



Town of Hotchkiss  
276 W Main St. - P.O. Box 369  
Hotchkiss, Colorado 81419  
(970) 872-3663

JIM WINGFIELD  
Mayor

GINGER R REDDEN  
Town Clerk

June 4, 2025

Dear Property Owner or Resident,

The Town of **Hotchkiss Planning Commission** will hold a Public Hearing on **June 25, 2025, at 6:30 p.m.**, at the Hotchkiss Town Hall, 276 W. Main Street, Hotchkiss, Colorado for a Special Zoning Use Review to have Multiple Family Dwellings and a Variance Request for the purchasing of Water and Sewer Taps at 92 Hwy 133. The request was filed by Bryan Hollis and Nichole Johnson. The **Hotchkiss Board of Trustees** will consider the same at a Public Hearing on **July 10, 2025, at 6:30 p.m.** at 276 W Main Street, Hotchkiss, Colorado. Concerns and comments may be presented at the Public Hearings or by filing a written comment to the Town Clerk's Office at PO Box 369, Hotchkiss, CO 81419 prior to either of the public hearings. **Documents are available at the Hotchkiss Town Hall.**

Sincerely,

Ginger R Redden, Town Clerk  
Town of Hotchkiss

TRUSTEES

Roger Christian, Jim Jorgensen, Randy Thalmann, Patricia Medina, Custer McLeod, Sven Edstrom

## APPLICATION QUESTIONNAIRE

- Reason for Special Review/ Variance? *Requesting R-2 zoning*
- Current Zoning of Property? *C-2*
- What land boundary changes are necessary? *None*
- What addition/changes to existing buildings/structures will be made? *No additions will be made. The interior has undergone a methamphetamine abatement, hence requiring a full gut job w/ new interior finishes. The exterior will be painted.*
- What new buildings/structures will be constructed? *None*
- What additions/changes in utilities will be necessary? Including water, sewer, gas, and electric. *TBD - submitting applications for water sewer taps. Electrical service has been upgraded to 400amp on teh exterior and will be brought to code on the interior.*
- Will property have Commercial/Private or Public Use? *Private, Multi-family residential.*
- Anticipated traffic flow and volume? *1.75 parking spots available as per town parking requirements.*
- Detail the Safety and Disabled Access accommodations. *All units are ground level.*
- Detail the possible environmental impact, such as noise, lighting glare, pollutants, etc. *None. Or nothing more than when it served as a motel.*

# 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) Johnson (First) Nichole  
Hollis Bryan

Telephone Number(s) \_\_\_\_\_ Cell Phone(s) 970 946 7827

9747 3200 Road Hotchkiss Co 81419

Mailing Address Bryan.hollis@hotmail.com

(Property Owner) Name (Last) Johnson (First) Nichole  
Hollis Bryan

(If different than applicant) Bryan Nichole  
Telephone Number(s) 970 946 7827 Cell Phone 303 746 9561

Mailing Address 9747 3200 rd Hotchkiss CO 81419

Property Address Same

Application Date May 5 2025

Planning Commission Hearing Date June 25<sup>th</sup>, 2025

Council Hearing Date July 10<sup>th</sup>, 2025

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

## 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.

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)  Bryan Hollis  Nichole Johnson

Signed (Property Owner)  Bryan Hollis  Nichole Johnson

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. Redden

DATE 5/6/2025

