:** Justin Blair

**Date:** 01/29/2019

**Email:** jblair@adcogov.org

**Complete**

BSD1- Building permits would be required. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements.

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements.



## **Development Review Team Comments**

**Date:** 3/7/2019

**Project Number:** RCU2019-00006

**Project Name:** Reborn Animal Refuge Wildlife Sanctuary

### **Note to Applicant:**

The following review comments and information from the Development Review Team is based on the information you submitted for conditional use permit. At this time you will need to resubmit. The Development Review Team review comments may change if you provide different information during the resubmittal. Please contact the case manager if you have any questions:



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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 02/22/2019

**Email:** memmens@adcogov.org

**Resubmittal Required**

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0450H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

ENG3: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

The site plan received in the submittal package did not include enough information to determine what the total increase in impervious area would be. For example, the plan and site description does not state whether the parking lot and access drive would be paved and, if so, what material would be used. The site plan should identify all proposed surface types (i.e. roof tops, asphalt, gravel padding, concrete slabs...etc).

ENG4: A traffic study was not included with the submittal package (only the proposal for the study). At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine if a TIS is needed and, if so, the level of TIS required. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

ENG5: Prior to the issuance of any building permit(s), the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

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**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 03/06/2019

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

PLN01: The request is a conditional use permit application to allow an animal-keeping/rehabilitation facility for wildlife in the Agricultural-3 zone district.

PLN02: The request is for ten acres of a 39 acre parcel. The property is zoned Agricultural-3, and the Future Land Use designation is Agriculture.

PLN03: The request is to allow utilization of "Phase 1". We will need a legal description provided for the boundaries of Phase 1. The current legal description is for all 39 acres. Please resubmit with this item, otherwise you will be responsible to develop all 39 acres.

PLN04: The site plan that was included shows an overall layout of the 10 acres, but there's a lack of specificity that will need to be addressed. It is recommended that individual sections of the 10 acres be illustrated on separate pages. We will need specific information on the pasture, each habitat, and the office area.

PLN05: A full landscape plan is required to be submitted. This should include:

- a) 20' wide required streetscape buffer with one tree and two shrubs per 40 linear feet.
- b) The eastern property line is required to have a 5' wide landscape buffer with 1 tree per 80 linear feet
- c) landscape plans shall include tree types and specific installation details
- d) landscape plans are required to include maintenance agreement information pertaining to how plants are watered, pruned, and maintained.
- e) Landscaping is required for a minimum of 10% of the overall site. You will need to provide calculations to show that this is being accomplished. required buffers do count toward this requirement.

PLN06: Please provide specific fencing detail drawings

PLN07: Please identify site lighting and/or include a lighting plan

PLN08: What signage will be included to ensure public safety and prevent trespassing. Please provide detailed drawings.

PLN09: A parking plan is required. This includes all dimensions of travelways and parking stalls.

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**Commenting Division:** ROW Review

**Name of Reviewer:** Marissa Hillje

**Date:** 02/20/2019

**Email:** mhillje@adcogov.org

**Resubmittal Required**

ROW1: The title commitment submitted with the application is from 6/2017. Please send the County a more recent title (no older than 30 days) to review in order to ensure that any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the site plan.

ROW2: E 112th Ave is classified as a rural arterial street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 60 feet. Since the existing half right-of-way width is 40 feet, this would require a dedication of 20 feet additional right-of-way. The services of a licensed Professional Land Surveyor should be secured to create the legal description and exhibit of the right-of-way dedication. For additional information on dedication document specifics and process please go to <http://www.adcogov.org/documents/adams-county-easement-or-right-way-dedication-packet>.

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**Commenting Division:** Building Safety Review

**Name of Reviewer:** Justin Blair

**Date:** 01/29/2019

**Email:** jblair@adcogov.org

**Complete**

BSD1- Building permits would be required. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements.

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements.



## **Development Review Team Comments**

**Date:** 2/25/2020

**Project Number:** RCU2019-00006

**Project Name:** Reborn Animal Refuge Wildlife Sanctuary

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**Commenting Division:** Plan Coordination 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 02/25/2020

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

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**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 02/25/2020

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

PLN02A: The request is for 10 acres of a 39 acre parcel. On the site plan, please add an inset map, to illustrate where the 10 acres is located on the 39-acre parcel.

PLN03A: Please provide a legal description of the Phase 1 boundary with your next resubmittal.

PLN04A: The site plan provided needs a higher resolution. It is incredibly difficult for staff to read what was submitted.

PLN05A: the landscaping plan does not meet the minimum standards of Section 4-16-10 of the Development Standards and regulations. Please read over this Section and provide us with a landscape plan that meets these requirements.

PLN06A: Thank you for the fencing detail. What will the vertical elements look like (such as posts)? Do you have any images of similar fence types?

PLN09A: Parking spaces are required to be a minimum of 18.5 feet long for 90-degree angled spaces. Please refer to Section 4-12-04-05 of the development Standards.

PLN10A: With your next submittal, please provide a list of animal types to be kept at the facility.

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**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Matthew Emmens

**Date:** 02/20/2020

**Email:** memmens@adcogov.org

**Resubmittal Required**

Review complete. Comment still unresolved Resubmittal required. See Doc #6040491

RCU2019-00006  
Reborn Animal Rescue Wildlife Sanctuary  
Engineering Review Comment  
2<sup>nd</sup> Review

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0450H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

Applicant Response: <No Response>

County Comment: Applicant must respond to all comments.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

Applicant Response: <No Response>

County Comment: Applicant must respond to all comments.

ENG3: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

The site plan received in the submittal package did not include enough information to determine what the total increase in impervious area would be. For example, the plan and site description does not state whether the parking lot and access drive would be paved and, if so, what material would be used. The site plan should identify all proposed surface types (i.e. roof tops, asphalt, gravel padding, concrete slabs...etc).

Applicant Response: Per suggestions from the Engineer during our 1/6/20 meeting we will be filing for an exemption for the drainage report as a whole. Exemption letter will be attached.

County Response: The drainage letter and waiver request has been reviewed and, staff is in agreement with the conclusion of the letter. The request for a waiver is granted. A full drainage report will not be required either.

ENG4: A traffic study was not included with the submittal package (only the proposal for the study). At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine if a TIS is needed and, if so, the level of TIS required. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

Applicant Response: TIS waiver can be found on page 3&4.

County Comment: The waiver request references a "Table 1" however, the table is not included in the letter or submittal package.



ENG5: Prior to the issuance of any building permit(s), the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page:  
<http://www.adcogov.org/one-stop-customer-center>.

Applicant Response: <No Response>

County Comment: Applicant must respond to all comments. Assuming the Traffic Impact Study waiver is approved, No engineering review will be required.

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**Commenting Division:** ROW Review 2nd Review

**Name of Reviewer:** Marissa Hillje

**Date:** 02/18/2020

**Email:** mhillje@adcogov.org

**Resubmittal Required**

ROW1: Waiting on updated title. The title commitment submitted with the application is from 6/2017. Please send the County a more recent title (no older than 30 days) to review in order to ensure that any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the site plan.

ROW2: E 112th Ave is classified as a rural arterial street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 60 feet. Since the existing half right-of-way width is 40 feet, this would require a dedication of 20 feet additional right-of-way. The services of a licensed Professional Land Surveyor should be secured to create the legal description and exhibit of the right-of-way dedication. For additional information on dedication document specifics and process please go to <http://www.adcogov.org/documents/adams-county-easement-or-right-way-dedication-packet>. The right of way dedication can be a condition of approval.

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**Commenting Division:** Building Safety Review 2nd Review

**Name of Reviewer:** Justin Blair

**Date:** 01/21/2020

**Email:** jblair@adcogov.org

**Complete**

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**Commenting Division:** Application Intake 2nd Review

**Name of Reviewer:** Rayleen Swarts

**Date:** 01/17/2020

**Email:**

**Complete**

Resubmittal received - 1/17/2020

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**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 03/06/2019

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

PLN01: The request is a conditional use permit application to allow an animal-keeping/rehabilitation facility for wildlife in the Agricultural-3 zone district.

PLN02: The request is for ten acres of a 39 acre parcel. The property is zoned Agricultural-3, and the Future Land Use designation is Agriculture.

PLN03: The request is to allow utilization of "Phase 1". We will need a legal description provided for the boundaries of Phase 1. The current legal description is for all 39 acres. Please resubmit with this item, otherwise you will be responsible to develop all 39 acres.

PLN04: The site plan that was included shows an overall layout of the 10 acres, but there's a lack of specificity that will need to be addressed. It is recommended that individual sections of the 10 acres be illustrated on separate pages. We will need specific information on the pasture, each habitat, and the office area.

PLN05: A full landscape plan is required to be submitted. This should include:

- a) 20' wide required streetscape buffer with one tree and two shrubs per 40 linear feet.
- b) The eastern property line is required to have a 5' wide landscape buffer with 1 tree per 80 linear feet
- c) landscape plans shall include tree types and specific installation details
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- e) Landscaping is required for a minimum of 10% of the overall site. You will need to provide calculations to show that this is being accomplished. required buffers do count toward this requirement.

PLN06: Please provide specific fencing detail drawings

PLN07: Please identify site lighting and/or include a lighting plan

PLN08: What signage will be included to ensure public safety and prevent trespassing. Please provide detailed drawings.

PLN09: A parking plan is required. This includes all dimensions of travelways and parking stalls.

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 02/22/2019

**Email:** memmens@adcogov.org

**Resubmittal Required**

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0450H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

ENG3: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

The site plan received in the submittal package did not include enough information to determine what the total increase in impervious area would be. For example, the plan and site description does not state whether the parking lot and access drive would be paved and, if so, what material would be used. The site plan should identify all proposed surface types (i.e. roof tops, asphalt, gravel padding, concrete slabs...etc).

ENG4: A traffic study was not included with the submittal package (only the proposal for the study). At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine if a TIS is needed and, if so, the level of TIS required. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

ENG5: Prior to the issuance of any building permit(s), the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page:  
<http://www.adcogov.org/one-stop-customer-center>.

---

**Commenting Division:** ROW Review

**Name of Reviewer:** Marissa Hillje

**Date:** 02/20/2019

**Email:** mhillje@adcogov.org

**Resubmittal Required**

ROW1: The title commitment submitted with the application is from 6/2017. Please send the County a more recent title (no older than 30 days) to review in order to ensure that any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the site plan.

ROW2: E 112th Ave is classified as a rural arterial street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 60 feet. Since the existing half right-of-way width is 40 feet, this would require a dedication of 20 feet additional right-of-way. The services of a licensed Professional Land Surveyor should be secured to create the legal description and exhibit of the right-of-way dedication. For additional information on dedication document specifics and process please go to <http://www.adcogov.org/documents/adams-county-easement-or-right-way-dedication-packet>.

---

**Commenting Division:** Building Safety Review

**Name of Reviewer:** Justin Blair

**Date:** 01/29/2019

**Email:** jblair@adcogov.org

**Complete**

BSD1- Building permits would be required. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements.

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements.



## Greg Barnes

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**From:** Hackett - CDPHE, Sean <sean.hackett@state.co.us>  
**Sent:** Friday, January 24, 2020 2:50 PM  
**To:** Greg Barnes  
**Subject:** Re: Resubmittal: Reborn Animal refuge (RCU2019-00006)

Please be cautious: This email was sent from outside Adams County

Thank you, Greg. CDPHE has no additional comments. CDPHE appreciates that the applicant confirmed that an Air Pollution Emission Notice is not required and that they confirmed that composting toilets will no longer be installed.

Thank you,

Sean Hackett  
Energy Liaison



P 303.692.3662 | F 303.691.7702

4300 Cherry Creek Drive South, Denver, CO 80246

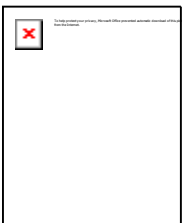
[sean.hackett@state.co.us](mailto:sean.hackett@state.co.us) | [www.colorado.gov/cdphe](http://www.colorado.gov/cdphe)

Your feedback is important to us! Please [let us know](#) how I am doing.

On Fri, Jan 24, 2020 at 12:18 PM Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)> wrote:

In March 2019, you provided comments on an application for Reborn Animal Refuge Conditional use permit. The applicant has provided a resubmittal to the County. The resubmittal information is attached, as well as the original comments provided on this request.

If you have additional comments on this request, please provide them by February 14, 2020. Thank you!



**Greg Barnes**

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

RCU2019-00006  
Reborn Animal Rescue Wildlife Sanctuary  
Engineering Review Comment  
2<sup>nd</sup> Review

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0450H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

Applicant Response: <No Response>

County Comment: Applicant must respond to all comments.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

Applicant Response: <No Response>

County Comment: Applicant must respond to all comments.

ENG3: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

The site plan received in the submittal package did not include enough information to determine what the total increase in impervious area would be. For example, the plan and site description does not state whether the parking lot and access drive would be paved and, if so, what material would be used. The site plan should identify all proposed surface types (i.e. roof tops, asphalt, gravel padding, concrete slabs...etc).

Applicant Response: Per suggestions from the Engineer during our 1/6/20 meeting we will be filing for an exemption for the drainage report as a whole. Exemption letter will be attached.

County Response: The drainage letter and waiver request has been reviewed and, staff is in agreement with the conclusion of the letter. The request for a waiver is granted. A full drainage report will not be required either.

ENG4: A traffic study was not included with the submittal package (only the proposal for the study). At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine if a TIS is needed and, if so, the level of TIS required. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

Applicant Response: TIS waiver can be found on page 3&4.

County Comment: The waiver request references a "Table 1" however, the table is not included in the letter or submittal package.

ENG5: Prior to the issuance of any building permit(s), the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page:  
<http://www.adcogov.org/one-stop-customer-center>.

Applicant Response: <No Response>

County Comment: Applicant must respond to all comments. Assuming the Traffic Impact Study waiver is approved, No engineering review will be required.

RCU2019-00006  
Reborn Animal Rescue Wildlife Sanctuary  
Engineering Review Comment  
2<sup>nd</sup> Review

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0450H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

Applicant Response: <No Response>

County Comment: Applicant must respond to all comments.

Applicant Response: As the above map shows our property is not within the flood zone.

County Comment: This comment is closed.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

Applicant Response: <No Response>

County Comment: Applicant must respond to all comments.

Applicant Response: We acknowledge this comment and realize we are outside of the county's MS4 stormwater permit area. We will follow all local water quality construction requirements as well as use BMP's.

County Comment: This comment is closed.

ENG3: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

The site plan received in the submittal package did not include enough information to determine what the total increase in impervious area would be. For example, the plan and site description does not state whether the parking lot and access drive would be paved and, if so, what material would be used. The site plan should identify all proposed surface types (i.e. roof tops, asphalt, gravel padding, concrete slabs...etc).

Applicant Response: Per suggestions from the Engineer during our 1/6/20 meeting we will be filing for an exemption for the drainage report as a whole. Exemption letter will be attached.

County Response: The drainage letter and waiver request has been reviewed and, staff is in agreement with the conclusion of the letter. The request for a waiver is granted. A full drainage report will not be required either.

Applicant Response: We acknowledge this comment.

County Comment: This comment is closed.

ENG4: A traffic study was not included with the submittal package (only the proposal for the study). At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine if a TIS is needed and, if so, the

level of TIS required. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

Applicant Response: TIS waiver can be found on page 3&4.

County Comment: The waiver request references a "Table 1" however, the table is not included in the letter or submittal package.

Applicant Response:

County Comment: The applicant has provided a trip generation analysis showing that they will be generating less than 20 vehicle trips per day. A Traffic Impact study will not be required.

This comment is closed.

ENG5: Prior to the issuance of any building permit(s), the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page:

<http://www.adcogov.org/one-stop-customer-center>.

Applicant Response: <No Response>

County Comment: Applicant must respond to all comments. Assuming the Traffic Impact Study waiver is approved, No engineering review will be required.

Applicant Response:

County Comment: The applicant has submitted a drainage analysis and trip generation letter showing that this development will not cross the thresholds that require public roadway and drainage improvements to the site. No Engineering Review is required for this site.

This comment is closed.

## Greg Barnes

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**From:** Karl Smalley  
**Sent:** Tuesday, February 19, 2019 2:17 PM  
**To:** Greg Barnes  
**Cc:** Judy Najera  
**Subject:** Reborn Animal Refuge (RCU2019-00006)

Hi Greg,

Your Request for Comments on this case was referred to me for comment.

I have spoken with Alicia several months ago when she began this project and she filled me on her plans for the refuge. After reviewing all of the documentation submitted for review and comments the Adams County Sheriff's Office has no objections to this project.



**Karl Smalley**  
Commander I Patrol Division Plains Section  
**Adams County Sheriff's Office**  
2550 Strasburg Road, Strasburg, Co 80136  
303-622-9797 | [ksmalley@adcogov.org](mailto:ksmalley@adcogov.org)

***Character • Integrity • Transparency***

## Greg Barnes

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**From:** Hackett - CDPHE, Sean [sean.hackett@state.co.us]  
**Sent:** Wednesday, February 27, 2019 1:24 PM  
**To:** Greg Barnes  
**Subject:** Re: For Review: Reborn Animal Refuge (RCU2019-00006)

Mr. Barnes:

The Colorado Department of Public Health and Environment (CDPHE) appreciates the opportunity to comment on this proposal. Please note that the following requirements are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations.

In Colorado, most businesses that are or will be emitting air pollutants above certain levels are required to report those emissions to the Division by completing an Air Pollutant Emissions Notice (APEN). This is a two in one form for reporting air emissions and to obtain an air permit, if a permit will be required. While only businesses that exceed the AQCC reporting thresholds are required report their emissions, all businesses - regardless of emission amount - must always comply with the Colorado AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

<b>Table 1 APEN Thresholds</b>		
<b>Pollutant Category</b>	<b>UNCONTROLLED ACTUAL EMISSIONS</b>	
	<b>Attainment Area</b>	<b>Non-attainment Area</b>
<b>Criteria Pollutant</b>	<b>2 tons per year</b>	<b>1 ton per year</b>
<b>Lead</b>	<b>100 pounds per year</b>	<b>100 pounds per year</b>
<b>Non-Criteria Pollutant</b>	<b>250 pounds per year</b>	<b>250 pounds per year</b>

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist.

This project may require a land development APEN. Additional information on APENs and air permits can be found at <https://www.colorado.gov/pacific/cdphe/apen-and-permitting-guidance>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language. If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at **303- 692-3175** or **303-692-3148**.

Additional information on APENs and air permits can be found at <https://www.colorado.gov/pacific/cdphe/apen-and-permitting-guidance>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.



Regarding the use of composting toilets, if the applicant plans on using the material from these composting toilets as compost (i.e., not taking it to a landfill), they will need to follow the requirements of Section 14 of Colorado's Solid Waste Regulations (6 CCR 1007-2, Part 1), in addition to following the O-17 Regulations which govern Onsite Wastewater Treatment Systems (septic) in Adams, Arapahoe, and Douglas Counties. This requires testing of the waste material for fecal coliform or salmonella if used on-site. If they plan on using it off-site they will need to test for fecal coliform or salmonella AND arsenic, cadmium, copper, lead, mercury, nickel, selenium and zinc.

Sincerely,

Sean Hackett  
Energy Liaison



P 303.692.3662 | F 303.691.7702

[4300 Cherry Creek Drive South, Denver, CO 80246](#)

[sean.hackett@state.co.us](mailto:sean.hackett@state.co.us) | [www.colorado.gov/cdphe](http://www.colorado.gov/cdphe)

On Mon, Feb 11, 2019 at 11:16 AM Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)> wrote:

## Request for Comments

Case Name: Reborn Animal Refuge

Project Number: RCU2019-00006

February 8, 2019

The Adams County Planning Commission is requesting comments on the following request: **conditional use permit application to allow an animal refuge in the Agricultural-3 (A-3) zone district.**

This request is located at 61101 East 112<sup>th</sup> Avenue. The Assessor's Parcel Number is 0173100000104.

Applicant Information: Alicia Williams  
16519 Essex Road North  
Platteville, CO 80651

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 03/01/2019 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you for your information 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.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.



**Greg Barnes**

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

[adcogov.org](http://adcogov.org)

## Greg Barnes

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**From:** Hackett - CDPHE, Sean <sean.hackett@state.co.us>  
**Sent:** Tuesday, April 7, 2020 9:22 AM  
**To:** Greg Barnes  
**Subject:** Re: For Review: Reborn Animal Refuge (RCU2019-00006)  
**Attachments:** Jefferson County (RCU2019-00006).pdf; APEN 223 (1).PDF

Please be cautious: This email was sent from outside Adams County

Good morning, Greg:

In looking at CDPHE's previous comments (attached), it looks like we provided comments about the possibility of the applicant needing to obtain an Air Emissions Notice (APEN). Although not specifically mentioned in the previous comments, if land disturbance activities disturb 25 acres or more or last more than six months, then the applicant will need to submit an APEN-223 form for land disturbance activities (attached). Also, regarding the use of composting toilets, CDPHE's Hazardous Materials and Waste Management Division commented that if the applicant plans on using the material from these composting toilets as compost (i.e., not taking it to a landfill), they will need to follow the requirements of Section 14 of Colorado's Solid Waste Regulations (6 CCR 1007-2, Part 1), in addition to following the O-17 Regulations which govern Onsite Wastewater Treatment Systems (septic) in Adams, Arapahoe, and Douglas Counties. This requires testing of the waste material for fecal coliform or salmonella if used on-site. If they plan on using it off-site they will need to test for fecal coliform or salmonella AND arsenic, cadmium, copper, lead, mercury, nickel, selenium and zinc.

However, in looking at the document attached to your email, it doesn't look like the applicant has addressed CDPHE's comments. Also, the "[01/24/2020 - Applicant Resubmittal](#)" link on the Adams County current lane use cases website appears to be broken. Can you please let me know if the applicant still intends to use composting toilets at this location and send me the information in the "01/24/2020 - Applicant Resubmittal" link or any other information you think CDPHE's air quality, water quality, and solid and hazardous waste programs might need to review this resubmittal?

Thank you,

Sean Hackett  
Energy Liaison



4300 Cherry Creek Drive South, Denver, CO 80246  
Office Phone 303.692.3662 | Cell Phone 303.587.1423  
[sean.hackett@state.co.us](mailto:sean.hackett@state.co.us) | [www.colorado.gov/cdphe](http://www.colorado.gov/cdphe)

Your feedback is important to us! Please [let us know](#) how I am doing.

On Tue, Apr 7, 2020 at 8:43 AM Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)> wrote:

Hello, I wanted to inform you that Adams County has received a resubmittal of a land use application for Reborn Animal Refuge (RCU2019-00006). We are informing you of this resubmittal, because you provided comments during the last review. The applicant's response to you comments are attached. If you have any additional comments on this case, please email them to me by April 27, 2020. Thanks!



**Greg Barnes**

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

[adcogov.org](http://adcogov.org)



**COLORADO**

**Parks and Wildlife**

Department of Natural Resources

Northeast Regional Office  
6060 Broadway  
Denver, CO 80216  
P 303.291.7227 | F 303.291.7114

February 22, 2019

Greg Barnes  
Adams County  
Community and Economic Development Department  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601-8216

**RE: Conditional Use Permit Application to Allow an Animal Refuge in the Agricultural-3 (A-3) Zone District (Case Number RCU2019-00006)**

Dear Mr. Barnes:

Thank you for the opportunity to comment on the Reborn Animal Refuge Wildlife Sanctuary conditional use permit application to allow for the captivity of wildlife species native to Colorado, such as black bears and foxes. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

The proposed Reborn Animal Refuge Wildlife Sanctuary is located at 61101 East 112 Avenue, Strasburg, Adams County, Colorado (parcel # 0173100000104). The 40-acre proposed facility will be built in 4 phases with completion around year 2028. CPW understands there will be no public access. The proposed conditional use application's location is currently surrounded by single family homes and agricultural land.

District Wildlife Manager Serena Rocksund recently visited this site and has been in communication with Reborn Animal Wildlife Sanctuary members. The main impacts to wildlife from this proposal include fragmentation and loss of habitat. Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other natural areas. The areas of wildlife habitat that most closely border human development show heavier impact than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impact of the fragmentation is greater (Odell and Knight, 2001). By keeping open space areas contiguous and of larger size the overall benefit to wildlife increases dramatically.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, song birds, and raptors. The potential also exists for



large mammals such as deer and pronghorn to frequent this site. Raptors and other migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If an active nest is discovered within the development area, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors,” is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15<sup>th</sup> and October 31<sup>st</sup>, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can also be obtained from the local District Wildlife Manager.

If prairie dog colonies are present, CPW would recommend prairie dogs either be captured alive and moved to another location or humanely euthanized before any earth-moving occurs. The possibility of live-trapping and donating to a raptor rehabilitation facility may also exist. If interested, please contact the local District Wildlife Manager. Be aware that a permit and approval from county commissioners may be required for live relocation.

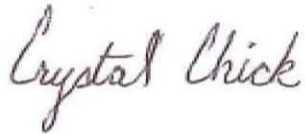
Future employees or volunteers should be informed that wildlife such as fox, coyotes, and raccoons might frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted to living in urban environments. CPW recommends that people working in this area take the proper precautions to prevent unnecessary conflicts with wildlife. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future employees and volunteers about the existence of wildlife in the area:

- Pet foods and bowls should be kept indoors.
- Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
- Feeding of Colorado wildlife, with the exception of birds, is illegal.
- “Living with Wildlife” pamphlets are available through CPW offices or online.

In order to become a licensed Provisional Wildlife Sanctuary in Colorado, Reborn Animal Refuge Wildlife Sanctuary must submit an application to CPW. The application must be complete and meet all requirements of Colorado Wildlife Commission Regulation (WCR) #1105.A. In addition, WCR #1105.A.6 states that the applicant must provide certification that the proposed possession of wildlife is not in violation of any city or county ordinance and submission of any required local permits.

Thank you again for the opportunity to comment on the Reborn Animal Refuge conditional use permit application to allow for the captivity of wildlife species native to Colorado, such as black bears and foxes, at 61101 East 112 Avenue, Strasburg, Adams County, Colorado (parcel # 0173100000104). Please do not hesitate to contact us again about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Serena Rocksund at (303) 291-7132 or [serena.rocksund@state.co.us](mailto:serena.rocksund@state.co.us).

Sincerely,

A handwritten signature in dark ink that reads "Crystal Chick". The script is cursive and fluid, with the first name "Crystal" and last name "Chick" clearly distinguishable.

Crystal Chick  
Area 5 Wildlife Manager

Cc: M. Leslie, T. Kroening, S. Rocksund



February 28, 2019

Greg Barnes  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Reborn Animal Refuge, RCU2019-00006  
TCHD Case No. 5438

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Conditional Use Permit to allow an animal refuge in the Agricultural-3 (A-3) zone district located at 61101 East 112<sup>th</sup> Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application and meeting with the applicant on February 27, 2019 to discuss the proposal further, TCHD the following comments.

**On-Site Wastewater Treatment System (OWTS) – New or Expanded**

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. The applicant should ensure the pasture habitat is fenced off from the OWTS, including the soil treatment area, so the animals do not inhibit the proper functioning of the OWTS. Moreover, Tri-County Health Department Regulation Number O-17, Table 6 requires minimum horizontal distances to site features including water wells. Table 6 outlining these setbacks can be found here: <https://www.tchd.org/DocumentCenter/View/4570/Regulation-O-17-Final-Version---Aug-22-2017?bidId=>.

In order to start the permitting process, the applicant may contact our Commerce City office by phone at 303-288-6816 or in person at 4201 E. 72<sup>nd</sup> Avenue. More information, including a list of septic professionals, is available at <http://www.tchd.org/269/Septic-Systems>.



### **Animal Boarding Facilities**

Animal washdown water shall be managed to avoid nuisance conditions and contamination of surface and groundwater. Nuisance conditions may include soil erosion, fly, odor, and mosquito problems associated with stagnant water. Also, to prevent human exposures to West Nile Virus and other mosquito-borne diseases, the applicant should not allow water to pond or stagnate on the site, as these conditions support mosquito breeding. The applicant should eliminate mosquito breeding areas from animal habitats by keeping water in troughs or by using dunks, pellets of bacteria that are non-toxic to animals, but that kill mosquito and fly larvae that are developing in water.

TCHD recommends that the applicant develop a Waste Management Plan indicating how animal waste will be managed in daily operations. The applicant should make arrangements with a manure hauling company for disposal of animal wastes. This is the recommended method for management of animal feces and other solid wastes associated with boarding facilities, such as hair, excess food, urine-soaked bedding, etc. These materials should be disposed in an on-site dumpster with a fly-tight cover that is regularly serviced by the waste-hauling contractor.

Liquid wastes (urine or washdown water) shall not be discharged into any on-site drainages, irrigation ditches or ponds. Washdown waters must be discharged in a way that does not create nuisance conditions or impact water quality. We recommend that "dry" methods, such as sweeping and shoveling, be used as much as possible to clean habitats and pens.

Please feel free to contact me at 720-200-1585 or [aheinrich@tchd.org](mailto:aheinrich@tchd.org) if you have any questions.

Sincerely,



Annemarie Heinrich, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, Michael Weakley, Jeff McCarron, TCHD



January 29, 2020

Greg Barnes  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Reborn Animal Refuge, RCU2019-00006  
TCHD Case No. 6112

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Resubmittal of the Conditional Use Permit to allow an animal refuge in the Agricultural-3 (A-3) zone district located at 61101 East 112<sup>th</sup> Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application for the Conditional Use Permit and responded with comments in a letter dated February 28, 2019. TCHD received a response from the applicant on January 24, 2020 and the applicant has responded to our comments satisfactorily.

Please feel free to contact me at 720-200-1585 or [aheinrich@tchd.org](mailto:aheinrich@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "AHF", is positioned above the printed name.

Annemarie Heinrich Fortune, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



April 9, 2020

Greg Barnes  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Reborn Animal Refuge, RCU2019-00006  
TCHD Case No. 6225

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Resubmittal of the Conditional Use Permit to allow an animal refuge in the Agricultural-3 (A-3) zone district located at 61101 East 112<sup>th</sup> Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application for the Conditional Use Permit and responded with comments in a letter dated February 28, 2019. TCHD received a response from the applicant on January 24, 2020 and the applicant has responded to our comments satisfactorily.

Please feel free to contact me at 720-200-1585 or [aheinrich@tchd.org](mailto:aheinrich@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "AHF", is placed above the printed name.

Annemarie Heinrich Fortune, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

March 1, 2019

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Greg Barnes

**Re: Reborn Animal Refuge, Case # RCU2019-00006**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use permit plans for **Reborn Animal Refuge** and has **no apparent conflict**.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

## Greg Barnes

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**From:** Ed Cain [edcain2@yahoo.com]  
**Sent:** Thursday, February 28, 2019 1:14 PM  
**To:** Greg Barnes  
**Subject:** Reborn Animal Refuge RCU2019-00006

Community and Economic Development Department  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601-8216  
Attn: Greg Barnes  
Re: Case-Reborn Animal Rescue Project Number RCU2019-00006

Dear Sir,

I wish to comment on the proposed Reborn Animal Rescue at 16601 112<sup>Th</sup> Avenue, Strasburg CO 80136. I am opposed to the animal refuge for the following reasons.

The property in question is located at the south end of a section of land that is a residential area. We were one of the last houses built on this section of land and have lived here for over 14 years. With new homes under construction nearby, there are 23 homes within one mile of this proposed refuge. There is a large cattle operation to the south of the property, just across the road as well as a smaller operation to the north just ½ mile away. A number of the homes have other animals such as: horses, chickens, ducks, dogs and cats. There is also a family owned meat processing facility approximately ½ mile away.

I have a number of comments/questions that follow:

1. Will there be 24 hours staff on the grounds? If so, is the building approved as a residential facility?
2. They state that they will have 200 amp electrical service. Is that adequate to support the building and the miles of electrical fencing? My home is provided with 200 amp service. Have electrical requirements of the building and electrical fencing been designed/reviewed by a Professional Electrical Engineer or Licensed Electrician?
3. Will the emergency back-up generator be provided with an automatic transfer switch? What is the time delay on the switch over?
4. They say that they are going to have 3 meters of dig guard installed. They have been installing the fencing for a number of months but we have not seen them trenching or "ditch witching" along the fence lines.
5. What type and amounts of insurance will they be required to carry? Will they have to submit proof of insurance annually to the county?

6. They state there will be no visitors, but the property is bounded on three sides by county roads. What will keep people from coming to see once the word gets out that there are bears here? I am sure donors will want to see what their money is providing. There have already been instances of people coming out and entering adjacent properties asking about the refuge and in some cases harassing the homeowners.

7. Will the county require annual financial reports to see that the operation is viable and not subject to abandonment as Loins Gate in Agate?

8. I viewed the animation that they have on their website and it shows visitors coming to the building and a walkway all around the first habitat that will be housing bears. It also does not show any homes or other building on adjacent properties, giving the impression that it is in the middle of farmland and not a residential area.

This facility is not being constructed in the middle of farming land. It is being built next to two housing areas "The goal post area" from 112<sup>th</sup> and Trumbull Street and the other Pass Me By road.

I do not believe that the property is suitable for a wild animal refuge/reserve. Please deny the permit. I would like to be informed of any public hearing dates and receive the staff report. Notification can be sent to [edcain2@yahoo.com](mailto:edcain2@yahoo.com) or Edward Cain 11700 Vicki View Street, Strasburg CO.

Sincerely yours,

Edward Cain

To the attention of Mr. Greg Barnes, Case Manager: Regarding case name *Reborn Animal Refuge*, case number RCU2019-00006

Dear Mr. Barnes,

As I write this letter regarding the proposed animal refuge in Strasburg, I find myself profoundly conflicted. Conceptually, I believe that wild animal rescue and rehabilitation is an important aspect of protection and preservation. Being an animal lover who cares deeply for the wildlife of Colorado, it's easy to support any cause that would further conservation and education, and under other circumstances, I would wholeheartedly be a champion of this proposed mission.

Unfortunately, the proposal outline set forth by Reborn Animal Refuge leaves me with many questions and misgivings. Currently, the property upon which my family lives shares one corner with the forty acres of the future animal refuge. Our residence is a mere 2,000 feet from phase 1 of their current construction. Even though the refuge has not yet opened, we have already dealt with several mistaken individuals who have trespassed on our property looking for Reborn Animal Refuge. On two of these occasions, the individuals became combative and even hostile when informed they were at a private residence. Because of these encounters, we were forced to install a gate on our driveway as well as a comprehensive security system. These are actions we never would have taken if not for these occurrences. In their proposal, the management of Reborn Animal Refuge has not discussed how they would mitigate curious onlookers and visitors.

Although the information I have been given states that they will not be open to the public, the refuge proposal specifically maintains that this project will serve to "educate the public" without expanding on what, exactly, that entails. Currently in the state of Colorado, owning a bear is not permissible by law. I'm assuming that Reborn Animal Refuge is attempting to circumvent that legality by branding their endeavor as "educational". Since I will be living next door to this "educational" facility, I think it is only fair that I be given a comprehensive and exhaustively conclusive explanation regarding the owner's qualifications, pertinent education, and appropriate licenses.

Additionally, although the proposal describes in cursory detail the materials used for fencing the animal enclosure, I do not possess any knowledge regarding the prolonged confinement of apex predators. Therefore, I have absolutely no way to gauge how appropriate this fencing is for the animals living within (and keeping them within). In addition to having two small children, we also have dogs and free range mixed poultry. The proposal states that they will have a 1m underground fence to prevent digging; however, it's fairly easy to do a bit of internet sleuthing to discover that foxes can effortlessly dig under a 3 foot fence. In fact, foxes have been known to burrow in dens down to 8 feet

underground.<sup>i</sup> Before I could feel even remotely comfortable to living next to such a concentration of non-native predators, I would need a more wide-ranging explanation of how and why their enclosure materials are suitable for ensuring the safety of my family and animals. I have been referred to the Colorado Department of Parks and Wildlife for more information on this issue, but as of the writing of this letter, no phone calls have been returned.

A third issue that I feel was not addressed in the proposal concerns how feeding and waste management will be handled. As a family, we have visited the Keenesburg Wildlife Sanctuary several times. Despite the sheer size of the enclosure, we always noticed the foul odors of animal waste and the smell of decomposing meat- presumably from the feeding of carnivores. I realize, of course, that this is a natural and inevitable outcome of keeping animals and as livestock keepers ourselves, we are not unfamiliar with the smell of animal waste. However, Reborn Animal Refuge will have a much smaller area with a large concentration of predators and will clearly be dealing with issues quite different from traditional ranch owners. Who will be responsible for the removal of waste and how frequently will this happen? How will they manage the increase in flies from the diet of the carnivores? In this area, the wind predominately blows from a southern direction in the summer. This means that our home will be downwind from the facility. How will this affect our quality of life in the summertime? How will this affect our property values?

My final concern is in regards to the overall safety of the animals that will be located on the property. I have lived in this area for several years, and we have encountered some significantly violent weather events. These events have included 75 mph winds that have damaged buildings and funnel clouds that have resulted in weak tornadoes. Other common events include baseball sized hail, flooding, and sub zero temperatures in the winter. Article III, section 1108 of the Rules and Regulations of Wildlife Parks and Unregulated Wildlife put out by the Colorado Department of Parks and Wildlife argues that violent weather events are a topic that must be addressed by potential licensees.<sup>ii</sup> Nowhere in the proposal did I see how the animals will be protected in the event of a dangerous weather incident or severely inclement weather. Additionally, although the owners have included a generator in their plans, I highly doubt they realize how frequently power outages are in this region. During particularly violent storms, it's not uncommon for the electricity to be out for several days. Are they equipped with someone to be on hand for as long as it takes to ensure their generator is working appropriately?

While I self identify as an animal advocate and am 100% supportive to the rehabilitation of animals, I find myself with serious misgivings about this particular project. The proprietors of Reborn Animal Refuge have already completed a large portion of their construction while those of us in close proximity struggle with multiple weighty questions about how and why their project will be a successful and welcome part of our residential neighborhood. We have already had to take previously unimaginable action to protect our property from individuals associated with Reborn Animal Refuge and I anticipate that the problem will only increase once they open. So far, the amount of information I have been given on this refuge has only raised more questions, and I will certainly rest easier with those



questions given appropriate answers. Until this happens, I do not currently see how the proposed location for Reborn Animal Refuge will be suitable for this area.

Sincerely,

A concerned neighbor

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<sup>i</sup> Heptner, V.G, (1998). *Mammals of the Soviet Union*. National Technical Information Service, Springfield

<sup>ii</sup> <https://cpw.state.co.us/Documents/RulesRegs/Regulations/Ch11.pdf>. Accessed February 23, 2019

## Greg Barnes

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**From:** Sharon Cain [gtnsage@yahoo.com]  
**Sent:** Thursday, February 28, 2019 9:08 AM  
**To:** Greg Barnes  
**Subject:** Reborn Animal Refuge RCU2019-00006

Community and Economic Development Department

4430 South Adams County Parkway, Suite W2000A

Brighton, CO 80601-8216

Attn: Greg Barnes

Re: Case – Reborn Animal Rescue      Project Number - RCU2019-00006

Dear Sir,

I wish to comment on the proposed Reborn Animal Rescue for 16601 112<sup>th</sup> Ave, Strasburg, CO 80136. I oppose the animal refuge for the following reasons:

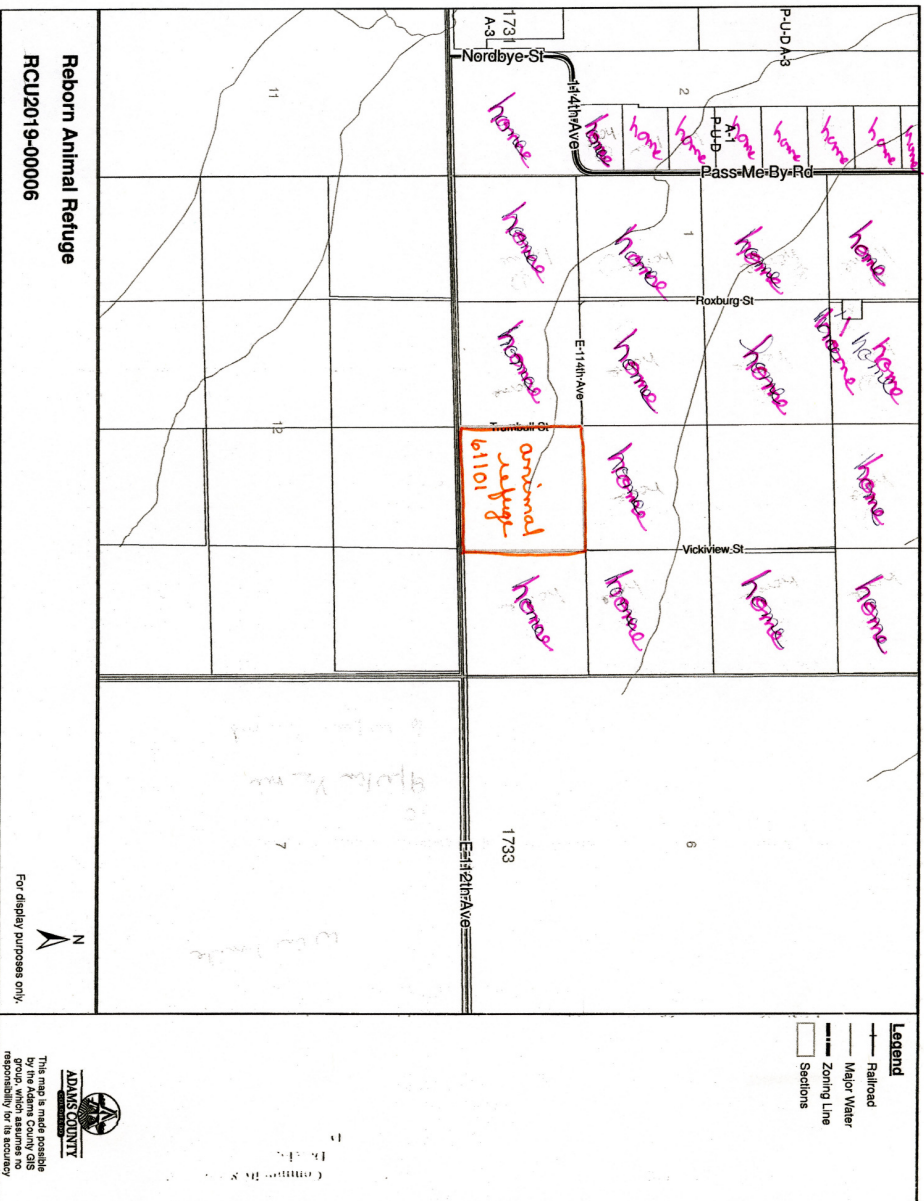
1. I live in close proximity to the property as do about 20 other families. I believe this area is too densely populated to house a wildlife sanctuary. It would take only minutes for an animal to be at a home with children, dogs, and/or farm animals causing much damage to life. I have enclosed the map of the area provided where I have indicted all plots with homes and families.
2. I question that this parcel would be a quiet place for the animals with so many homes with cars, trucks, tractor going by all day long. In addition, 112<sup>th</sup> is a very, very busy road with grain trucks during harvest season.
3. A few years ago the utility company planned a power line through this area and moved it many miles north because of the community of homes in this area. If the area is too densely populated for the utility company it is too densely populated for a wild animal sanctuary. Even more families have moved into the area to enjoy the peace and quiet of the rural life not to live a short distance from a wild life sanctuary.
4. This property is bounded on three (3) sides by roads. Therefore, once word gets out about the sanctuary, we would have increased traffic in the area. People would park on the dirt roads and go up to the fences to see the animals – a dangerous situation – the fences are too close to the roads and easily accessible to children putting their hands through the fence or on the live fence. This is definitely a safety issue.
5. If the refuge is not manned 24 hours a day, I have concern for the animals in case of a wildfire. Have they made plans to evacuate the animals? It takes the fire department about 20 minutes to respond to a call this far from Strasburg. What about a tornado?
6. I also have concern that with the fences so close to the road that during the winter, it will cause drifting and then deny access to and from our homes especially in the case of an emergency. Yes, wire fences do cause snow drifts.
7. I spoke with a realtor. The realtor believes that the property values will go down once the sanctuary is in place. Few people would want to buy this close to a sanctuary.
8. There is a well run sanctuary less than thirty (30) miles away – The Wild Animal Sanctuary in Keensburg.
9. I do not believe that this property is large enough for the large animals they propose to rescue. They would be going from one small cage to a little larger cage with no trees or grass.

For these reasons, I do not believe that this property is suitable for a wild animal sanctuary. Please deny the permit. I would like to be notified of any public hearing dates and receive the staff report. Notification can be sent to [gtnsage@yahoo.com](mailto:gtnsage@yahoo.com) or Sharon Cain, 11700 Vickiview Street, Strasburg, Co 80136.

Sincerely yours.

Sharon Cain





## Greg Barnes

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**From:** Bob Santillana [Rsantil987@cfl.rr.com]  
**Sent:** Sunday, February 17, 2019 11:18 AM  
**To:** Greg Barnes  
**Subject:** Project number RCU2019-00006

Pursuant to the request for comments from your office on the possible zoning for the Reborn Animal Refuge dated February 8, 2019 we are letting you know our view. After reviewing the included information, we have no objection to parcel number 0173100000104 being used for an animal refuge.

Thank you,  
Robert & Lori Santillana

## Greg Barnes

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**From:** Bob Stewart <hillsidecountryhomes@yahoo.com>  
**Sent:** Monday, February 03, 2020 2:02 PM  
**To:** Greg Barnes  
**Subject:** Re: Reborn Animal Refuge Wildlife Sanctuary  
**Attachments:** image001.jpg

Please be cautious: This email was sent from outside Adams County

I spoke with her and expressed my grave concerns regarding fencing and construction of shelters with the types of animals that will be going in there. We have safety concerns regarding ourselves and our livestock which is adjacent to this property.

20 years ago we were adjacent to the Kiowa Animal Sanctuary and my wife was attacked by an ostrich.

We would like to be part of the process. Please advise of us any meetings.

Bob Stewart

*Black Gold Angus Ranch  
Bob's Cell~303-906-6510  
Fax~1-888-686-6373*

On Monday, February 3, 2020, 11:54:10 AM MST, Greg Barnes <gjbarnes@adcogov.org> wrote:

Hi Bob,

This is out of my purview as an urban planner. I'd recommend contacting Serena Rocksund at the Colorado Division of Parks & Wildlife. If she's not the right person, she may know who is. I've copied her on to this e-mail.



### Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

[adcogov.org](http://adcogov.org)

---

**From:** Bob Stewart <hillsidecountryhomes@yahoo.com>  
**Sent:** Monday, February 03, 2020 10:38 AM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** Reborn Animal Refuge Wildlife Sanctuary

Please be cautious: This email was sent from outside Adams County

Hello,

There appears to be something wrong with this situation. It looks like a gypsy camp has been set up and I am wondering if the animals are being cared for properly.

What happened to the camel??

Please call me to discuss further.

Bob Stewart

303-906-6510

*Black Gold Angus Ranch*

*Bob's Cell~303-906-6510*

*Fax~1-888-686-6373*

## Greg Barnes

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**From:** Donald Zilles [donaldzilles@gmail.com]  
**Sent:** Thursday, February 21, 2019 6:05 PM  
**To:** Greg Barnes  
**Subject:** Reborn Animal Refuge

RCU2019-00006

Regarding the planed refuge. After consideration of the proposal I, like other neighbors are not liking the idea. Most of us have animals around here, let be dogs, chickens, cows, lamas, ect. Understandably they are taking measures to keep these their rescues contained some of the few that are listed are nocturnal. This being said, not if, but when one does escape most likely the damage will be done before anyone would know it. I myself have dogs, chickens, and ducks. I'm also in the process of making my property to have cows, pigs, sheep, and possibly some other animals. My neighbor has dog, horses, and cows. So on and so on. what guarantees do we have of nothing happening to are animals.



**From:** [Morgan Bartlett](#)  
**To:** [Jen Rutter](#)  
**Subject:** 1RCU2019-00006 (reborn anymal refuge  
**Date:** Wednesday, June 24, 2020 3:04:12 PM

---

Please be cautious: This email was sent from outside Adams County

Mr/Ms Rudder:

There are 3 letters sent by the neighbors with questions to reborn animal refugee which have not been answered. We need all those questions to be answered by Reborn.

Morgan Bartlett

**From:** [Heidi](#)  
**To:** [Jen Rutter](#)  
**Subject:** case # RCU2019-0006  
**Date:** Wednesday, June 24, 2020 4:17:56 PM  
**Attachments:** [ATT36119.vcf](#)

---

Please be cautious: This email was sent from outside Adams County

J Rutter,

I am a neighbor to the proposed Reborn Animal Refuge. I live approximately one-half mile from the proposed site, in a residential development of almost two dozen single-family homes.

My concern is that the 40 acre parcel seems inadequate housing for numerous large animals and is not a good fit for the surrounding neighborhood.

Furthermore, the infrastructure of unpaved county roads will not support additional traffic.

Please take these concerns into consideration when evaluating the conditional use permit.

Heidi Kollasch

1505 Roxburg St

Strasburg, CO 80136

**From:** [BRIANNA GLASSBURN](#)  
**To:** [Jen Rutter](#)  
**Subject:** Case number RCU2019-00006/RebornAnimalRefuge  
**Date:** Wednesday, June 24, 2020 11:23:38 AM

---

Please be cautious: This email was sent from outside Adams County

Hello, I'm emailing you in support of reborn Animal refuge.

RCU2019-00006

Thanks,

Brianna Glassburn

Sent from my iPhone

**From:** [Ed Cain](#)  
**To:** [Jen Rutter](#)  
**Subject:** Planning Commission Meeting Comments for RCU2019-0006  
**Date:** Wednesday, June 24, 2020 2:52:51 PM

---

Please be cautious: This email was sent from outside Adams County

Hello

This is in response to RCU2019-0006.

They only have two building permits and neither appears to be completed/finalized.

There appears to be no Building Permit for the large barn they started building this year.

There is only one of their four habitats in phase one that is at least one acre.

What is their educational plan and where will it be held, if no visitors are allowed at the site?

Are they a Licensed Provisional Wildlife Sanctuary by The Colorado Parks and Wildlife Division?

Do they have an On-Site Water Treatment System approved by the Tri-County Health Department?

As it stated in our original letters, this refuge is not compatible with the large lot Residential area out here.

We also think that their emergency plans are not realistic. A wildfire is raging and they plan to tranquilize a 300 lb bear and drag into an enclosure or truck?

What education does the staff have to care for the animals?

Ed and Sharon Cain

**From:** [khfalcons@gmail.com](mailto:khfalcons@gmail.com)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006, Reborn Animal Refuge  
**Date:** Wednesday, June 24, 2020 2:55:23 PM

---

Please be cautious: This email was sent from outside Adams County

Mr Rutter;

Thanks for posting the information regarding the Reborn Animal Refuge case pending before the Planning Commission. I am a neighbor directly north of the facility. After reviewing the proposal, I noticed several comments provided by my neighbors have not been addressed. Could you please have the applicants address each substantive comment provided before proceeding. I am especially interested in seeing the final Waste Management Plan requested by TCHD, issues regard real estate values, and more details regarding traffic management around the facility.

Thanks,

Kelly Hogan, PhD

Sent from my iPhone

**From:** [Stephanie Wolff](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006  
**Date:** Wednesday, June 24, 2020 1:28:18 PM

---

Please be cautious: This email was sent from outside Adams County

I am in support of Reborn Animal Rescue  
[Sent from Yahoo Mail on Android](#)

**From:** [Jennifer Young](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006//Reborn Animal Refuge  
**Date:** Wednesday, June 24, 2020 11:38:43 AM

---

Please be cautious: This email was sent from outside Adams County

I am in support of Reborn Animal Refuge

Sent from my iPhone

**From:** [Konstantina Gatchis](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006/RebornAnimalRefuge  
**Date:** Wednesday, June 24, 2020 11:42:17 AM

---

Please be cautious: This email was sent from outside Adams County

Hello-

To whom it may concern

Im in support of Reborn Animal Refuge:)

RCU2019-00006/RebornAnimalRefuge

Thank you!



**From:** [Alyssa Newman](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006/RebornAnimalRefuge  
**Date:** Wednesday, June 24, 2020 4:25:39 PM

---

Please be cautious: This email was sent from outside Adams County

I am writing to support Reborn Animal Refuge in their application. Reborn will provide an excellent opportunity for education and outreach to schools and local communities about the captive wildlife crisis. They are diligent, knowledgeable, and passionate about their work. The organization cares not only for the animals they protect, but also safety and sustainability of the land and community.

Thank you,  
Alyssa Newman, NP-C  
Nurse Practitioner

**From:** [Alicia Williams](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006/RebornAnimalRefuge  
**Date:** Wednesday, June 24, 2020 1:01:45 PM

---

Please be cautious: This email was sent from outside Adams County

I'm in favor of Reborn Animal Refuge

**From:** [Candice Porter](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006/RebornAnimalRefuge  
**Date:** Wednesday, June 24, 2020 11:57:45 AM

---

Please be cautious: This email was sent from outside Adams County

I am in support of Reborn Animal Refuge. They are a wonderful organization and do good work helping animals.

RCU2019-00006/RebornAnimalRefuge

Thanks,

**Candice Porter**

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail, delete and then destroy all copies of the original message.

**From:** [danielle-c](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006/RebornAnimalRefuge  
**Date:** Wednesday, June 24, 2020 12:27:35 PM

---

Please be cautious: This email was sent from outside Adams County

I am in support of Reborn Animal Refuge.

Thank you,  
Danielle Colligan

**From:** [Lauren Lain](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006/RebornAnimalRefuge  
**Date:** Wednesday, June 24, 2020 9:53:30 AM

---

Please be cautious: This email was sent from outside Adams County

I've been a long time donor and supporter of Reborn. I have seen them transform from a start up organization to a fully functioning animal sanctuary. I trust they have the skill and knowledge to care for wild animals, which is why I continue to support!

Lauren Vanderhoof  
248-606-5858

**From:** [Nicole Glassburn](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006/RebornAnimalRefuge  
**Date:** Wednesday, June 24, 2020 12:52:03 PM

---

Please be cautious: This email was sent from outside Adams County

Hello,

Im in support of Reborn Animal Refuge.

Thank you,  
Nicole Glassburn

**From:** [Nadia Vanbibber](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006/RebornAnimalRefuge  
**Date:** Tuesday, June 23, 2020 1:45:05 PM

---

Please be cautious: This email was sent from outside Adams County

RCU2019-00006/RebornAnimalRefuge

Reborn Rocks! I am in full support of this sanctuary. Adams county definitely needs this sanctuary!  
How cool!

**From:** [Sheree Slack](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-00006/RebornAnimalRefuge  
**Date:** Tuesday, June 23, 2020 7:46:13 PM

---

Please be cautious: This email was sent from outside Adams County

Hello,

Animal conservation is so important and more relevant than ever, especially after we have all seen the horrible abuse on the tiger king documentary. Adams County will be making history with this approval to bring wild animals to a safe, humane sanctuary within their county!

Sheree Slack MS, APRN, AGNP-C



**From:** [Constantina Vlassis](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU2019-0006/REBORN ANIMAL REFUGE  
**Date:** Wednesday, June 24, 2020 11:19:42 AM

---

Please be cautious: This email was sent from outside Adams County

Hello my name is Constantina Vlassis and I am in support of Reborn Animal Refuge.

My contact details are 719-421-9299

Thank you,  
Constantina Vlassis

**From:** [Dawn Morgan](#)  
**To:** [Jen Rutter](#)  
**Subject:** RCU201900006/RebornAnimalRefuge  
**Date:** Wednesday, June 24, 2020 1:06:53 PM

---

Please be cautious: This email was sent from outside Adams County

To whom it may concern,

I am writing in regard to RCU2019-00006/RebornAnimalRefuge.

Im in support of Reborn Animal Refuge.

Kindest regards,  
Dawn Morgan

**From:** [Emily Sweeney](#)  
**To:** [Jen Rutter](#)  
**Subject:** Reborn Animal Refuge  
**Date:** Wednesday, June 24, 2020 3:25:00 PM

---

Please be cautious: This email was sent from outside Adams County

Case# RCU2019-00006/RebornAnimalRefuge

---

I support Reborn Animal Refuge.

Sincerely,  
Emily Sweeney

**From:** [bout3fitty](#)  
**To:** [Jen Rutter](#)  
**Subject:** Reborn Animal Refuge  
**Date:** Tuesday, June 23, 2020 8:28:57 AM

---

Please be cautious: This email was sent from outside Adams County

Hello,

I am writing in reference to case RCU2019-00006/RebornAnimalRefuge.

This is a very smart team with a well thought-out strategy and plan of action. The county and the community have nothing to worry about.

Sincerely,

Steve Wineteer

To the attention of Mr. Greg Barnes, Case Manager: Regarding case name *Reborn Animal Refuge*, case number RCU2019-00006

Dear Mr. Barnes,

I am writing you once again in response to the proposed Reborn Animal Refuge plans in Strasburg, Co. Since the writing of my last letter, the construction of phase I of their animal refuge has continued unabated. Unfortunately, most of the questions posited in my previous letter have gone unanswered and the updated proposal located on the Adams County website has only brought up significantly more concerns.

To begin with, I must respectfully disagree with the author who argued that Reborn Animal Refuge would be “harmonious with the character of the neighborhood” and will not result in “excessive traffic generation, noise, odors or disruptions”. With all due respect, the author has clearly not spent enough time in this area or in the surrounding town. My family and I have had to spend the last 2 years listening to the incessant construction noises as Reborn Animal Refuge complete phase 1 of their development. Due to the hilly topography of this region, the sound carries almost perfectly to our front yard. As with many of our neighbors, my family and I were initially drawn to this area because of the peace and quiet it offers. Reborn Animal Refuge has filled the previous silence with the relentless drone of heavy machinery and their proposal indicates we still have another decade of construction noise pollution to enjoy.

Additionally, the refuge has not yet opened and *already* there has been a significant increase in traffic to our neighborhood. Reborn Animal Refuge is bordered on three sides by public roads that residents depend upon to go to and from home. It has been astonishing to see the upsurge in cars parked along the dirt roadways in front of the refuge, presumably attempting to get a glimpse of what is going on inside the fences. Strasburg Colorado and the surrounding I-70 corridor are not exactly Las Vegas in terms of things to do. As the popular saying goes “If you build it, they will come”. Once word gets out that there are non-native apex predators to be gawked at free of charge through a fence, vehicles *will* come from surrounding regions. Unfortunately, there are no parking facilities on our narrow dirt roads, so residents will have to deal with a dangerous influx of obstacles and people on streets that aren’t well kept up to begin with. The risk of accidents and trespassing on private property will create increased liability, police presence and hardship for residents. I brought this up in my previous letter, and I am profoundly disappointed that this glaring problem has not been addressed whatsoever.

My third issue has to do with the problem of odor. In section S-2 part a, Reborn Animal Refuge states that waste and food leftovers will be cleaned on a daily basis and their dumpster will be emptied “as needed”. Although I appreciate that gesture, I do not think that will be sufficient to mitigate the odors of non-native large carnivores. There is a distinct reason why smelling like a zoo is considered an insult in our culture. I have visited other animal sanctuaries with similar waste disposal policies and the foul odors are still unbearable. My husband and I have spent years

renovating our home and property to increase the value. I shudder to think what living downwind of a high concentration of large predators will do to our resale value. Heaven help us if a home showing happens to be on a particularly hot, windy summer day. In addition to resale value, the proximity of this refuge will also decrease our quality of life. Due to the nature of my job, I am home during the summer and my children and I spend almost all of our days outside. I can argue empirically that having to contend with the unpleasant smells of carnivore waste and diet on a daily basis will ruin our enjoyment of our own home. Keeping the inevitable by products of animals in a metal dumpster that will only be emptied “as needed” will not be enough to eliminate offensive odors.

Safety of my property and family is yet another of my main concerns. In their Use of Force Continuum (section E-1), Reborn Animal Refuge acknowledges the possibility that an animal might, indeed escape the fenced compound. Their risk chart details the level of threat as well as the use of force that will theoretically neutralize that threat. Out of curiosity, I looked up the running speed of a black bear and was intrigued to find that it is over double that of a human. Indeed, when sprinting, a black bear can outrun a racehorse ([www.bearsmart.com](http://www.bearsmart.com))! Clearly, this means that escape attempts can likely happen before even the most attentive staff member can react and reach for the appropriate use of force tool. Because Reborn Animal Refuge has in writing that there is the possibility for animal escape, I am wondering what kind of insurance plan they have to compensate their neighbors in the event of property damage or the death of pets/livestock. Black bears have an extraordinary sense of smell (up to 5 miles) and who knows what tantalizing scents they may find in the prairie? Although it is true that black bears are native to Colorado, they are not native to the Eastern 1/3 of the state and prefer mountainous habitats. We have suddenly found ourselves having discussions regarding spending thousands of dollars to bear proof our property. Since we do not live in a habitat where bears are an indigenous species, we should never have had to have this outrageous conversation. Again, how is this going to affect potential buyers to our house? I would not feel comfortable buying a home in such close proximity to predators that are not native to the area, nor would most families.

Moreover, after having read their disaster planning and response, I am left feeling puzzled regarding the feasibility of this plan. Reborn Animal Refuge states that they will monitor weather and “if time permits” prior to inclement weather or field fire, they will take action to protect the animals. Section E-4 part a details the staff response to sudden weather and fire threats to the animals. It indicates that two staff members are required to sedate and “drag” animals to an underground bunker for protection. Although it sounds like a reasonable response to protect animals, I cannot imagine that this process can be undertaken in the time it takes for the wild winds in this region to whip a fire out of control. Furthermore, in the summers, it is not uncommon for us to be under tornado warnings every day, sometimes several times a day. Should a funnel cloud develop in the middle of the night, does Reborn Animal Refuge have two trained staff members on site to sedate and relocate animals in a timely fashion? If not, then what is the response time for an appropriately trained team to come and care for the trapped and frightened animals who cannot flee from their confines? I saw no indication that this facility will be staffed 24 hours a day, and this

might be problematic in the event of a weather/fire event, sick animal or, God forbid, animal escape.

Since the writing of my last letter, a new problem has arisen that I feel must be addressed immediately. The recent Netflix series “Tiger King” has exposed the public to the sometimes horrific world of keeping large wild animals in captivity. I am, of course, in no way insinuating the proprietors and volunteers of Reborn Animal Refuge bear any resemblance to Joe Exotic or Carole Baskin, but the public may not see it that way. Seeing the images of animals kept in cages and squalor was upsetting, as well as the animals who were slaughtered by the “sanctuaries” that claimed to protect them. Due to the release of this series, the interest of the general public has been piqued and there has been an outcry against many of these establishments. Again, living in proximity to a refuge that bears more than a passing resemblance to several of the institutions demonized by “Tiger King” will not do anything to help our property value. I cannot think of any rational human who would want to willingly live next door to someone they associate with Joe Exotic.

Similarly, this calls to mind the events of April 20, 2017 in Elbert County, Colorado. On that day, the proprietors of Lion’s Gate Animal Sanctuary euthanized all of their rescued animals because their permit to move their facility was denied. The permits of Reborn Animal Sanctuary must be reevaluated in 5 years. Do they have a contingency plan in place for the safety and care of the animals should the permit be denied? Also, they survive solely on donations from the general public. Economists have recently forecasted a severe economic downturn that may result in a deep recession or depression. Does Reborn Animal Refuge have a plan in place should funding dry up due to a decrease in donations?

After Adams County received the first batch of public comments, Reborn Animal Refuge was encouraged to make contact with its neighbors and answer questions to clear up concerns. That was over a year ago and my neighbors and I have only been met with silence (aside from the ceaseless construction noise). Barring the belligerent trespassers I mentioned in my first letter, I have had no communication from Reborn Animal Refuge, despite the fact we share a property line. It goes without saying that the lack of open communication has not done much to improve their perception in the neighborhood. When added to the increase in traffic, odor, and myriad safety concerns, I can objectively say that Reborn Animal Refuge is not “harmonious with the character of the neighborhood”. The only outcomes of their presence in this area is a significant decrease in home values and quality of life for residents. The primary reason most people move to this rural area is for peace, quiet and isolation. With this animal refuge as part of our neighborhood, I fear that these benefits will soon be gone. When we moved to this area, we did not dream that we would ever consider having a contingency plan in place due to the possibility of an escaped bear. I reiterate emphatically once again that Reborn Animal Refuge is not appropriate for this area.

Sincerely,

A concerned neighbor







P.O.Box 968 Wylie TX 75098

as seen on **Discovery** channel

---

June 22, 2010

Ref case #: RCU2019-00006/RebornAnimalRefuge

To whom it may concern:

My name is Chemyn Reaney, and I am currently the Assistant Volunteer Coordinator at In-Sync Exotics Wildlife Rescue & Educational Center in Wylie, Texas. We are a non-profit wildlife sanctuary, specializing in exotic cats. We currently house over 70 cats including tigers, lions, leopards, cougars, cheetahs, lynx, bobcats and servals. I have been with the organization for 16 years and served on the Board of Directors for 13 years.

Brett Kenschaft was a full-time Animal Keeper and then a volunteer with us from January of 2017 through August of 2018, when he moved back to Colorado. He was an excellent member of our team, and strictly followed all our extensive safety protocols. He also trained new team members on safety and animal-care.

We are verified by the Global Federation of Animal Sanctuaries, as Reborn Animal Refuge will be. GFAS has very strict requirements, including safety protocols, policies and training, in addition to strict animal care standards. Sanctuaries that are verified by GFAS are the best in the world, with excellent safety records.

If you have any questions or would like additional information, please contact me at [creaney@insyncexotics.com](mailto:creaney@insyncexotics.com) or 817-312-6069.

Sincerely,

Chemyn Reaney  
In-Sync Exotics Wildlife Rescue & Educational Center

In-Sync Exotics is a 501-C-3 Non-Profit Corporation – Texas charter: # 01577341  
USDA License #: 74-C0043 – Phone: 972-442-6888 – Fax: 972-442-4137  
Email: [insyncexotics@aol.com](mailto:insyncexotics@aol.com) Web Site: [insyncexotics.com](http://insyncexotics.com)  
IN MEMORY OF KENYA



## Strasburg Veterinary Clinic

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Reed A. Hanks, DVM  
Luisa M. Taylor, DVM  
Judith A. Vetter, DVM  
Anna Jensen, DVM  
Shireen Zolghadri, DVM  
Alison Bush, DVM

June 24, 2020

To whom it may concern,

I am writing on behalf of Strasburg Veterinary Clinic, who provides primary care for Reborn Animal Rescue (Case # RCU2019-00006/rebornanimalrefuge). Our clinic has been working with Reborn for 1 year providing care to cattle, goats, sheep and horses. It has been a pleasure working with the rescue and all the employees during this time. The staff at this rescue goes above and beyond with animal care and are always eager to learn proper nutrition, husbandry and medicine of each species brought onto the property. The facility is very well maintained, and animals have plenty of space, food, shelter and enrichment activities. Current animals on the property receive high quality feeds and are up to date on preventative care including vaccines, deworming and dentistry. Reborn has always been quick to address any potential illness in their animals and carefully monitors each case in a detail oriented and compassionate manner. I believe Reborn Animal Sanctuary would be a great new home for any creature in need. Please do not hesitate to contact me with any question or concerns regarding this case.

Sincerely,

 , DVM  
Anna Jensen, DVM

**From:** [Ricki Hart](#)  
**To:** [Jen Rutter](#)  
**Subject:** Ref case #: RCU2019-00006/RebornAnimalRefuge  
**Date:** Wednesday, June 24, 2020 10:32:16 AM

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Please be cautious: This email was sent from outside Adams County

This email is in reference to my knowledge of Brett Kenschaft's experience with sanctuary work. He was a volunteer and staff member at In Sync Exotics Wildlife Rescue & Educational Center in Wylie, Texas when I was a volunteer there. He was there from January of 2017 until August of 2018 when he moved back to Colorado. I have been a volunteer there for 16 years doing animal care and enrichment, starting our annual Children's Camp and doing off site presentations to schools and other organizations. We are a non-profit wildlife sanctuary currently housing 70 exotic cats including tigers, lions, servals, bobcats, cheetahs, cougars, leopards and lynx.

Brett was an excellent addition to our volunteer program and then our staff. He followed all of our very extensive safety protocols without a hitch and was highly valued as a trainer of new members because of his thoroughness and knowledge of our procedures.

We are proud to be verified by the Global Federation of Animal Sanctuaries as they only verify the best sanctuaries in the United States. They have very strict requirements and Reborn Animal Sanctuary will also be verified by them. That means the best in safety protocols and animal care standards and excellent safety records.

Ricki Hart [rickihart43@yahoo.com](mailto:rickihart43@yahoo.com) Saving one animal may not change the world, but surely, for that one animal, the world will change forever! [www.insyncexotics.org](http://www.insyncexotics.org) [www.facebook.com/insyncexotics](https://www.facebook.com/insyncexotics)

**From:** [Susan Merriman](#)  
**To:** [Jen Rutter](#)  
**Subject:** Sanctuary  
**Date:** Wednesday, June 24, 2020 3:19:07 PM

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Please be cautious: This email was sent from outside Adams County

I don't disagree or agree having a sanctuary close by. I have concerns pertaining to how close it is to families and families with children and their safety. Concerns of animals that become at large from their quarantine areas. What is their protocol for the safety of the community around the sanctuary and how is it the community informed. Concerns of high traffic destruction of the roads and maintenance of the road along with entering personal property areas. Also growing hemp on the Sanctuary ; is hemp being grown for profit for the sanctuary or personal use. Concerns for animal Waste, how is it collected, stored and discarded. Also will this sanctuary increase wild life; increase of coyotes ect. with families that have pets, and farm live stock. Concerns pertaining to property value around this area along with property taxes. Also will there be personnel on site 24 hours, seven days a week and year-round.

**From:** [Robin White](#)  
**To:** [Jen Rutter](#)  
**Subject:** Support for Reborn Animal Refuge, Case Number RCU2019-00006/RebornAnimalRefuge  
**Date:** Tuesday, June 23, 2020 10:51:23 AM

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Please be cautious: This email was sent from outside Adams County

In regards to case number RCU2019-00006/RebornAnimalRefuge, I'm in support of RebornAnimal Refuge.

Best,  
Robin White



## Request for Comments

Case Name: Reborn Animal Refuge  
Project Number: RCU2019-00006

February 8, 2019

The Adams County Planning Commission is requesting comments on the following request: **Conditional use permit application to allow an animal refuge in the Agricultural-3 (A-3) zone district.**

This request is located at 61101 East 112<sup>th</sup> Avenue. The Assessor's Parcel Number is 0173100000104.

Applicant Information: Alicia Williams  
16519 Essex Road North  
Platteville, CO 80651

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 03/01/2019 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you for your information 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.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Greg Barnes  
Case Manager



## Request for Comments

Case Name: Reborn Animal Refuge Wildlife Sanctuary  
Case Number: RCU2019-00006

January 24, 2020

The Adams County Planning Commission is requesting comments on the following application: **conditional use permit for an animal refuge in the Agricultural-3 (A-3) zone district**. If you have previously provided comments on this case, your comments are already on the public record. You may amend your comments at any time. This request is located at 61101 E 112th Avenue. The Assessor's Parcel Number is 0173100000104.

Applicant Information: ARMANDO MARTIN  
16519 ESSEX RD N  
PLATTEVILLE, CO 80651

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 03/20/2019 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

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.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Greg Barnes

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5



## Public Hearing Notification

Case Name:	Reborn Animal Refuge
Case Number:	RCU2019-00006
Planning Commission Hearing Date:	Thursday, June 25, 2020 at 6:00 p.m.
Board of County Commissioners Hearing Date:	Tuesday, July 14, 2020 at 9:30 a.m.

May 29, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: Conditional use permit for an animal refuge in the Agricultural-3 (A-3) zone district. The Assessor's Parcel Number is 0173100000104, and the address is 61101 East 112<sup>th</sup> Avenue.

Applicant Information:      Alicia Williams  
   Reborn Animal Refuge  
   16519 Essex Rd N  
   Platteville, CO 80651

The Planning Commission meeting will be held virtually using the Zoom video conferencing software and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. For instructions on how to access the public hearing via telephone or internet, or to submit comment, please visit <http://www.adcogov.org/planning-commission> for up to date information.

The Board of County Commissioners meeting is broadcast live on the Adams County YouTube channel and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting. For instructions on how to access the public hearing and submit comments, please visit <http://www.adcogov.org/bocc> for up to date information.

These will be public hearings and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. The full text of the proposed request and



additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

A handwritten signature in black ink, appearing to read "Greg Barnes". The signature is fluid and cursive, with a large initial "G" and a long horizontal stroke at the end.

Greg Barnes  
Planner III  
[gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)  
(720) 523-6853



Referral Listing  
Case Number RCU2019-00006  
Reborn Animal Refuge Wildlife Sanctuary

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Environmental Services Division	Jen Rutter 4430 S Adams County Pkwy Brighton CO 80601 720-523-6841 jrutter@adcogov.org
Adams County CEDD Right-of-Way	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Parks and Open Space Department	Aaron Clark mpedrucci@adcogov.org (303) 637-8005 aclark@adcogov.org
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff's Office: SO-SUB	SCOTT MILLER 720-322-1115 smiller@adcogov.org
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 sean.hackett@state.co.us

303.691.7702

Agency	Contact Information
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 sean.hackett@state.co.us
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 30 sean.hackett@state.co.us
CDPHE - AIR QUALITY	Richard Coffin 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303.692.3127 richard.coffin@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us

Agency	Contact Information
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
Intermountain Rural Electric Asso - IREA	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 303-688-3100 x105 bkaufman@intermountain-rea.com
MORGAN COUNTY RURAL ELECTRIC	KEVIN MARTENS P.O. BOX 738 FORT MORGAN CO 80701-0738 970-867-5688 kmartens@mcrea.org
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
STRASBURG FIRE PROTECTION DIST #8	GERRI VENTURA PO BOX 911 STRASBURG CO 80136 303-622-4814 gventura@svfd8.org
STRASBURG PARKS AND REC DIST.	Angie Graf P.O. BOX 118 STRASBURG CO 80136 (303) 622-4260 angie@strasburgparks.org
STRASBURG SCHOOL DISTRICT 31J	Monica Johnson 56729 E Colorado Ave STRASBURG CO 80136 303-622-9211 mjohnson@strasburg31j.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .

## Agency

## Contact Information

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Xcel Energy

Donna George  
1123 W 3rd Ave  
DENVER CO 80223  
303-571-3306  
Donna.L.George@xcelenergy.com

ARNOLD DALE L AND  
ARNOLD BONNIE L  
10655 HEADLIGHT RD  
STRASBURG CO 80136-8703

LINNEBUR JOHN E  
42891 WCR NO. 4  
ROGGEN CO 80652

ARNOLD TROY AND  
ARNOLD TAMMY  
60001 E 112TH  
STRASBURG CO 80136

MCMAINS JEAN L AND  
JENSON DAVID KEITH  
5755 S TRUCKEE CT  
AURORA CO 80015-5914

BLACK GOLD ANGUS RANCH LLC  
60370 E 104TH AVE  
STRASBURG CO 80136-8715

MERRIMAN ROLLIE D AND  
MERRIMAN SUSAN J  
11890 VICKIEVIEW ST  
STRASBURG CO 80136

BLPJ ENTERPRISES LLC  
6162 S POPLAR ST  
CENTENNIAL CO 80111-4518

MONTOYA NATLEE JO AND BOONE MICHAEL D AND  
MONTOYA PEARL  
12181 APPLEWOOD CT  
BROOMFIELD CO 80020-7982

CHRISTENSEN KAYLA D  
CHRISTENSEN FRANK J  
695 S 1ST AVE  
BRIGHTON CO 80601-3003

NEW DIRECTION IRA INC FBO ARMANDO L MARTIN I  
RA  
1070 W CENTURY DR STE 101  
LOUISVILLE CO 80027-1657

CMH HOMES INC  
5000 CLAYTON RD  
MARYVILLE TN 37804-5550

PARKER JAMES H SR ET AL  
13115 PENSACOLA PL  
DENVER CO 80239-3715

COLORADO STATE LAND  
5312 W 9TH ST STE 130  
GREELEY CO 80634-4438

PASSMEBY ROAD REVOCABLE TRUST  
1312 17TH ST UNIT 128  
DENVER CO 80202-1508

HERRERA VICTOR AND  
HERRERA YAJAHIRA  
1355 PITKIN ST  
AURORA CO 80011-7714

PERSON JOHN F AND  
PERSON JANIE L  
2991 ECLECTIC CT  
WATKINS CO 80137-7117

KORODY KAREN  
345 WELLINGTON ST  
NORTHGLENN CO 80234

SANTILLANA LORI T AND  
SANTILLANA ROBERT  
1400 QUEEN ELAINE DR  
CASSELBERRY FL 32707-3934

L AND L LAND CO  
47500 E 144TH AVE  
BENNETT CO 80102

BALDWIN TIMOTHY L AND  
CHOIN CAROL A  
OR CURRENT RESIDENT  
11698 ROXBURG ST  
STRASBURG CO 80136-8716

BAUGHMAN EDWARD R AND  
BAUGHMAN MARLA  
OR CURRENT RESIDENT  
11809 PASS ME BY RD  
STRASBURG CO 80136

MURDOCH DEAN F AND  
MURDOCH LAURIE ANN  
OR CURRENT RESIDENT  
12033 PASS ME BY RD  
STRASBURG CO 80136-8900

CAIN EDWARD MICHAEL/SHARON LEE CO TRUSTEES  
OF THE CAIN RESIDENCE TRUST THE  
OR CURRENT RESIDENT  
11700 VICKIVIEW ST  
STRASBURG CO 80136-8725

PITTS RICH AND  
PITTS WENDY  
OR CURRENT RESIDENT  
11959 PASS ME BY RD  
STRASBURG CO 80136-8929

CHAVEZ ERIKA AND  
CARDENAS JUAN  
OR CURRENT RESIDENT  
11885 PASS ME BY RD  
STRASBURG CO 80136-8933

REPOSA APRIL M  
OR CURRENT RESIDENT  
11897 ROXBURG ST  
STRASBURG CO 80136

CHRIS TODD A  
OR CURRENT RESIDENT  
60893 E 114TH AVE  
STRASBURG CO 80136

RIGGENBACH JONATHAN AND  
RIGGENBACH JENNIFER L  
OR CURRENT RESIDENT  
11900 ROXBURG ST  
STRASBURG CO 80136-8711

FONTES JOHN B AND  
FONTES CAROL L  
OR CURRENT RESIDENT  
61641 E 112TH AVE  
STRASBURG CO 80136-8701

SCHMIDT FLORIAN AND  
SCHMIDT SONJA  
OR CURRENT RESIDENT  
60885 E 112TH AVE  
STRASBURG CO 80136

HEITER SHANE  
OR CURRENT RESIDENT  
11500 VICKIVIEW ST  
STRASBURG CO 80136-8738

ZAMUDIO JAVIER  
OR CURRENT RESIDENT  
11661 PASS ME BY RD  
STRASBURG CO 80136-8928

HOGAN KELLY M  
OR CURRENT RESIDENT  
61103 E 114TH AVE  
STRASBURG CO 80136-8704

ZILLES DONALD  
OR CURRENT RESIDENT  
11899 VICKIVIEW ST  
STRASBURG CO 80136-8725

HOLLAND JUSTIN D  
OR CURRENT RESIDENT  
60301 E 112TH AVE  
STRASBURG CO 80136-8700

CURRENT RESIDENT  
59955 E 114TH AVE  
STRASBURG CO 80136-8705

KOLLASCH TERRY L AND  
KOLLASCH HEIDI HAUGEN  
OR CURRENT RESIDENT  
11505 ROXBURG ST  
STRASBURG CO 80136

CURRENT RESIDENT  
60001 E 112TH AVE  
STRASBURG CO 80136-8706

MASON PHYLLIS N  
OR CURRENT RESIDENT  
11695 ROXBURG ST  
STRASBURG CO 80136-8716

CURRENT RESIDENT  
11898 ROXBURG ST  
STRASBURG CO 80136-8711

CURRENT RESIDENT  
11890 VICKIVIEW ST  
STRASBURG CO 80136-8725

CURRENT RESIDENT  
11697 VICKIVIEW ST  
STRASBURG CO 80136-8738

CURRENT RESIDENT  
12101 PASS ME BY RD  
STRASBURG CO 80136-8900

CURRENT RESIDENT  
11737 PASS ME BY RD  
STRASBURG CO 80136-8931



# CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property at 61101n E. 112<sup>th</sup> Avenue on June 5, 2020, in accordance with the requirements of the Adams County Development Standards and Regulations.

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J. Gregory Barnes