

Community & Development Services - CDS

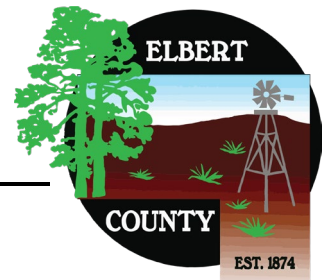
PO Box 7

215 Comanche St

Kiowa, Colo. 80117

☎ 303.621.3136

✉ cds@elbertcounty-co.gov



TPLO2GO

**Special Use by Review (SUR)
First Review Comments**

Date: February 9, 2026

CDS Review Staff: Kelsey Lanham, Land Use Planner

Project Name: TPLO2GO SUR

Project Number: SUR-2025-0002

Applicant Names: Jenny Van Deventer and Justin Devine

Site Address: 37631 County Road 21 Elizabeth, CO 80107

Legal Description: SE Quarter of NE Quarter of Section 29, Township 7 South, Range 64 West of 6th

Project Summary: Applicant is requesting Special Use by Review (SUR) to open a small animal surgery center on their property.

Referral Agencies:

Division of Water Resources – Ioana Comaniciu, Water Resources Engineer

See attached referral letter

Elbert County Assessor's Office – Lori Ellefson, GIS Specialist

See attached referral letter

Elbert County Building Department – James Trout, Interim Chief Building Official

See attached referral letter

Elizabeth School District – Justin Henry, Chief Financial Officer

See attached referral letter

Elizabeth Fire Protection District – Kara Gerczynski, Fire Marshal

See attached referral letter and invoice

"Rejected"

Elbert County Community and Development Services – Kelsey Lanham, Land Use Planner

See attached redlines and below comments:

- *Please reach out to the Elizabeth FD and determine the reason for rejection*
- *The SUR Exhibit needs to be an original copy. It looks like the exhibit is a scanned in version. Please ask High Prairie to send the actual digital file for review*
- *Please revise SUR Guidelines*
- *Please revise Cover Letter*

Next Steps

Please review this summary and all attachments. You may reach out to individual reviewers with any questions or concerns, as necessary. Planning staff is happy to schedule a meeting to discuss the Planning related comments and necessary revisions, if that would be beneficial. After adequately addressing all requested revisions, please resubmit your project to your case manager for review. All additional referral periods will be two weeks in length.



January 26, 2026

Kelsey Lanham

Elbert County Community & Development Services

Transmission via email: kelsey.lanham@elbertcounty-co.gov

Re: TPLO2GO Veterinary Clinic

Case No. SUR-2025-0002

The SE ¼ of the NE ¼ of Sec. 29, Twp. 7S, Rng. 64W, 6th P.M.

Water Division 1, Water District 1

CDWR Assigned Referral No. 34537

Dear Kelsey Lanham,

We have received your proposal for a Special Use by Review Permit for the establishment of a veterinary clinic on an approximately 40 acre parcel known as 37631 County Road 21 Elizabeth, CO 80107.

This referral does not appear to qualify as a “subdivision” as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 memorandum to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water demands for the project are 5-10 gallons per day.



The proposed water supply for the project is a “water holding tank”. It is unclear what water supply source will be used to fill the tank (i.e. hauled water, water wells, etc.). According to the application documents, well no. 144394 will not be used to supply the veterinary clinic.

A review of our records indicates that well permit nos. 144394 is located on the subject property.

Well permit no. 144394 was issued on June 30, 1986 pursuant to CRS 37-92-602(3)(b)(II) as the only well on a tract of land of 40 acres described as the SE ¼ of the NE ¼ of Sec. 29, Twp. 7S, Rng. 64W, 6th P.M. for fire protection, ordinary household purposes inside one (1) single family dwelling, the irrigation of not more than one (1) acre of home gardens and lawns, and the watering of domestic animals. Well no. 144394 appears to have been completed into the not nontributary Upper Dawson aquifer.

Well permit no. 144394 cannot be used to supply water for the proposed veterinary clinic (or fill the water holding tank) as currently permitted.

Additionally, adjudication of the not nontributary Upper Dawson, and nontributary Lower Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifer groundwater underlying the 40 acres of land subject to this referral is pending in Division 1 Water Court Case no. 25CW3064. With respect to Case no. 25CW3064, it is anticipated that 3 acre-feet of not nontributary Upper Dawson aquifer groundwater will be set aside from adjudication for use in exempt well no. 144394. A plan for augmentation is also being sought in this case for the withdrawal of up to 4.2 acre-feet per year of not nontributary Upper Dawson aquifer water for use inside four single family dwellings, commercial sanitary use in a workshop and veterinary clinic, watering of horses, which may include commercial use for boarding horses, irrigation of up to 20,000

square feet of lawn, garden, trees, and landscaping, filling of pools and hot tubs, and fire protection.

The Applicant should clarify the specific water supply source used to fill the water holding tank. Additionally, according to the application for Water Court Case no. 25CW3064, it is anticipated that the subject property will be subdivided in the future. The Applicant should therefore clarify if they believe well no. 144394 will retain its exempt status after the parcel is subdivided under CRS 37-92-602(3)(b)(IV). If the well cannot retain its exempt status under CRS 37-92-602(3)(b)(IV), the well will need to be re-permitted as a nonexempt well pursuant to a Water Court approved augmentation plan, or be plugged and abandoned prior to subdivision.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ioana Comaniciu', with a stylized, cursive script.

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Well nos. 144394



ELBERT COUNTY

OFFICE OF THE COUNTY ASSESSOR



TPLO2GO SUR

Project No: SUR-2025-0002

Date: 2/9/2026

There will need to be a new address assigned for the proposed commercial building since it will have separate access from County Rd 21. This can be done online on the Elbert County website or in person at the Assessor's Office.

There are no other concerns currently.

Assessor's Office

Lori Ellefson, GIS Specialist

Lori.Ellefson@elbertcounty-co.gov

Direct: 303-621-3102

Phone: (303) 621-3101

Email: assessor@elbertcounty-co.gov

Address: 221 Comanche Street, P.O. Box 26, Kiowa, CO 80117

Website: <https://www.elbertcounty-co.gov/264/Assessor>

ELBERT COUNTY

BUILDING DEPARTMENT

P.O. Box 7

215 Comanche St

Kiowa, CO 80117

Phone: 720-595-3619



Project Name: TPLO2GO SUR

Project No: SUR-2025-0002

Address: 37631 County Road 21 Elizabeth, CO 80107

Description: Request for a Special Use by Review (SUR) Permit for the operation of a Veterinary Clinic.

Building Department comments:

Change of use or commercial remodel permit required for existing group U structure that is proposed to be used for the vet center. The structure must meet all IBC requirements for a proposed use.



ELBERT COUNTY

Community & Development Services

Referral Comments

Project Name: TPLO2GO SUR

Case Number: SUR-2025-0002

**PLEASE NOTE: Future submittals will be sent to all agencies unless otherwise specified in the comment box below:*

REFERRAL AGENCY COMMENTS:

SUR Guidelines:

1. Please provide additional information regarding where the applicant is obtaining water from to fill the proposed holding tank on the property.
 - a. Has the holding tank been installed/delivered? If not, what is the ETA on the holding tank?
2. Will the same trash provider that services the residence be used for the animal waste pickup?
 - a. Who is the provider? What day is service/pickup?
 - b. If a different provider is being used for animal waste, please provide those details.
3. ETA on septic install?

SUR Exhibit:

1. Add case number "SUR-2025-0002" to the top right corner

Date: 05-19-2026

Agency/Organization/Department: EC Community and Development Services (CDS)

Reviewer Name: Kelsey Lanham, Land Use Planner



**ELBERT COUNTY DEPARTMENT
OF PUBLIC HEALTH AND ENVIRONMENT**

75 Ute Ave / PO Box 201
Kiowa, CO 80117
P (303) 621-3144 / F (720) 487-9987

HEALTH DEPARTMENT APPROVAL- PROOF OF SEWER

Property Address:

37631 County Rd 21 Elizabeth, CO 80107

REVISED: February 12, 2026

ECPH has no concerns with the project moving forward, as long as applicant is still aware of the requirements listed below. Design and OWTS application must be submitted to this department before official approval is given.

Date: August 18, 2025

To Whom it May Concern:

The request for ECPH approval has been submitted. It is our understanding that the homeowner's plan to build a new building for a small animal surgery center. There is an existing septic system serving the existing house.

A new septic system will be installed to serve the building with the surgery center. The new system will have to be designed by an engineer since the building will be for commercial purposes.

This letter of intent will serve as verification for the installation of a septic system for the new building. Proper design, soils testing and permit fees will be required before our official approval will be issued.

Feel free to contact our office with any questions, we are happy to assist.

Thank you,

Marissa Ginger, Environmental Health Specialist
Elbert County Public Health and Environment

December 19, 2025

TPLO2GO SUR

Project SUR-2025-0002 Parcel Number 37631 County Road 21 Elizabeth, CO 80107

Re: School Land Dedication Requirements

Dear Jenny ~~Van Deventer~~:

The Elizabeth School District (“District”) has reviewed the proposed development within the District’s service area. Pursuant to **District policy and applicable Colorado law (C.R.S. § 29-20-104.5)**, the District has determined the method by which school land dedication requirements may be satisfied.

The Elizabeth School District Supports ____ Neutral X Does not support ____

Commentary or Changes: None

Based on the size, configuration, location, and intended use of the development, the District hereby offers the following **three options and selects** for compliance: Option 1 X Option 2 ____ Option 3 ____

Option 1 – Cash-in-Lieu of Land Dedication

The District may accept **cash-in-lieu** of the development acreage - Estimate \$ NO COST & FEES WAIVED

Amount = Housing Units X .7 children per household / 500 students in a school X \$ total land value

- The cash-in-lieu amount shall be based on the **fair market value of the land** that would otherwise be dedicated, as determined by an **appraisal that can be selected by the District, Developer paid costs**.
- The appraisal shall be effective within 90 days of the **final plat approval** or within twelve (12) months thereafter, unless otherwise approved by the District.
- Cash-in-lieu payment shall be made **within 30 days of plat approval**, unless otherwise approved in writing by the District, **BEFORE ANY BUILDING PERMITS ARE ISSUED**.

When the final number of lots and platting are approved, contact the School District with the latest appraisal to finalize the payment amount.

Option 2 – Land Dedication (20%) for Future School Use

The District may accept up to **twenty percent (20%) of the total required school land** for educational use.

- The dedicated land shall be conveyed in **fee simple for school use or purposes**.

- Any remaining land dedication obligation may be satisfied via cash-in-lieu or further negotiation.
-

Option 3 – Partial Land Dedication Combined with Cash-in-Lieu

The District may accept a combination of **partial land dedication and cash-in-lieu** to satisfy the full school land dedication requirement.

- The acreage of land proposed for dedication shall be appraised as noted above.
 - Any remaining obligation shall be satisfied through cash-in-lieu based on the fair market value of the land not dedicated.
-

Developer Proposal Requirement (If Land Dedication Not Accepted)

If the Developer does not elect to dedicate land or pursue one of the options above, the Developer **must submit a written proposal** to the District for review. The proposal should include:

1. Justification for why standard land dedication is not feasible or appropriate;
2. Proposed alternative compliance.
3. Supporting documentation, including land valuation and site constraints; and
4. Any proposed phasing or timing considerations.

The District will review the proposal and may enter into negotiations with the Developer. Approval of any alternative arrangement shall be **at the sole discretion of the District** and documented in writing. Submission of a proposal does not create a vested right.

The District reserves all rights to determine the final acceptance of land, cash-in-lieu, or combination thereof, and to require updated appraisals or additional documentation as necessary.

Please contact the District at 303-646-1835 or jhenry@esdk12.org to discuss these options or to schedule a meeting to submit your proposal.

Sincerely,

Justin Henry
Chief Financial and Operations Officer
Elizabeth School District



Elizabeth Fire Protection District

P.O. Box 441
155 W Kiowa Ave.
Elizabeth, Colorado
80107

Phone: 303-646-3800
Fax: 303-688-6994
Email: kara@elizabethfire.com
Website: <https://www.elizabethfire.com>

Division Chief of Administration
and Prevention

Site Plan Review

Date _____	
Applicant _____	
Applicant Address _____	
Project _____	
Project Address _____	
Plans Dated _____	
Review Number _____	
Plan Review Fee _____	
Approved	Needs Changes Rejected

A review was conducted on the submitted plans for the above location based on the adopted codes and standards below.

2018 International Codes and Adopted Standards
2021 International Codes and Adopted Standards

Reviewed By: _____ Signature: _____
Title: _____

RESPONSE TO PLAN REVIEW COMMENTS AND INSPECTION REQUESTS

Please read this document in its entirety. The contractor and/or applicant is responsible for compliance with all requests, comments, applicable codes, ordinance or policy of the fire department. All comments shall be addressed in writing. If plans are rejected, additional review fees may be charged. If changes are needed, additional submittals may be required.

Conditions found, or other data collected or submitted, shall not prevent the fire code official from requiring correction of errors found.

Inspections are required to be requested on our website at www.elizabethfire.com or phoned in by 4:00 p.m. at 303-646-3800 the day before the day you wish the inspection.

NOTE: ALL INSPECTION TIMES ARE SUBJECT TO INSPECTOR AVAILABILITY

After hour inspections can be scheduled for additional fees. All review and inspection fees are due at the time of review pick-up. Fees schedules are located on our website at www.elizabethfire.com

Section 1

BUILDING INFORMATION

Building Square Footage: _____
Type of Construction: _____

Section 2

Fire Service Features

FIRE SERVICE WATER SUPPLY

Required Fire Flow:

Fire flow: _____
Duration: _____
Total Capacity: _____
Sprinklered Building reduction: _____

Fire Hydrant Location and Distribution:

Number of Fire Hydrants: _____
Average Spacing: _____

FIRE SERVICE ACCESS

Width and Surface:

	Approved	Rejected	N/A
Width:			
Length:			
Turn-around:			
Surface:			
Premises Identification:			
Key Boxes:			
Radio coverage:			

Additional Comments:

Commercial building plans need to be submitted to this office for review. An Impact Fee Agreement needs to be signed before recordation of site plan. The required fire department access and fire hydrants shall be installed and approved prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.