

TOWN OF HOTCHKISS

P.O. BOX 369
HOTCHKISS, COLORADO 81419
(970) 872-3663

SPECIAL ZONING USE REVIEW/ VARIANCE REQUEST APPLICATION

SPECIAL ZONING USE REVIEW



\$35

VARIANCE REQUEST



\$35

(Applicant) Name (Last) DeField (First) LieslTelephone Number(s) (970) 201-2042 Cell Phone(s) sameMailing Address 34725 Hanson Mesa Rd.(Property Owner) Name (Last) DeField (First) Liesl

(If different than applicant)

Telephone Number(s) (970) 201-2042 Cell Phone _____

Mailing Address _____

Property Address TBDApplication Date 9/26/2025Planning Commission Hearing Date 10/22/2025Council Hearing Date 11/13/25

(From Hotchkiss Zoning Ordinance- it is recommended that if you have any questions that you review the complete ordinance)

Town Regulation Pertaining to Variance Request: C-2 zoning
in zoning ordinance

Variance Request: Approval to build on non-conforming
Commercial lot.

Would the granting of this variance adversely impact adjacent or neighboring residents or property owners?

Not at all! We manage the car wash and
we are in good standing with the owner.
Our location does not impact any
other business.

Variance Request

1. Site Plan

Any application for Variance that includes a new structure or improvement to an existing structure will require a site plan. Plans may be hand drawn but must be clearly written with accurate measurements indicated. The Site Plan may be submitted as two separate drawings or one drawing with an overlay.

- In addition to the site plan, a title policy shall be provided to the Town indicating that the property is free and clear of all ownership disputes, liens, or encumbrances, whatsoever, which would impair the property to be utilized for the uses approved. The title policy shall provide verification that all owners and lien-holders have signed the special review site plan. The title policy shall be effective within 24 hours after the date of approval by the Town Board. If the title policy is not provided to the Town Clerk within 7 days after action by the Town Board, the action by the Town Board shall be automatically voided.
- Other information as needed by the Town to analyze the feasibility and impact of the Variance Request, which may include, but not limited to, traffic analyses, soils or geological reports, or drainage and engineering studies.

2. Project Summary

Please answer only the questions that apply to your Variance request. Please type the answers neatly on a separate sheet(s) of paper and include the questions below as topic headings and attach it securely to this application. Any additional information, which would be beneficial in the consideration, may also be noted.

- Reason for Special Review/ Variance
- Current Zoning of Property
- What land boundary changes are necessary?
- What addition/changes to existing buildings/structures will be made?
- What new buildings/structures will be constructed?
- What additions/changes in utilities will be necessary? Including water, sewer, gas, and electric.
- Will property have Commercial/Private or Public Use?
- Anticipated traffic flow and volume?
- Detail the Safety and Disabled Access accommodations.
- Detail the possible environmental impact, such as noise, lighting glare, pollutants, etc.

3. Public Notice Requirements

All property owners within 200 feet of the property being reviewed shall be notified via certified mail by the Town Clerk's Office of a public hearing whereby the Planning and Zoning Commission shall consider this application.

All applications shall be filed at least 30 days in advance of the meeting at which they are to be considered by the Planning and Zoning Commission. Incomplete applications may result in denial of application acceptance and returned for completion, consequentially delaying hearings.

4. Acknowledgement to pay fees

This application must be completed and a fee of \$35.00 is assessed to cover the cost of correspondence, publication and certified mailings to property owners within 200 feet of said property. Payment must accompany this application.

Special Review

10.01 Intent. Each established zoning district is intended for a specific type or category of land use (e.g., single family dwelling in a R-1 district). However, there are certain uses, which may or may not be appropriate in a particular district depending on the situation. For example, the location, nature of the proposed use, character of the surrounding area, traffic capacities of adjacent streets, and potential environmental effects all may dictate that the circumstances of the development to be individually reviewed. The special review process is established to provide for these specific uses without establishing numerous separate zoning classifications. It is the intent of this chapter to provide a review of such uses so that the community is assured that the proposed uses are compatible with the location and surrounding land uses.

10.02 When allowed. Within each zoning district, certain land uses are permitted by right, by special review or prohibited. Special review uses may be permitted in designated districts upon review by the Planning and Zoning Commission and approval by the Town Board.

10.03 Site Plan and Supporting Documents. There shall be filed with each special review application a site plan drawn to scale and an appropriate number of copies as determined by the Town Clerk. The site plan shall be drawn in black ink on white paper or mylar. Following approval by the Town Board the applicant shall submit a reproducible copy of the original site plan to the Town for the Town's permanent records.

The special review application shall include the following: *(Type applicable items neatly on separate paper and attach to application)*

Checklist

1. The Site plan showing the location of all buildings, structures, and other improvements to be placed on the real property. A building envelope may be used in lieu of showing the exact building or structure location to allow for minor variations in the location.
2. A legal description of the property.
3. All off-street parking and loading areas. (Consult off-street parking requirements chart)
4. The location of all ways for ingress and egress to all buildings, and parking areas.
5. Service and refuse collection areas.
6. Major screening proposals.
7. The size, shape, height, and character of all signs.
8. The area and location of all open space and recreation areas.
9. The location and type of outdoor lighting.
10. The character and type of landscaping to be provided. The landscaping shall be indicated in tabular form showing the type of plant material, minimum size, and quantity. The approximate location of landscaping shall be indicated on the site plan.
11. The anticipated timetable for completion. If the project is to be completed in the phases then the data for completion of each phase shall be indicated.
12. All owners and lien-holders of the property shall sign the following agreement that will be placed on the original special review site plan.

The undersigned agree that the real property described on the site plan shall be developed only in accordance with the approved special review site plan and other provisions of the zoning regulations of the Town of Hotchkiss.

By Signing below, I acknowledge that I will be billed for any overages of costs incurred for this Special Review/Variance Request. I am aware that upon acceptance of the Special Review/Variance Request by the Planning and Zoning Commission and the Board of Trustees, a building permit must be applied for and approved by the building inspector, if applicable.

*****Completed Application with fee must be returned 30 days prior to meeting dates being set.***

Signed (Applicant) Liesel Detfeld

Signed (Property Owner) Liesel Detfeld

SIGNED (By Additional Lien Holder etc.) _____

The application with attached materials has been examined and has been determined to be complete, however additional information may be requested.

Town Clerk or Authorized Representative Ginger R. Richden

DATE 9/29/25

Property Owner Permission

(This document must be signed by property owner if owner is not the Applicant making the request)

I _____, Owner of the property addressed

as _____, Do hereby, give my permission for

applicate listed above to apply for this request with my knowledge.

Mailing Address: 34725 Hanson Mesa Rd., Hotchkiss, CO

Phone Number: (970) 201-2042

E-mail address: hotchkissdrivebrew@gmail.com

Signature of Property Owner: Liesel Detfeld

DATE: _____

Dear Trustees of the Town of Hotchkiss,

Hotchkiss Drive Brew is a partnership between Liesl and Jake DeField. Liesl serves as the managing partner and is hands-on in the day-to-day operations of the business. Jake provides behind-the-scenes support and also manages High Country Car Wash, located adjacent to the coffee kiosk.

We opened Hotchkiss Drive Brew in April 2021. At the time, we believed the parcel of land where the kiosk sits was owned by Cynthia Bulgier. We approached the Town of Hotchkiss for permission and it was indicated that since it was the property of the High Country Car Wash and as there had been a similar business located on that spot years ago, it would be a great location and was verbally approved. With this understanding, we sought and received Cynthia's enthusiastic permission to place the business there, as she appreciated the added "eyes on" her adjacent car wash.

In December 2024, I contacted the Town to inquire about the land's official address, required setbacks, and the possibility of constructing a new building on the site. This inquiry unexpectedly revealed a complicated situation. After consulting with the County Assessor's Office, speaking with Cynthia, and conducting additional research, we discovered the land is actually owned by the Delta County School District. It turns out this is an "orphaned" parcel dating back to the construction of Highway 133 in 1939.

At the time of this writing, all necessary steps for the purchase of the land are complete, and we are awaiting a closing date (which may be finalized by the 10/22 meeting). A survey has been completed (attached), and title insurance has been secured (also attached).

By the time of this meeting, I will have spoken with and obtained permission from City Market headquarters to utilize the northeast section of their parking lot for coffee shop customer parking. The drive-through has never negatively impacted traffic flow on 6th Street, and as shown in the attached drawing, this will remain true with the new building.

Hotchkiss Drive Brew has become a beloved fixture in the Hotchkiss community and surrounding areas. We proudly serve a large portion of local residents and offer a welcoming space for connection, conversation, and community. We are also committed to giving back—regularly donating to fundraisers and supporting local organizations.

Currently, we are leasing a space at 286 E. Bridge Street as a second location. However, our goal is to build a larger, two-story structure at our current drive-through location to consolidate operations while continuing to provide a vibrant meeting place for our community. We are respectfully requesting a variance to build on this non-conforming lot and to make full use of the property's unique shape and potential.

Attached is a preliminary drawing of our proposed building. Due to the distinct layout of the land, the design reflects those spatial constraints. Our vision includes a two-story structure with rooftop seating, maximizing use of the space while enhancing the experience for our customers. We currently operate under a commissary agreement with High Country Car Wash to dump the gray water and fill filtered town water jugs. If this project is approved, we will purchase water and sewer taps from the Town to become a self-sufficient entity. The building will be constructed off-site and moved into place and placed on footers to allow us to continue serving the community with minimal interruption. We are fully committed to meeting all safety standards and building codes to create a safe and welcoming environment.

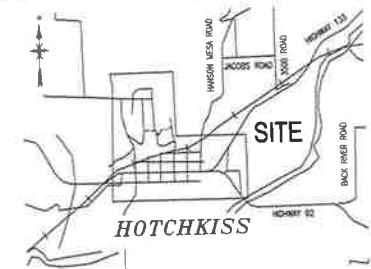
We respectfully ask for your support and approval to proceed with this project, which will help us streamline our business and continue serving the Hotchkiss community with excellence. Thank you for your time and consideration.

Sincerely,

Liesl & Jake DeField

HOTCHKISS DRIVE BREW PLAT OF SURVEY

SITUATED IN SW1/4 SE1/4 SECTION 30, TOWNSHIP 14 SOUTH, RANGE 92 WEST, 6TH PRINCIPAL MERIDIAN
TOWN OF HOTCHKISS, COUNTY OF DELTA, STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGEND

- = FOUND ALUMINUM CAP AS NOTED
- = SET 5/8" REBAR, 18" LONG, WITH A 1 1/2" ALUMINUM CAP STAMPED "DEL-MONT, PLS. 37580"
- ⊕ = FOUND 3 1/4" ALUMINUM CAP IS ILLEGIBLE IN MONUMENT BOX
- ◆ = SET BRASS TAG & MAG NAIL IN CONC.



PROPERTY DESCRIPTION:

A parcel of land located within the SW1/4 SE1/4 of Section 30, Township 14 South, Range 92 West of the 6th P.M., more particularly described as beginning at the SE corner of Lot 1, Block 8 of Quaker's Unplatted Subdivision, said point being N81°09'14"E 1255.33 feet from the S1/4 corner of said Section 30, thence along the North side of a platted alley N89°20'00"W 45.62 feet to the east right of way of Highway 133, thence along said east right of way N33°02'09"W 84.82 feet to the west right of way of North 6th Street, thence along said west right of way S00°30'00"W 71.31 feet to the Point of Beginning, said parcel as described contains 0.04 acres more or less as described.

BASIS OF BEARINGS:

The bearing between the found 3 1/4" aluminum cap (legible at the S1/4 corner of Section 30, Township 14 South, Range 92 West and the found 1" aluminum cap PL325972 on 5/8" rebar of the southeast corner of Block 8 Quaker's unplatted Subdivision is the Town of Hotchkiss, bears N88°18'13"E (as shown on Boundary Survey recorded at Real Estate Reception #523382).

LINEAL UNITS STATEMENT:

The Linear Unit used on this plat is U.S. Survey Feet

SURVEYORS CERTIFICATE:

I, Frederick Ballant, a Professional Land Surveyor in the State of Colorado, do hereby certify that the above described parcel has been surveyed by me and/or under my direct supervision and that such survey is accurately represented herein, and is based on my knowledge, information and belief, and is in accordance with applicable standards or practice and is not a quantity or warranty, either expressed or implied. This survey does not include easements except those specifically shown herein.



Frederick Ballant P.L.S. 37580

RECORDERS CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of Delta County at 3:28 P.M. on the 18th day of September 2025 Reception No. 1763107
Teri A. Stephenson
County Clerk & Recorder by Deputy



RECEPTION: 763107, 09/18/2025 at 03:29:24 PM, 1pgs, R 943.00
TERI A. STEPHENSON, DELTA COUNTY, CO CLERK AND RECORDER

NOTICE: According to Colorado Law (13-82-102, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown herein.

Hotchkiss Drive Brew Plat of Survey	
Hotchkiss Drive Brew	
TBD Highway 133 Hotchkiss CO, 81419 970-201-2042	
Plat of Survey	

District Office
145 W 4th Street
Delta, CO

July 24, 2025
Regular Meeting
6:00 pm

These are the minutes of the Regular **School Board Meeting** of the Delta County School District 50J, held on July 24, 2025, at the District Office at 6:00 pm.

Members' Present: Tony Bohling, Dan Burke, Kristina Hines, Jennifer McGavin, Beth Suppes

Staff Present: Caryn Gibson, Laura Esplin, Wendy Pyott, Kurt Clay, Jennifer Magner, Derek Carlson, Scott Siettmann, Heather Savory

Guests Present: Dave and Adena Kreutz

Attorney Present: None

Member of the Press Present:

The meeting was called to order at 6:00 p.m.

Agenda Review:

There are no changes to the agenda.

Good News:

Ms. Gibson shared the following good news:

- Administrators are back in their schools, and training was successful.
- The Social Contract for the school board was shared.
- Vivian Sprouse (former DMS 8th grader) won the Rise-up Colorado contest. Her mural idea was painted in the Delta Library.
- Jenna Koza has begun training for the Accounts Payable position.
- The DCSD "Beginning of the School Year" insert came out in the DCI today.

Public Comment:

There was no public comment.

Superintendent's Report

Fall 2025-26 Start Plan

- The DCSD Organizational Chart was shared with the Board, which lists the District Leadership and District Office staff and their job descriptions.
- The Board Priorities at a Glance document (that represents a plate) includes Leadership, Finance, Academic Growth & Achievement, and Operations was shared with the Board.
- The Strategic Plan & Board Goals - Action Item were shared. The updated Strategic Plan Booklet was shared; there have been small changes since last year. The Board's goals were shared. Ms. McGavin made a motion to table the goals until the upcoming work session on August 14th. Mr. Bohling seconded the motion. Roll call was taken. All members voted aye. Motion carried.
- Board Meeting Dates - Action Item. The Board meeting schedule was shared. Ms. Gibson shared different important dates from the schedule. Mr. Bohling made a motion to



Dan Burke, President

approve the schedule as presented. Ms. Suppes seconded the motion. Ms. Hines shared that she would like to discuss moving the work sessions to 7:00 am and the policy review to 10:30 a.m. Ms. Suppes shared that the discussed times do not work for her. Ms. McGavin shared that having the meetings earlier in the morning will work better for her work schedule. It was shared that having meetings in the evening will not be feasible. Tony Bohling - aye, Dan Burke - aye, Kristina Hines - no, Jennifer McGavin - no. Beth Suppes - aye. Ms. McGavin made a motion to change the times of the work session to 8:00 a.m. and policy review beginning at 11:00 am. Ms. Hines seconded the motion. Roll call was taken. All members voted aye. Motion carried.

CASB Membership Invoice – Action Item

The invoice for membership dues is \$14,540.00 for the 2025-26 school year. The amount billed due to total program funding. Ms. Hines made a motion to approve the invoice. Ms. McGavin seconded the motion. Roll call was taken. All members voted aye. Motion carried.

CASB Policy Support System – Action Item

This invoice for policy support is \$750.00 for the 2025-26 school year. Ms. McGavin made a motion to approve the invoice. Mr. Bohling seconded the motion. Roll call was taken. All members voted aye. Motion carried.

Paonia Energy Tech Listing Contract – Action Item

The 6-month contract is up for renewal and Ms. Gibson is recommending it be renewed once again with Needlerock Mountain Realty & Land, LLC for another 6 months with the same listing price of \$1,450,000.00. Ms. Gibson sent a letter to the Town of Paonia asking for a variance for the water moratorium, she is waiting to hear back from them. Mr. Bohling made a motion to re-list the Paonia Energy Tech Property with Needlerock Mountain Realty & Land, LLC. Ms. Suppes seconded the motion. Roll call was taken. All members voted aye. Motion carried.

Hotchkiss K-8 Property

There is a 0.045-acre section of property that the district owns across the highway from the HK8 school. Ms. Gibson is recommending the district sell the property for \$1,000 to cover legal fees related to the sale of the property. Ms. Hines made a motion to sell the property for \$1,000.00. Mr. Bohling seconded the motion. Roll call was taken. All members voted aye. Motion carried.

Certified RANDA Evaluation Procedures – Action Item 38 minutes

Mr. Carlson shared that Colorado requires all certified staff to be evaluated. The Colorado RANDA evaluation system meets all the needs of the district. He explained about the following:

- Training/Orientation
- Self Assessment Rubric
- Beginning of the Year Meeting
- Mid-Year Review
- Evaluator Assessment Rubric
- End of the Year Review
- Final Effectiveness Rating
- Goal Setting and Performance Planning
- Observations
- Non-traditional Certified Positions

The procedure of how staff signs off on their evaluation was shared and what the process is if a



Estimate of Title Fees

Order Number: DRC44009807-4

Date: 09/19/2025

Property Address: TBD HIGHWAY 133, HOTCHKISS, CO 81419

Seller(s): DELTA COUNTY JOINT SCHOOL DISTRICT 50J FORMERLY KNOWN AS SCHOOL DISTRICT NO. 25

Buyer(s): HOTCHKISS DRIVE BREW COFFEE & BLENDS PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 07-01-21	\$570.00
Tax Certificate	\$27.00
TOTAL	\$597.00

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Delta county recorded 06/27/1939 at book 252 page 319](#)

Plat Map(s):

[Delta county recorded 09/18/2025 under reception no. 763107](#)



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **DRC44009807-4**

Date: **09/19/2025**

Property Address: **TBD HIGHWAY 133, HOTCHKISS, CO 81419**

For Closing Assistance

Marsha LeMaster
620 MAIN STREET, SUITE 101
DELTA, CO 81416
(970) 546-7841 (Work)
(303) 967-2443 (Work Fax)
mlemaster@ltgc.com
Contact License: CO361917
Company License: CO44565

For Title Assistance

Jill Piatt
620 MAIN STREET, SUITE 101
DELTA, CO 81416
(970) 249-9131 (Work)
(800) 315-9961 (Work Fax)
jpiatt@ltgc.com
Company License: CO44565

Buyer/Borrower

HOTCHKISS DRIVE BREW COFFEE & BLENDS,
PARTNERSHIP
Attention: Liesl DeField
Delivered via: Electronic Mail

Attorney for Seller

CAMP & SKARKA, LLC
Attention: DAVID J. SKARKA
P.O. BOX 587
415 PALMER ST.
DELTA, CO 81416
(970) 874-9777 (Work)
(970) 874-7244 (Work Fax)
david@campandskarka.com
Delivered via: Electronic Mail

Seller/Owner

Delta County Joint School District No. 50
Attention: Kurt Clay
Delivered via: Electronic Mail