



ELBERT COUNTY

OFFICE OF THE COUNTY ASSESSOR



TPLO2GO SUR

Project No: SUR-2025-0002

Date: 6/8/2026

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

Community & Development Services

2nd Referral Period

Referral Date: May 26, 2026
Project Name: TPLO2GO SUR

Comments Due: June 9, 2026
Case Number: SUR-2025-0002

Case Manager: Kelsey Lanham, Land Use Planner
Site Address: 37631 County Road 21, Elizabeth CO 80107
Proposal Summary: Applicants are requesting approval of a Special Use by Review (SUR) permit for the operation of a Veterinary Clinic.

Dear Referral Department/Agency/Organization,

*Elbert County CDS staff appreciate your help in reviewing the above referenced project. A link to all the submitted application materials has been provided to you via email. Please review all necessary materials and provide comments on this proposal. If your department/agency/organization has no comments on this proposal, a simple email to the case manager stating “no comments” is much appreciated. **CDS staff are happy to set up a phone call or meeting to discuss any major concerns.** Written comments from your department/agency/organization will be provided to the applicants. Please be as specific and thorough as possible.*

Please note, per Colorado Revised Statutes 30-28-136(2), failure to respond will be considered as your department/agency/organization’s approval of the proposal.

Thank you for your continued support in reviewing and commenting on proposed development in Elbert County.

Sincerely,

Kelsey Lanham

Land Use Planner



ELBERT COUNTY

Community & Development Services

2nd 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:

ECDPHE has no concerns with the project moving forward. Applicant is aware of the requirements from this department. A letter was provided on February 12, 2026 outlining the requirements regarding the existing OWTS, and the applicant is aware that should be project be approved a new system will need to be designed by an engineer and installed to serve the surgery center.

No further comments at this time.

Date: June 16, 2026

Agency/Organization/Department: Elbert County Department of Public Health and Environment

Reviewer Name: Marissa Ginger



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Community & Development Services

2nd Referral Comments

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REFERRAL AGENCY COMMENTS:

Public Works requests the following items be submitted for review & acceptance prior to 3rd referral:

- Site Plan needs to include contour lines and drainage flow directional indicators to show where drainage will be collected and discharged. Or a drainage report/letter addressing this information may also be submitted.*
- The Site Plan also should address the access from County Rd. 21(Sec. 1100), Driveway (Sec. 770) and Culvert (Section 780) information either drawn or in writing on the plan.*
- An engineered Traffic Letter needs to be provided for access from County Rd. 21 addressing traffic volume, site distance, signage, and if Right In/Right Out or turn lanes are required.*

Date: June 9, 2026

Agency/Organization/Department: Public Works

Reviewer Name: Dale Guillen

Kelsey Lanham

From: Dale Guillen
Sent: Thursday, July 2, 2026 12:57 PM
To: Kelsey Lanham
Subject: RE: TPLO2GO Application
Attachments: Redlined Revised SUR Exhibit 06-25-2026.pdf

Kelsey,

No Drainage Letter/Arrows or Traffic Letter are needed. Just add a note on the plans that acknowledge they will follow the Elbert County Construction Standards because they will be required to get permits and inspections on some of those items. See plans I redlined.

Thanks,

Dale Guillen, P.E.

County Engineer

Elbert County Public Works – Road & Bridge

11330 State Hwy. 86, P.O. Box 116

Kiowa, CO 80117

(303) 621-3157

dale.guillen@elbertcounty-co.gov

www.elbertcounty-co.gov

Please note County Offices are closed on Fridays.



From: Kelsey Lanham <Kelsey.Lanham@elbertcounty-co.gov>
Sent: Thursday, July 2, 2026 12:21 PM
To: Dale Guillen <dale.guillen@elbertcounty-co.gov>
Cc: Jay Walp <Jay.Walp@elbertcounty-co.gov>; Monty Hankins <Monty.Hankins@elbertcounty-co.gov>
Subject: RE: TPLO2GO Application

Before I reach out to her and Colt with High Prairie to revise SUR exhibit, I just want to confirm that you do want contour lines and drainage indicators shown? If so, do you want contour lines and drainage arrows on the entire property or just the area that the SUR will be located in? Also, you are requiring drainage letter and traffic letter?

I'll email Jenny and have her call you once I have confirmation on the above items.
Thanks!

Kelsey Lanham

Elbert County Government

Community & Development Services

Land Use Planner

PO Box 7, 215 Comanche St, Kiowa, CO, 80117

Office (720) 639-5854 Cell (720) 618-2294

kelsey.lanham@elbertcounty-co.gov
<http://www.elbertcounty-co.gov/>

Please note County Offices are closed on Fridays.



From: Dale Guillen <dale.guillen@elbertcounty-co.gov>

Sent: Thursday, July 2, 2026 8:37 AM

To: Kelsey Lanham <Kelsey.Lanham@elbertcounty-co.gov>; Jay Walp <Jay.Walp@elbertcounty-co.gov>

Cc: Monty Hankins <Monty.Hankins@elbertcounty-co.gov>; Jennifer Jones <jennifer.jones@elbertcounty-co.gov>

Subject: RE: TPLO2GO Application

Kelsey,

The last discussion we had about the requirements is that they just needed to acknowledge in writing on the plans that they will follow the County Specifications for access etc. After your email to her shown below I have not heard from her and the revised exhibit you sent on 6/26/26 (attached) does not address any of the requested notes.

“Hi Jenny,

I just spoke with Dale on the phone, and he stated that a note can be added to the SUR Exhibit to satisfy part of Public Work’s referral comments. However, per the pre app notes it was noted that the documents mentioned in the referral comments may be required upon further review.

When you speak to Colt from High Prairie, if he can add, along with Kara’s requirements, a note on the Exhibit stating:

“Access to the Veterinary Clinic will be constructed to Elbert County Public Works’ Specifications and Standards found in Section 770, 780, and 1100. All access permits will be reviewed and approved through Elbert County Public Works.”

Please contact Dale if you have any further questions about the traffic letter, contour lines, drainage indicators, or drainage letter. I have attached the original pre app notes for your review.”

Dale Guillen, P.E.

County Engineer

Elbert County Public Works – Road & Bridge

11330 State Hwy. 86, P.O. Box 116

Kiowa, CO 80117

(303) 621-3157

dale.guillen@elbertcounty-co.gov

www.elbertcounty-co.gov

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From: Kelsey Lanham <Kelsey.Lanham@elbertcounty-co.gov>
Sent: Wednesday, July 1, 2026 4:38 PM
To: Dale Guillen <dale.guillen@elbertcounty-co.gov>; Jay Walp <Jay.Walp@elbertcounty-co.gov>
Cc: Monty Hankins <Monty.Hankins@elbertcounty-co.gov>; Jennifer Jones <jennifer.jones@elbertcounty-co.gov>
Subject: TPLO2GO Application

Hi Dale and Jay,

I spoke to you a couple weeks ago now about the TPLO2GO Vet/Surgery Clinic that has an SUR in process.

Has there been any determination if the applicants are needing the following:

- Contour lines on SUR Exhibit
- Drainage Directional Indicators
- Traffic Letter

Let me know if you have any questions!

Thanks,

Kelsey Lanham
Elbert County Government
Community & Development Services
Land Use Planner
PO Box 7, 215 Comanche St, Kiowa, CO, 80117
Office (720) 639-5854 Cell (720) 618-2294
kelsey.lanham@elbertcounty-co.gov
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Elizabeth Fire Protection District

146 N. Elbert St, Elizabeth, CO 80107
303-646-3800
www.elizabethfpd.colorado.gov



Invoice

Attn: Jenny VanDeventer
TPL02GO Small Animal Surgery
37631 CR 21
ELIZABETH, CO, 80107

Occupancy ID: 52329812
Invoice #: EFPD-2026-0000013
Invoice Date: 06/09/2026
Due Date: 07/09/2026
Balance \$: 195.00

Business Name: TPL02GO Small Animal Surgery
Business Address:
37631 CR 21

Invoice Contact

--
Jenny VanDeventer
tplo2go@gmail.com
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Department Contact

Kara Gerczynski
kara@elizabethfire.org

Line Items

Line Item	Service Date	Unit	Quantity	Price	Amount	Note
SUR Review (0-5 lots)	06/09/2026	Each	1.00	195.0000	195.00	

Total: \$ 195.00

Invoice Total:
\$195.00
Balance:
\$195.00

Thank you for your prompt payment. You can pay at our website
at <https://elizabethfpd.colorado.gov/make-a-payment> or at our office at 146 N Elbert Street Elizabeth, CO
80107



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

Special Use By 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.