



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 112th Avenue. The Assessor's Parcel Number is 0173100000104.

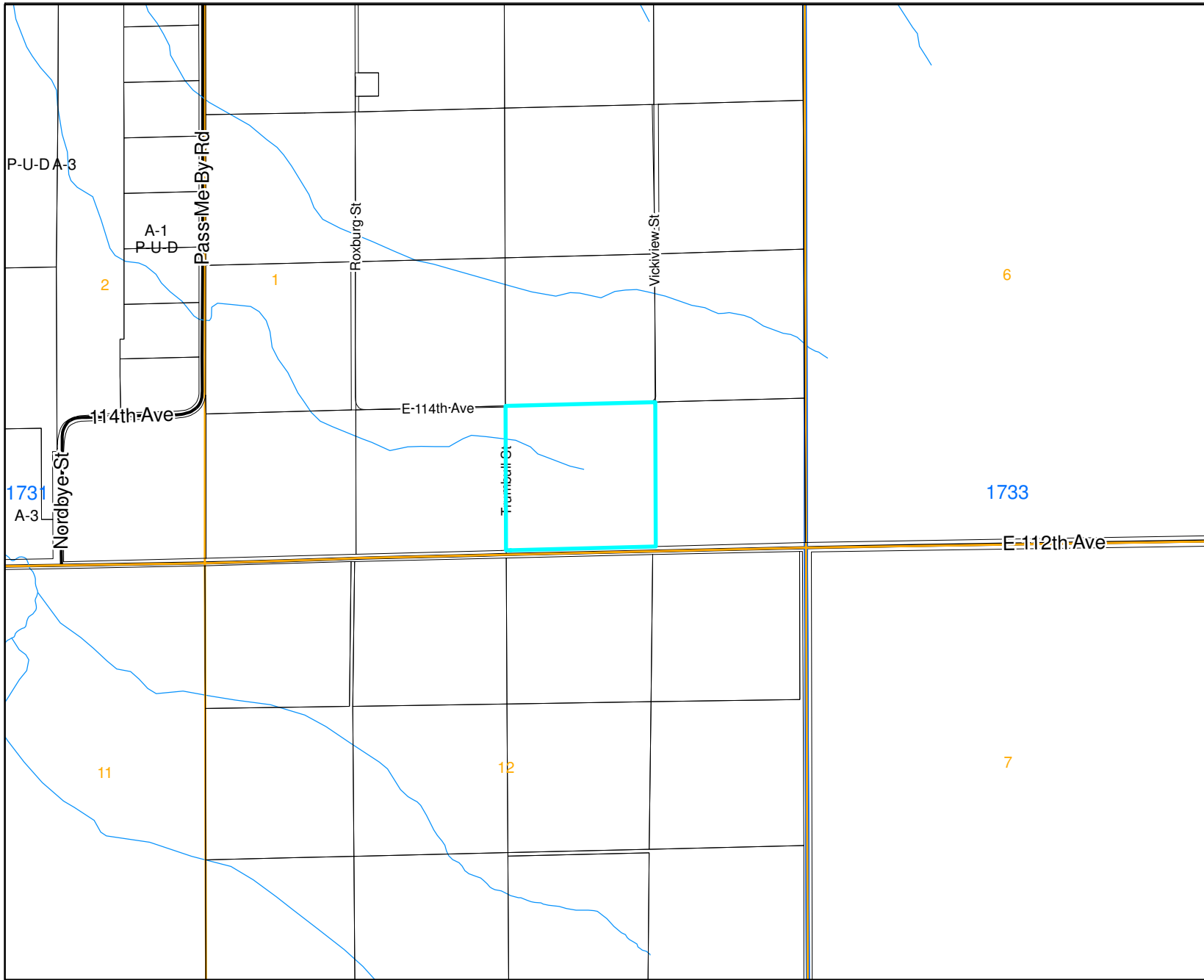
Applicant Information: Alicia Williams
16519 Essex Road North
Platteville, CO 80651

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.





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.

Thank you for your review of this case.

Greg Barnes
Case Manager



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Reborn Animal Refuge
RCU2019-00006



For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

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
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- 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

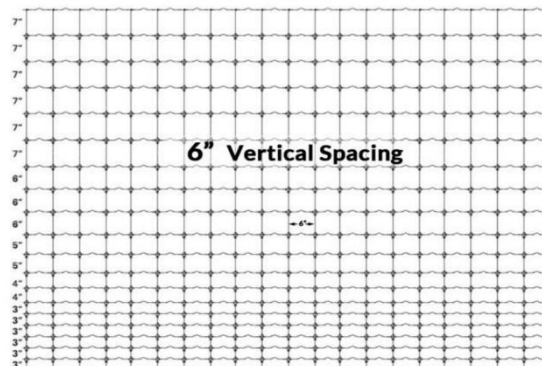
- 200amp electrical service
 - Water well
 - Dug at approximately 39.899062, -104.268605
 - Into Laramie Fox Hills aquifer
- Multi-purpose building: Nutrition/Volunteer/Construction Center
 - 24'x51' corrugated steel building
- Facilities to be covered by license
 - Location: Reborn Animal Refuge 61101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

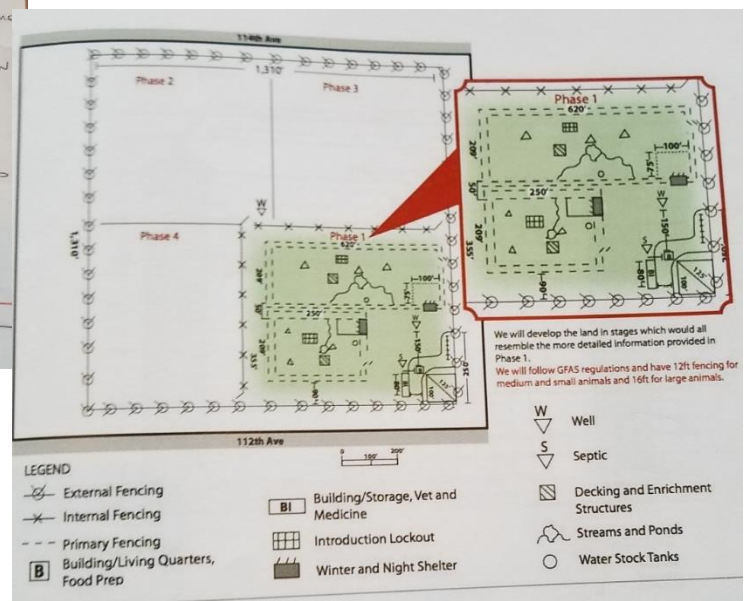
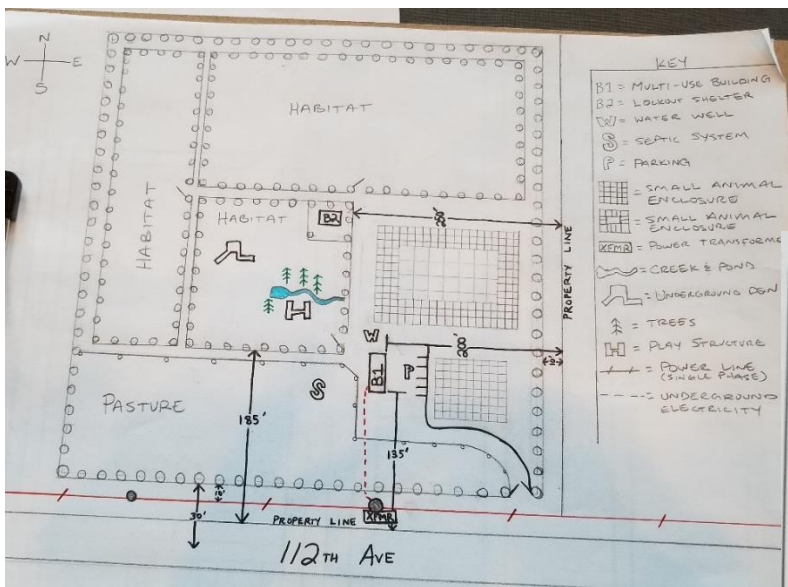
20/96/6

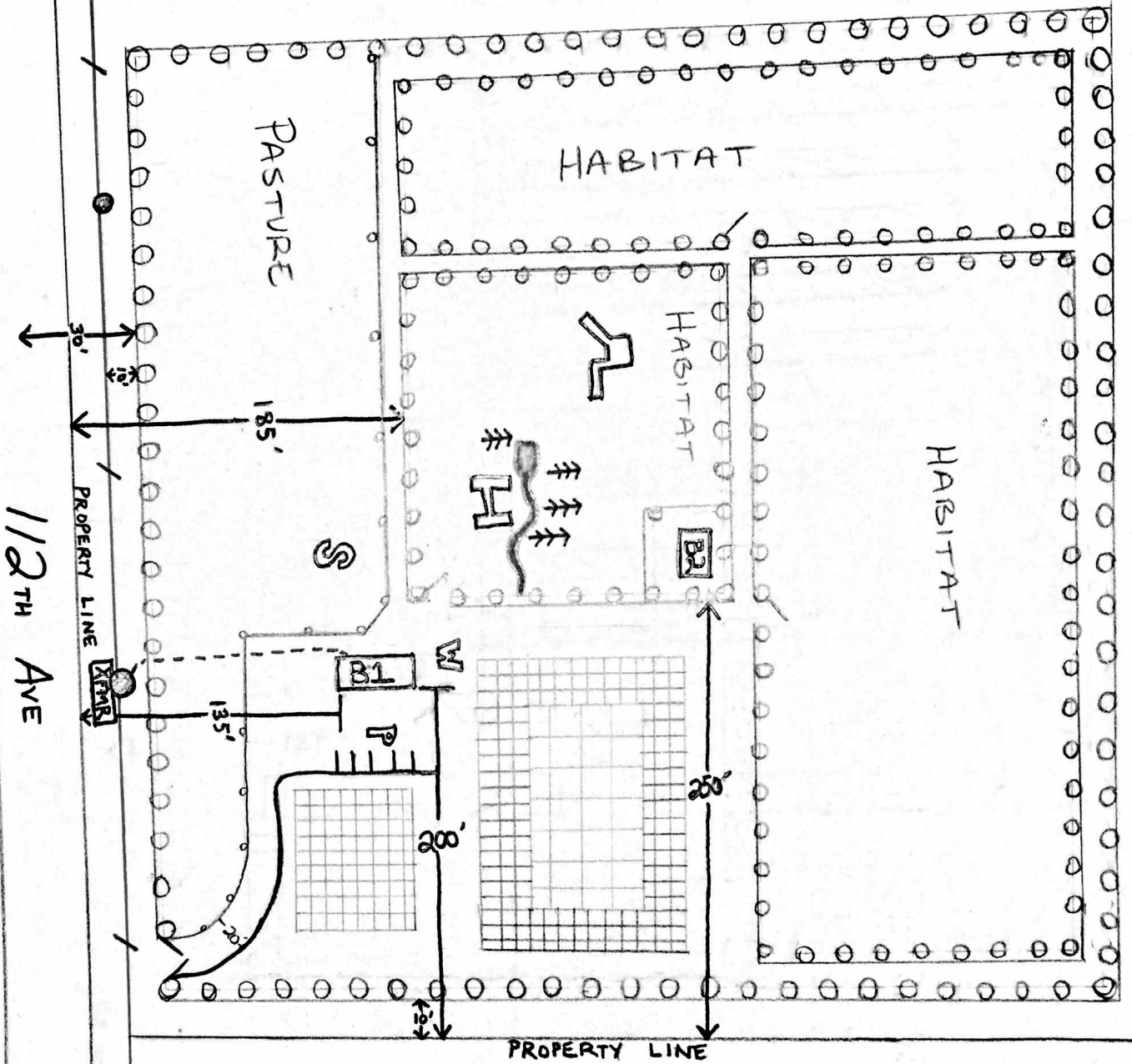
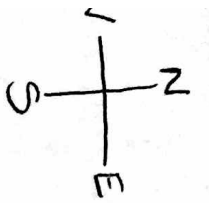
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- - 12-gauge chain link (minimum) – dig guard

- 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/ ≥ 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.





KEY

- B1 = MULTI-USE BUILDING
- B2 = LOCKOUT SHELTER
- W = WATER WELL
- S = SEATIC SYSTEM
- P = PARKING
- [Grid] = SMALL ANIMAL ENCLOSURE
- [Grid] = SMALL ANIMAL ENCLOSURE
- [XTMTR] = POWER TRANSFORMER
- [Wavy line] = CREEK & POND
- [L-shape] = UNDERGROUND DEN
- [Tree symbol] = TREES
- [H-shape] = PLAY STRUCTURE
- [Line with arrow] = POWER LINE (SINGLE PHASE)
- [Dashed line] = UNDERGROUND ELECTRICITY