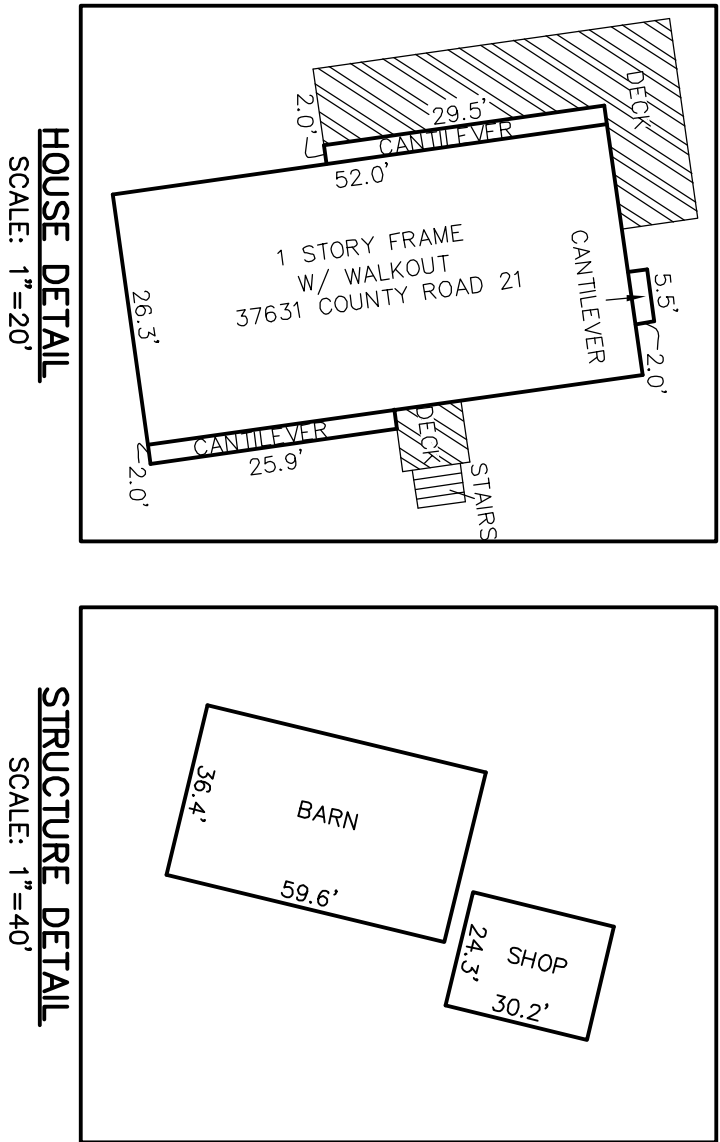
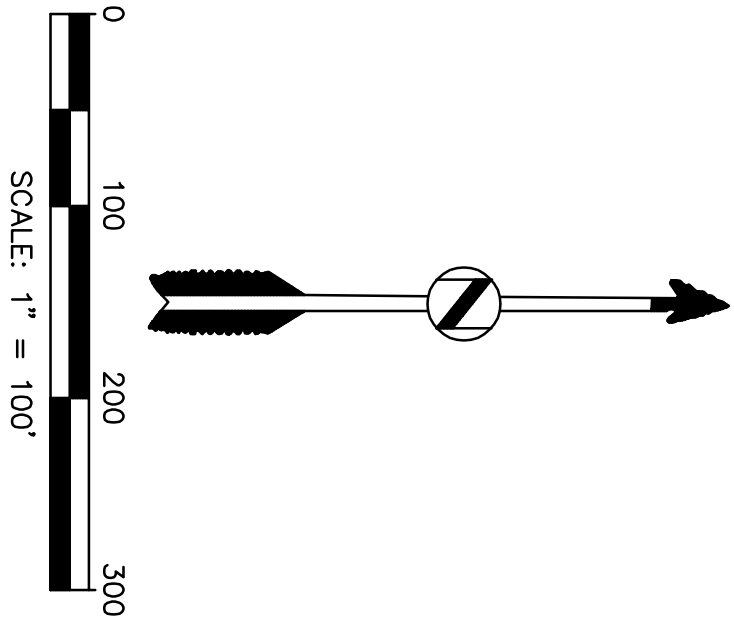


TPLO2GO SPECIAL USE BY REVIEW

PART OF SECTION 29, T. 7 S, R. 64 W, 6TH P.M.

COUNTY OF ELBERT, STATE OF COLORADO



GENERAL NOTES:

The following Veterinarian uses will be encapsulated by this Special Use Permit: (A)

- TPLO2GO**
Specialty Veterinary Services
Dogs: 2-3 Dogs per Week
Hours: 8:00 am to 5:00 pm
Employees: 4-5
Details

TPLO2GO will be a small Animal Orthopedic Surgery Center, it'll be an outpatient facility with no overnight boarding or care. A single Restroom for Clients and Employees will be located on site. There will be 10 available parking spaces open for Clients & Employees.

- Total Building Coverage is 2000 Square Feet
- According to Farm Map No. 0803020256, Parcel 0265 of 1200 with an effective date of March 17th, 2011, the Subject Property does not fall within a 100 – year floodplain.

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

This Special Use by Review Exhibit was reviewed and approved by Elbert County Community & Development Services on the _____ day of _____, 20____.

Director, Elbert County Community & Development Services

BOARD OF COUNTY COMMISSIONERS:

This Special Use by Review Exhibit was reviewed and approved by the Elbert County Board of County Commissioners, on the _____ day of _____, _____ year A.D.
Subject to the conditions set forth by the Board.

Chairman, Board of County Commissioners

OWNER'S CERTIFICATE:

I (We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Jennifer L. Vandewenter

(name printed)
State of _____ }
County of _____ } ss
The foregoing certificate was acknowledged before me this _____ day of _____, 20____, by the undersigned.
WITNESS my hand and official seal.
SEAL

NOTARY PUBLIC
My Commission expires: _____

NE 1/16 COR. SEC. 29
FOUND 2-1/2" ALUMINUM
CAP ON IS# 30127
7" BENEATH GRADE
STATE ACCEPTED
JUNE 29TH, 2004
37631 SABLE RIDGE RD.
ELIZABETH, CO 80107-8231
ZONE: PUD

SHOEBOOT JAMES HASKEL
37413 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

MANCOSO STEPHEN VINCENT
37433 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

MACHADO EDWARD P
37457 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

E 1/16 COR. SEC. 29
FOUND 2-1/2" ALUMINUM
CAP ON IS# 30127
2" BENEATH GRADE
STATE ACCEPTED
DECEMBER 3RD, 1993

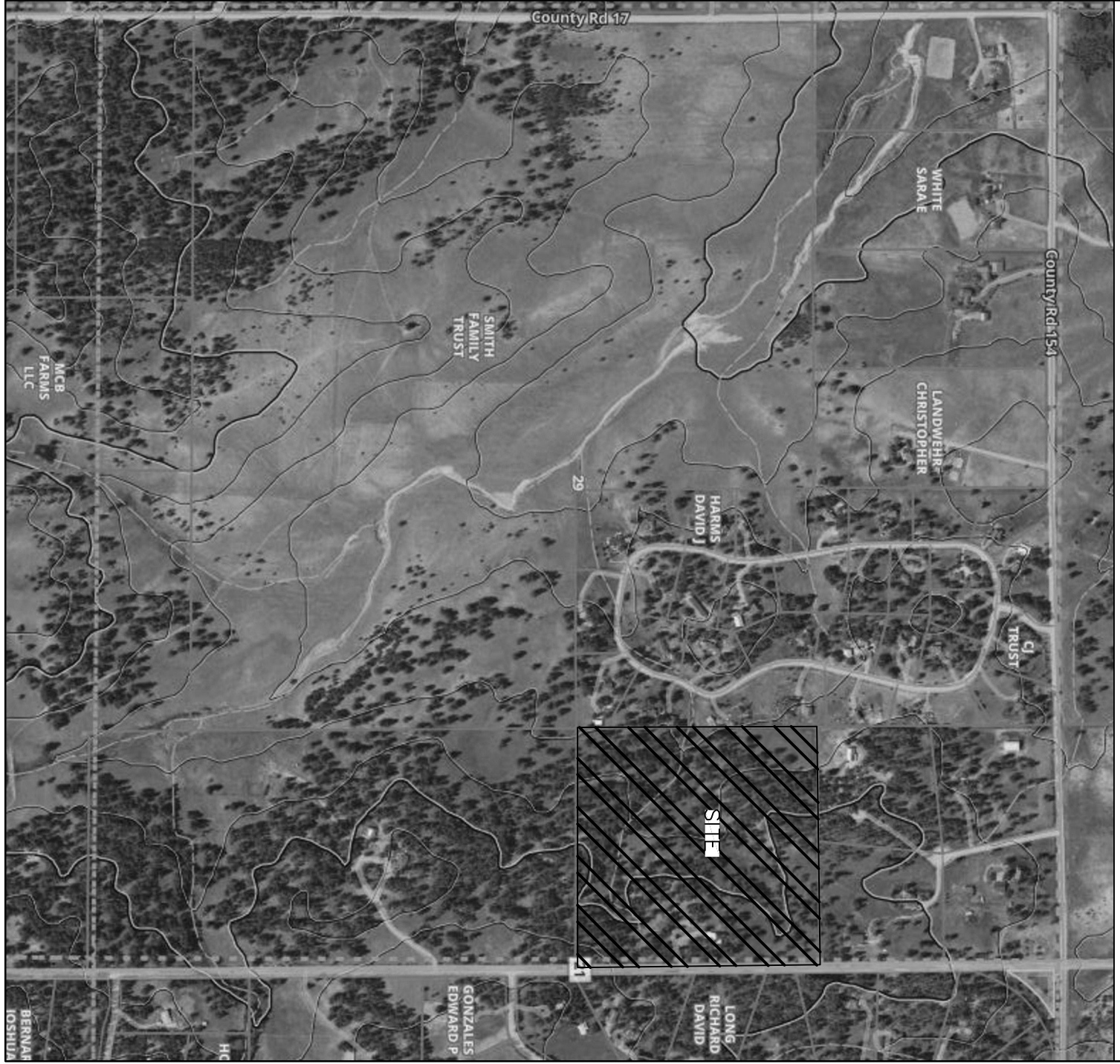
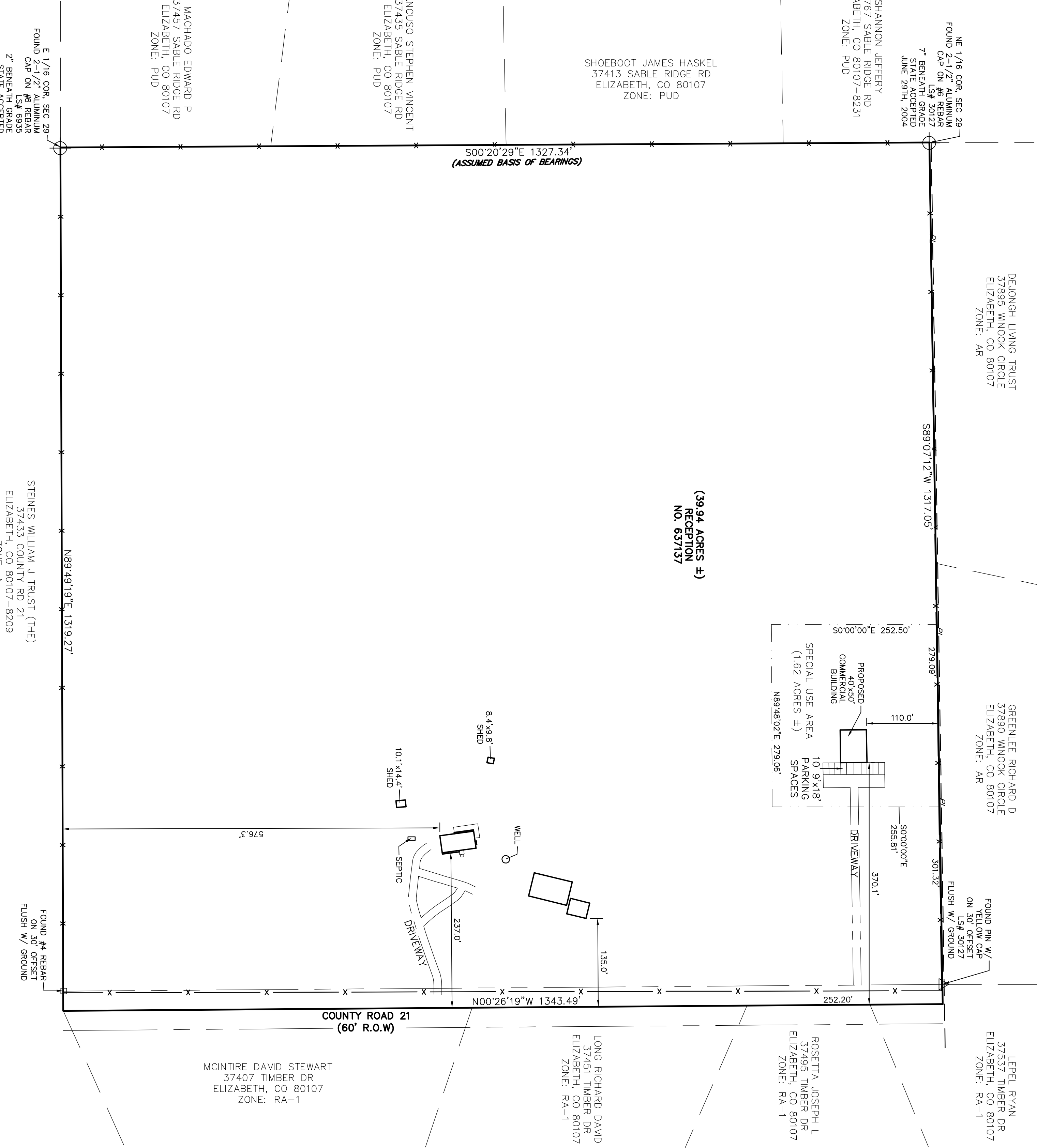
OWNER'S CERTIFICATE:

I (We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Dustin V. Devine

(name printed)
State of _____ }
County of _____ } ss
The foregoing certificate was acknowledged before me this _____ day of _____, 20____, by the undersigned.
WITNESS my hand and official seal.
SEAL

NOTARY PUBLIC
My Commission expires: _____



VICINITY MAP
NOT TO SCALE

PREPARER:
HIGH PRAIRIE SURVEY CO
JENNIFER L. VANDIEWENTER
3446 CONACHE STREET
KIOWA, COLORADO 80117
(303) 621-8672

ZONING:
EXISTING: A
NOT TO SCALE

OWNERS:
VANDIEWENTER, JENNIFER L
& DEVINE DUSTIN V.
37631 COUNTY ROAD 21,
ELIZABETH CO,
80107-8209
720-964-3245

PROPERTY DESCRIPTION:
THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 SOUTH, RANGE 64 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
ELBERT, STATE OF
COLORADO.

SURVEYOR'S CERTIFICATE

I, KEITH WESTFALL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HAVE REVIEWED THE SURVEY AND THE TPLO2GO SPECIAL USE BY REVIEW WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY SHOWS THE PROPERTY CORNERS AND THE PROPERTY LINES ACCURATELY AND THE PROPERTY LINES WERE MEASURED AND THE PROPERTY LINES WERE MEASURED AND THE PROPERTY LINES WERE MEASURED.

KEITH WESTFALL, COLORADO PLS #30127

PLANNING COMMISSION

This Special Use by Review Exhibit was reviewed by the Elbert County Planning Commission on the _____ day of _____, 20____.

Chair, Planning Commission

FIRE PROTECTION DISTRICT

This Special Use by Review Exhibit was reviewed and approved by Fire Protection District on the _____ day of _____, 20____.

Fire Marshal, _____ Fire Protection District

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO)
COUNTY OF ELBERT) ss

I hereby certify that this Special Use by Review Exhibit was filed in my office on this _____ day of _____, 20____ A.D., at _____ a.m./p.m., and was recorded per Reception Number _____.

County Clerk and Recorder

DATE:		REVISIONS:	
REFERENCE DWG:			

High Prairie Survey Co.

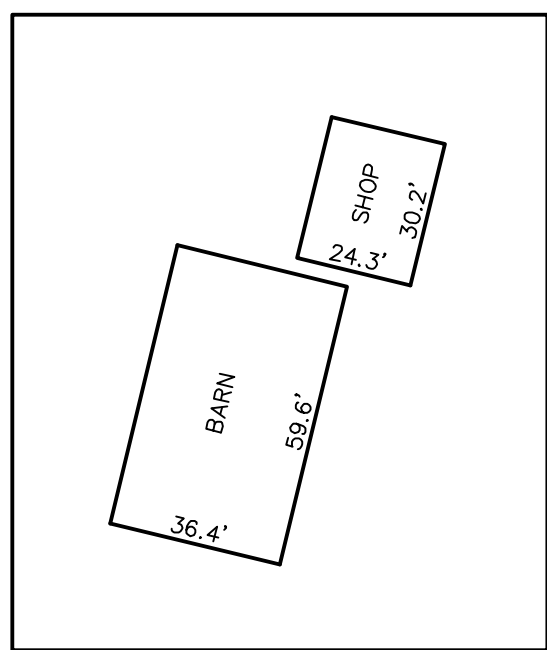
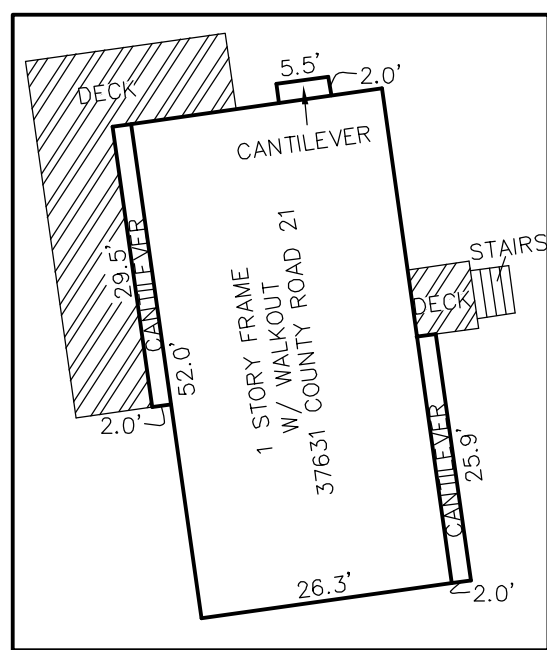
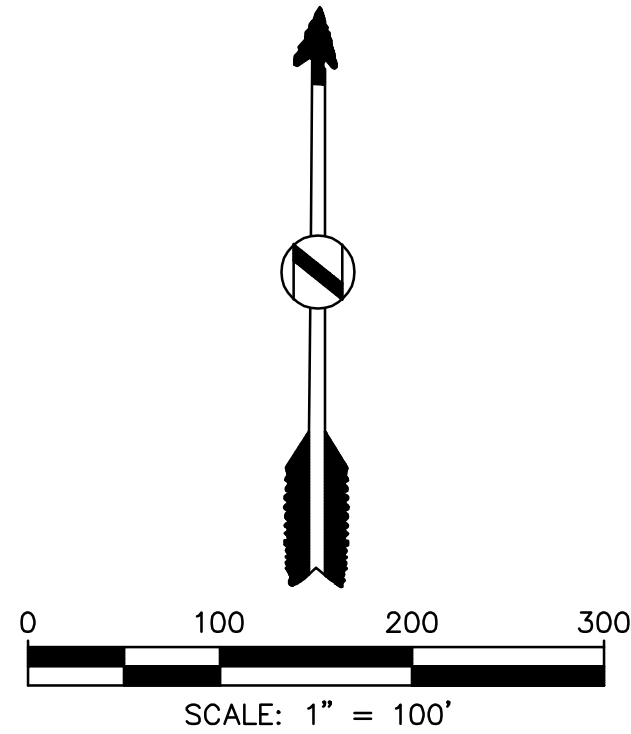
LAND SURVEYING OIL AND GAS SURVEYING CONSTRUCTION STAKING

303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

TITLE	TPLO2GO SPECIAL USE BY REVIEW PART OF SEC. 29, T7S R64W, 6TH P.M. ELBERT COUNTY, STATE OF COLORADO
CLIENT	JENNIFER L. VANDIEWENTER & DUSTIN V. DEVINE
JOB NUMBER	25208-SUR

TPLO2GO SPECIAL USE BY REVIEW

PART OF SECTION 29, T. 7 S, R. 64 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO



GENERAL NOTES:

The following Veterinarian uses will be encapsulated by this Special Use Permit: (A)

- a. **TPLO2GO**
Season: Year Round
Days: 2-3 Days per Week
Hours: 8:00 am to 5:00 pm
Employees: 4-5
Details:

TPLO2GO will be a small Animal Orthopedic Surgery Center, it'll be an outpatient facility with no overnight boarding or care. A single Restroom for Clients and Employees will be located on site. There will be 10 available parking spaces open for Clients & Employees.

- Total Building Coverage is 2000 Square Feet.
- According to Fema Map No. 08039C0265C, Panel 0265 of 1200 with an effective date of March 17th, 2011, the Subject Property does not fall within a 100 - year floodplain.

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

This Special Use by Review Exhibit was reviewed and approved by Elbert County Community & Development Services on the _____ day of _____, 20____.

Director, Elbert County Community & Development Services

BOARD OF COUNTY COMMISSIONERS:

This Special Use by Review Exhibit was reviewed and approved by the Elbert County Board of County Commissioners, on the _____ day of _____, year _____, A.D.
Subject to the conditions set forth by the Board.

Chairman, Board of County Commissioners

OWNER'S CERTIFICATE:

I(We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Jennifer L. Vandeventer

(name printed)

State of _____ }
County of _____ } ss

The foregoing certificate was acknowledged before me this _____ day of _____, 20____, by Angela Hack.
WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission expires: _____

OWNER'S CERTIFICATE:

I(We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Dustin V. Devine

(name printed)

State of _____ }
County of _____ } ss

The foregoing certificate was acknowledged before me this _____ day of _____, 20____, by Randy Davis.
WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission expires: _____

MANCUSO STEPHEN VINCENT
37435 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

MACHADO EDWARD P
37457 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

E 1/16 COR, SEC 29
FOUND 2-1/2" ALUMINUM
CAP ON #6 REBAR
LS# 6935
2" BENEATH GRADE
STATE ACCEPTED
DECEMBER 3RD, 1993

DEJONGH LIVING TRUST
37895 WINDOOR CIRCLE
ELIZABETH, CO 80107
ZONE: AR

GREENLEE RICHARD D
37890 WINDOOR CIRCLE
ELIZABETH, CO 80107
ZONE: AR

LEPEL RYAN
37537 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

ROSETTA JOSEPH L
37495 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

LONG RICHARD DAVID
37451 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

MCINTIRE DAVID STEWART
37407 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

(39.94 ACRES ±)
RECEPTION
NO. 637137

STATEMENT:

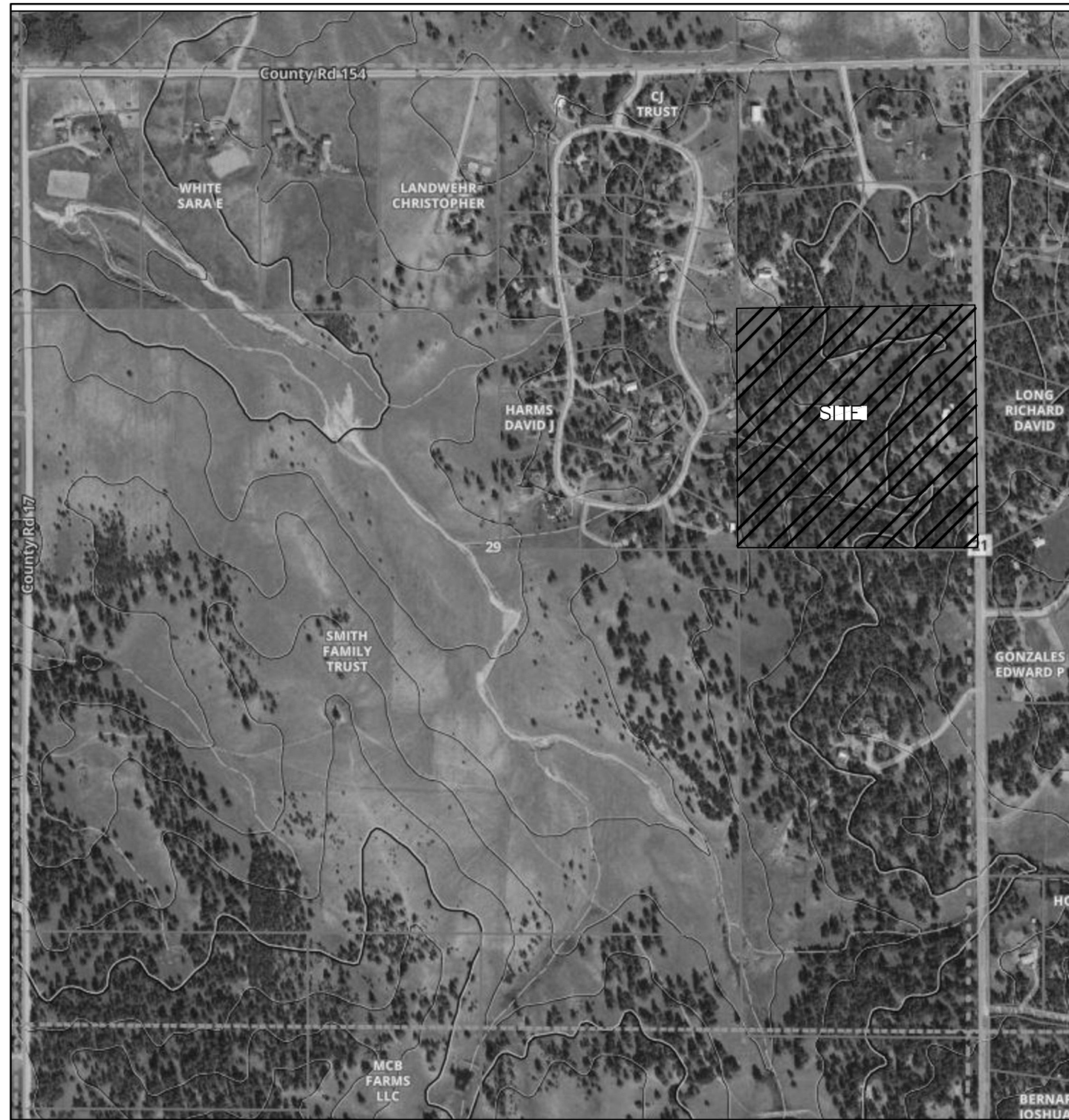
LINEAL UNITS ARE IN US SURVEY FEET.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 64 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED PLS 6935, AND AT THE NORTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED PLS 30127, SAID LINE HAS AN ASSUMED BEARING OF S00°20'29"E, WITH A DISTANCE OF 1327.34 FEET.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



PREPARER:

HIGH PRAIRIE SURVEY CO
KEITH WESTFALL
345 COMANCHE STREET
KIOWA, COLORADO 80117
(303)621-8672

ZONING:

EXISTING: A

OWNERS:

VANDEVENTER JENNIFER L
& DEVINE DUSTIN V
37631 COUNTY ROAD 21,
ELIZABETH CO,
80107-8209
720-964-3245

PROPERTY DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE

I, KEITH WESTFALL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF TPLO2GO SPECIAL USE BY REVIEW WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

KEITH WESTFALL, COLORADO PLS #30127
FOR AND ON THE BEHALF OF
HIGH PRAIRIE SURVEY COMPANY

PLANNING COMMISSION

This Special Use by Review Exhibit was reviewed by the Elbert County Planning Commission on the _____ day of _____, 20____.

Chair, Planning Commission

FIRE PROTECTION DISTRICT

This Special Use by Review Exhibit was reviewed and approved by _____ Fire Protection District on the _____ day of _____, 20____.

Fire Marshal, _____ Fire Protection District

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF ELBERT) ss

I hereby certify that this Special Use by Review Exhibit was filed in my office on this _____ day of _____, 20____, A.D., at _____ a.m./p.m., and was recorded per Reception Number _____.

County Clerk and Recorder

DATE:	REVISIONS:
REFERENCE DWG:	

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

SCALE
1"=100'

DATE
09/19/2025

DRAWN BY
CRR

TITLE
TPLO2GO SPECIAL USE BY REVIEW
PART OF SEC. 29, T7S, R64W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CUSTOMER
JENNIFER L. VANDEVENTER &
DUSTIN V. DEVINE

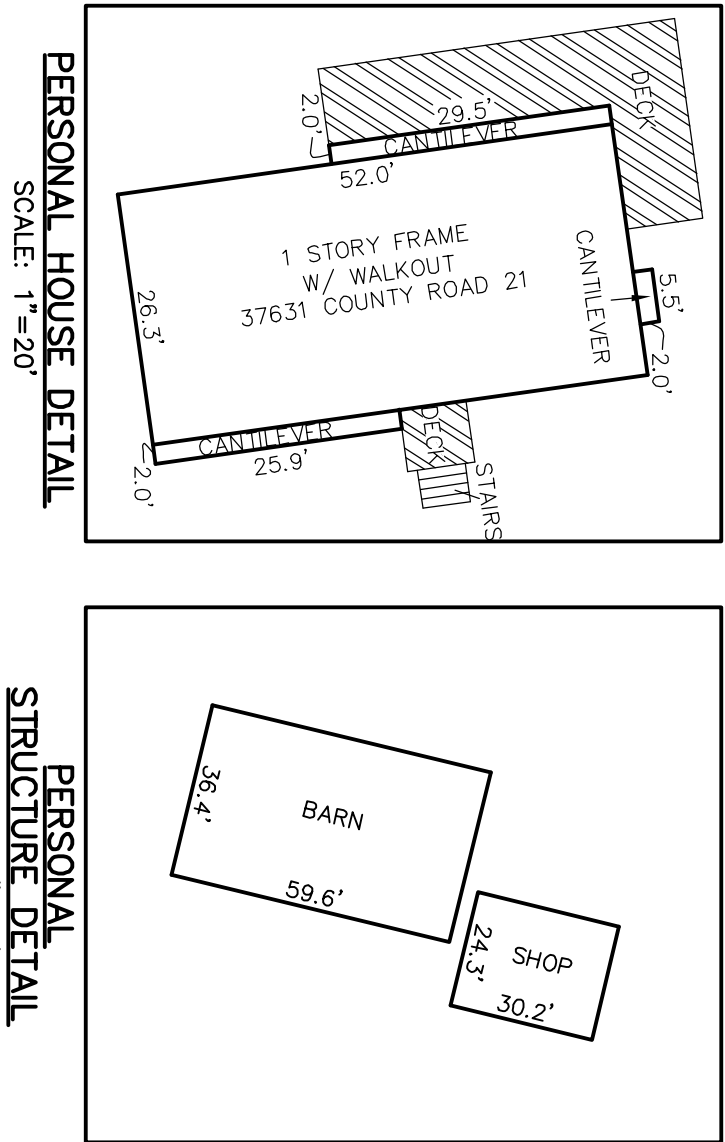
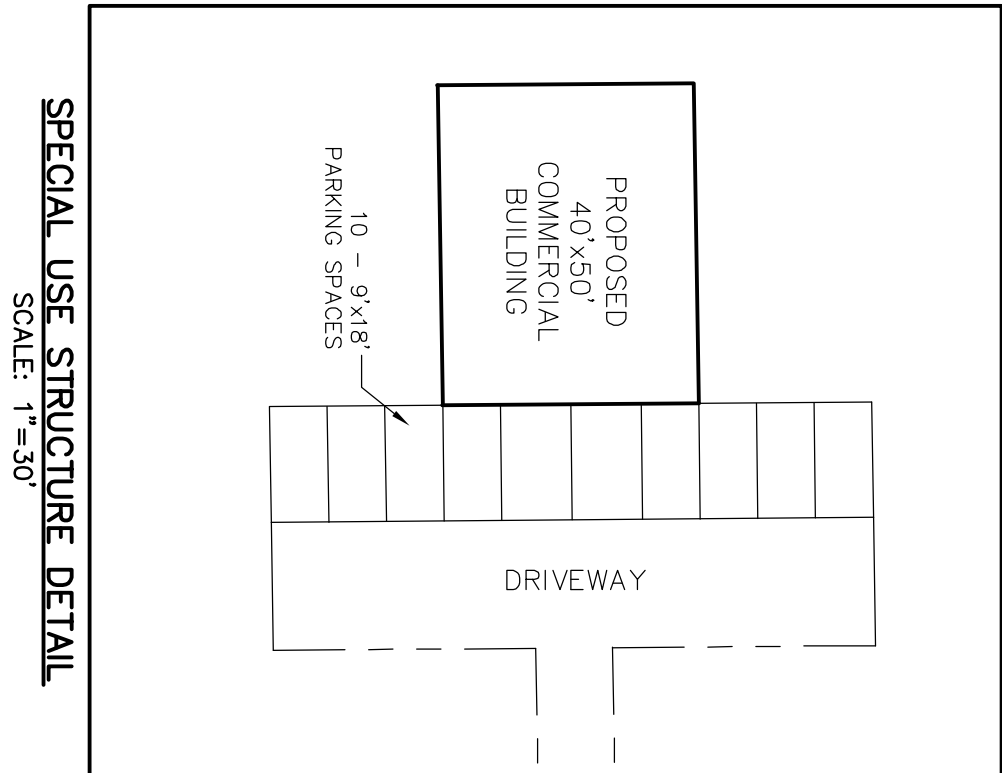
SHEET
1 OF 1

JOB NUMBER
25208-SUR

TPLO2GO SPECIAL USE BY REVIEW

PART OF SECTION 29, T. 7 S, R. 64 W, 6TH P.M.

COUNTY OF ELBERT, STATE OF COLORADO



GENERAL NOTES:

The following Veterinarian uses will be encapsulated by this Special Use Permit: (A)

- a. **TPLO2GO**
Specialty Veterinary Round
Dogs: 2-3 Dogs per Week
Hours: 8:00 am to 5:00 pm
Employees: 4-5
Details:

TPLO2GO will be a small Animal Orthopedic Surgery Center, it'll be an outpatient facility with no overnight boarding or care. A single Restroom for Clients and Employees will be located on site. There will be 10 available parking spaces open for Clients & Employees.

- Total Building Coverage is 2000 Square Feet
- According to Form Map No. 0803020256, Parcel 0265 of 1200 with an effective date of March 17th, 2011, the Subject Property does not fall within a 100 - year floodplain.

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

This Special Use by Review Exhibit was reviewed and approved by Elbert County Community & Development Services on the _____ day of _____, 20____.

Director, Elbert County Community & Development Services

BOARD OF COUNTY COMMISSIONERS:

This Special Use by Review Exhibit was reviewed and approved by the Elbert County Board of County Commissioners, on the _____ day of _____, _____ year A.D.
Subject to the conditions set forth by the Board.

Chairman, Board of County Commissioners

OWNER'S CERTIFICATE:

I (We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Jennifer L. Vandewenter

(name printed) _____
State of _____ }
County of _____ } ss
The foregoing certificate was acknowledged before me this _____ day of _____, 20____, by the undersigned:
WITNESS my hand and official seal.
SEAL

NOTARY PUBLIC
My Commission expires: _____

NE 1/6 COR. SEC. 29
FOUND 2-1/2" ALUMINUM
CAP ON IS# 30127
7' BENEATH GRADE
STATE ACCEPTED
JUNE 29TH, 2004
SHANNON JEFFERY
37457 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

SHOEBOOT JAMES HASKEL
37413 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

MANCOSO STEPHEN VINCENT
37433 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

MACHADO EDWARD P
37457 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

E 1/6 COR. SEC. 29
FOUND 2-1/2" ALUMINUM
CAP ON #6 REBAR
IS# 30127
2' BENEATH GRADE
STATE ACCEPTED
DECEMBER 3RD, 1993

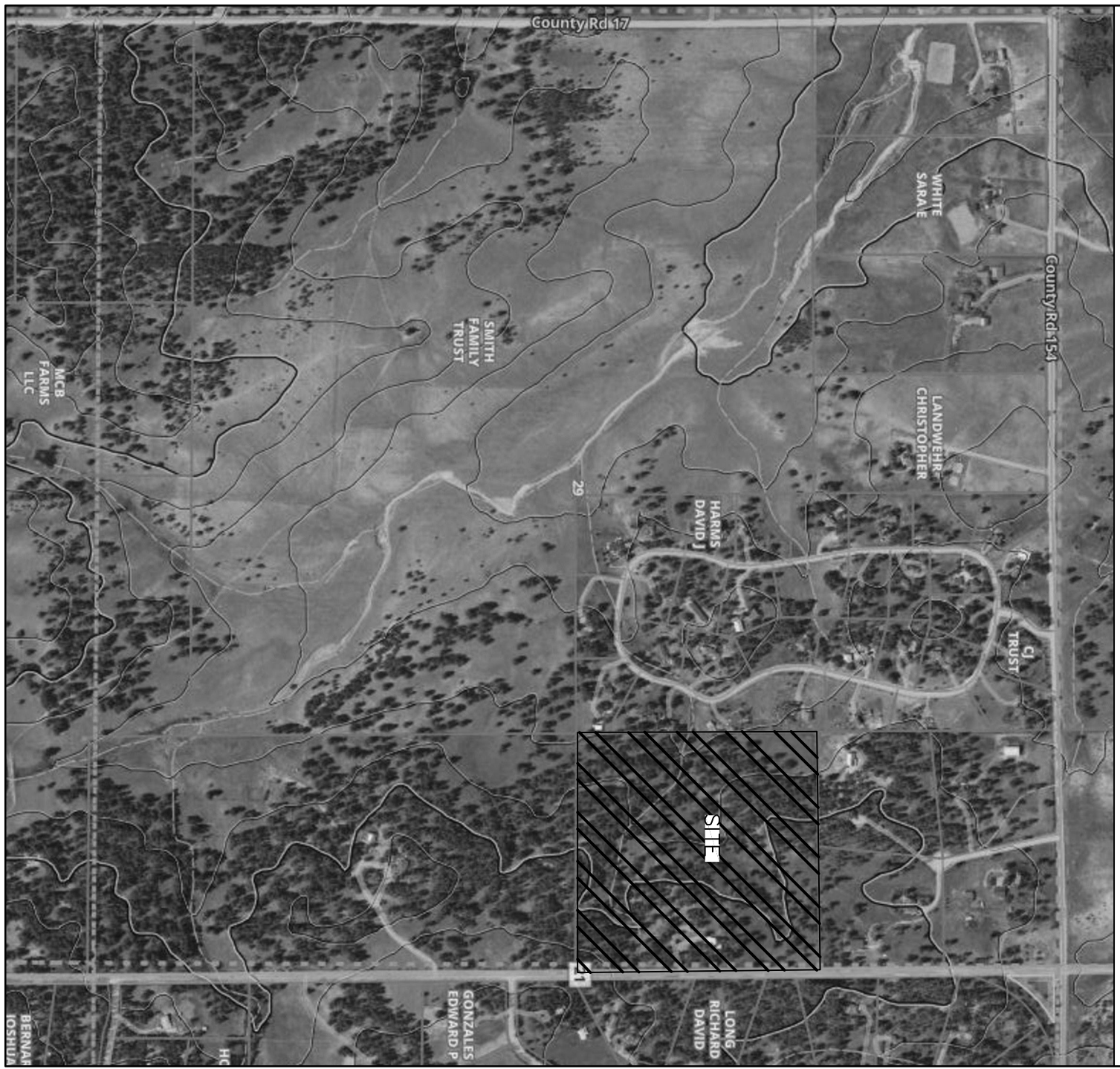
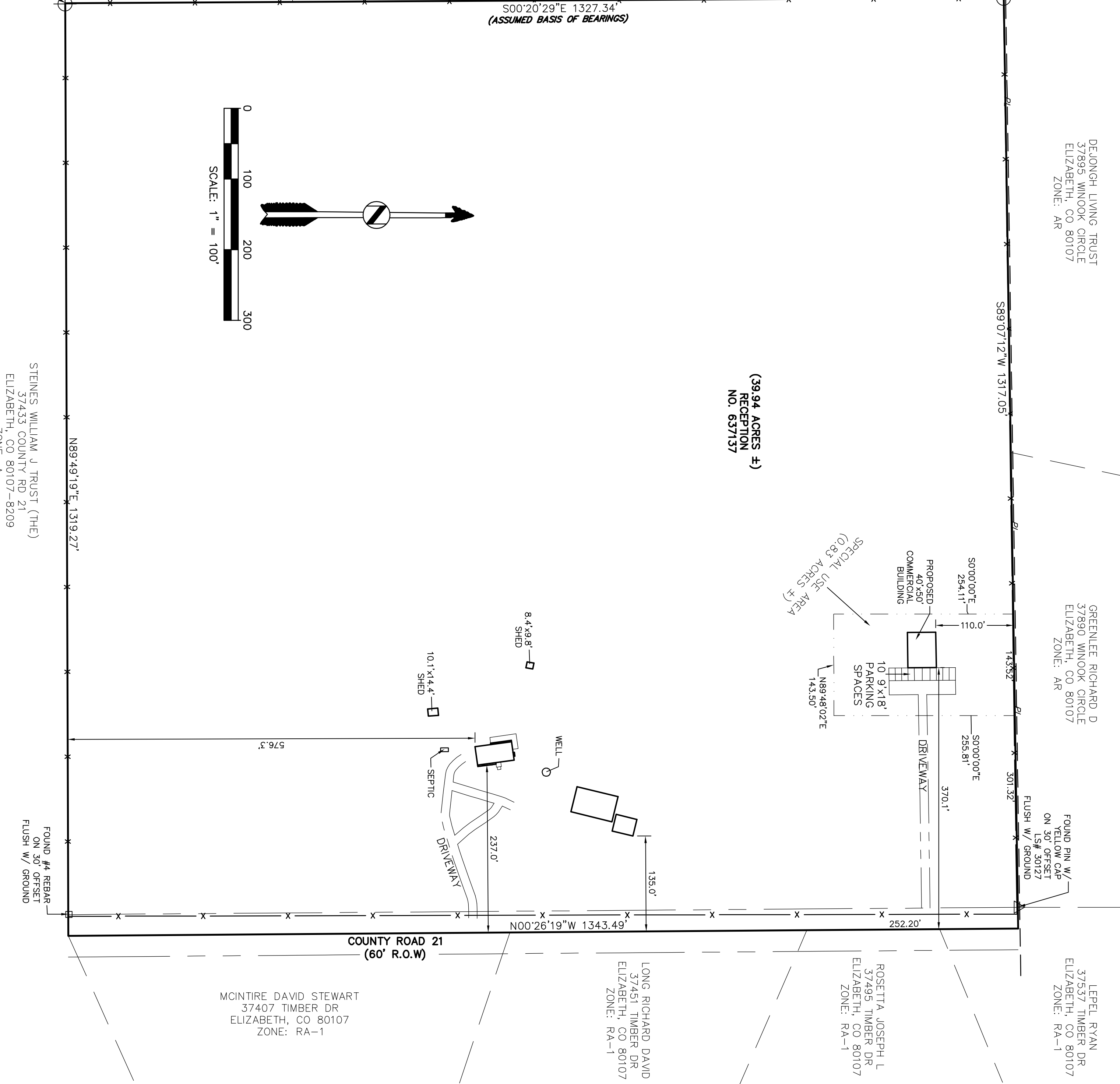
OWNER'S CERTIFICATE:

I (We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Dustin V. Devine

(name printed) _____
State of _____ }
County of _____ } ss
The foregoing certificate was acknowledged before me this _____ day of _____, 20____, by the undersigned:
WITNESS my hand and official seal.
SEAL

NOTARY PUBLIC
My Commission expires: _____



VICINITY MAP
NOT TO SCALE

PREPARER:
HIGH PRAIRIE SURVEY CO
1001 E. HIGHWAY 100
3445 CONACHE STREET
KIDWA, COLORADO 80117
(303) 621-8672

ZONING:
EXISTING: A
NOT TO SCALE

OWNERS:
VANDEWENTER, JENNIFER L
& DEVINE DUSTIN V.
37631 COUNTY ROAD 21,
ELIZABETH CO,
80107-8209
720-964-3245

PROPERTY DESCRIPTION:
THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 SOUTH, RANGE 64 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
ELBERT, STATE OF
COLORADO.

SURVEYOR'S CERTIFICATE

I, KEITH WESTFALL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HAVE REVIEWED THE SPECIAL USE PERMIT FOR TPLO2GO SPECIAL USE BY REVIEW AND HAVE MADE ANY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

KEITH WESTFALL, COLORADO PLS #30127

PLANNING COMMISSION

This Special Use by Review Exhibit was reviewed by the Elbert County Planning Commission on the _____ day of _____, 20____.

Chair, Planning Commission

FIRE PROTECTION DISTRICT

This Special Use by Review Exhibit was reviewed and approved by Fire Protection District on the _____ day of _____, 20____.

Fire Marshal, _____ Fire Protection District

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO)
COUNTY OF ELBERT) ss

I hereby certify that this Special Use by Review Exhibit was filed in my office on this _____ day of _____, 20____ A.D., at _____ a.m./p.m., and was recorded per Reception Number _____.

County Clerk and Recorder

High Prairie Survey Co.

LAND SURVEYING
OIL AND GAS SURVEYING
CONSTRUCTION STAKING

303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIDWA, COLORADO 80117

SCALE 1"=100'
DATE 09/19/2025
DRAWN BY CRR

TITLE TPLO2GO SPECIAL USE BY REVIEW
PART OF SEC. 29, T7S R64W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT JENNIFER L. VANDEWENTER &
DUSTIN V. DEVINE

JOB NUMBER 25208-SUR

SUR Development Guidelines for TPLO2GO

1. Small Animal Surgery at TPLO2GO

a. Schedule:

i. Open for Business: Open up to 5 days a week

ii. Hours: 8am-6pm

b. Traffic/Vehicles:

i. One car per Client

ii. Up to 10-12 cars a day (including employees)

iii. Heaviest traffic 8-9:30am (Drop off for Surgery) and 3-5:30pm (Dismissal)

iv. Commercial entrance built to county standards off CR 21 to provide direct access to TPLO2Go

v. Parking/Driveway can be as large as determined by Elbert County including specifics from Fire Protection. Except for the asphalt apron at CR 21, the driveway/parking lot would be gravel or recycled asphalt.

vi. Driveway gate that will be shut when clinic is closed

c. Employees:

i. On Site during Open Hours: 4-5 Total (including owners)

1. 1 Receptionist, 1-2 Veterinary Technicians, 1 Practice Manager, 1 Surgeon

d. Patients:

i. Surgery restricted to dogs and cats only

ii. Up to 7 Surgical Patients a Day

iii. Outpatient procedures- no overnight care/boarding provided

iv. Small fenced area directly off the building where leashed surgery patients can go to the bathroom prior to and after surgery. Will construct another fenced area off the side of the building as an extension of the indoor exam room. No patient would be left outside unsupervised.

1. Concern for dog barking- patients will be on a leash and outside briefly for exam or bathroom purposes.

2. Animal waste- will be cleaned up daily and disposed of properly in a separate trash can.

e. Environmental:

i. Water use is minimal- water will be provided via a water holding tank.

ii. No toxic or hazardous waste

iii. New septic to be installed

iv. Minimize disruption to vegetation and tree preservation/conservation is a top priority.

v. New building to be constructed (roughly 1800 sq ft)

COVER LETTER/NARRATIVE

December 24, 2025

Updated: April 1, 2026

Overview: TPLO2GO was founded by Dustin Devine & Jenny VanDeventer. It is a family owned and operated business. Dustin is the veterinary surgeon and Jenny is the practice manager. Our goal has been to provide specialized surgical services (primarily orthopedic) to dogs and cats in need. Rather than focusing on volume, we provide an affordable, concierge type service to our client base. We have been operating in Roxborough since fruition and have decided we would like to bring our business closer to home. We have many differences from a GP veterinary practice: we have up to 7 patients come through our door per day (low volume of traffic); most only visit us once for a surgical procedure; no overnight care is provided; no outdoor kennels; we are open up to 5 days a week; and we have a small family of staff. We believe the setting in Elizabeth will be a calm and inviting atmosphere for our patients. We will take great care of the building (new construction), environment, perform daily waste removal, and ensure there is no noise (dog barking) for our neighbors.

For more specific information regarding TPLO2GO, please see the SUR Development Guidelines.

Owners: Jenny VanDeventer & Dustin Devine

Address: 37631 CR 21, Elizabeth CO 80107 (40 acres- zoned AG)

Phone: 720-313-0301 (Jenny Cell)

Email: tplo2go@gmail.com

TPLO2GO ROADWAY ACCESS

In addition to Jay Walp's email stating access for TPLO2GO clients/staff- we are planning to have a commercial driveway that will come directly off CR 21 in Elizabeth. Our clients will enter the driveway and drive directly west to the building. Sufficient parking will be available. When our clients exit, the driveway will take them back to CR 21 where they can go North or South depending on their destination.

The driveway will have a gate that will be open during normal business hours and closed the remainder of the time.

Proof of Water- Explained

There is an existing well located at property (37631 County Road 21, Elizabeth, CO)- well permit #144396. We will not be using this well for the purposes of TPLO SUR. TPLO SUR will have a water holding tank (either 1700 or 2500 gallon) that will be filled by a legal source such as a water hauling company or by use of our new well (Case # 25CW3064- final decree entered 4/8/26- not been drilled yet). The augmentation plan provides the ability to fill the veterinary commercial water holding tank.