

# 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) Rainey (First) Nellie

Telephone Number(s) 970-623-5689 Cell Phone(s) \_\_\_\_\_

Mailing Address 270 4th Street Hotchkiss CO 81419

(Property Owner) Name (Last) Nellie (First) Terry

(If different than applicant)

Telephone Number(s) 872-1170 Cell Phone 970-433-5479

Mailing Address PO Box 993 Hotchkiss CO 81419

Property Address 270 4th Street Hotchkiss CO 81419

Application Date 4/7/25

Planning Commission Hearing Date May 28, 2025

Council Hearing Date June 12, 2025

(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: \_\_\_\_\_

Sec. 17.93.010 B-E  
Variance Request: To Be Permitted to Keep Precilla / Bailey's pig  
We are -  
please Refer to letter. Thank you

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

## 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) *Nelli Davis*

Signed (Property Owner) *Terry Davis*

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 *Ashley Rodd*

DATE *4/7/25*

# Property Owner Permission

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

I Terry Neville, 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: 270 4th St.

Phone Number: 970-623-5689

E-mail address: Nellie Rains GAO@gmail.com

Signature of Property Owner: Ty Miller

DATE: \_\_\_\_\_

# Nellie Rains

## Contact

270 4<sup>th</sup> St.  
Hotchkiss CO. 81419  
970.623.5689  
Nellierains69@gmail.com

## Dear Hotchkiss City Counsel

Hello my Name is Nellie Rains and Bailey my daughter age 12.  
Had her birthday a few wks. ago and was gifted this little, kune  
kune piglet. .

The purpose of this letter to Apply and Amend the town municipal  
code: chapter 17, request permission/ to Own Posses and keep  
care/guardianship for Presilla (kune kune pig in Hotchkiss city limits

- Sec.17.93.010 for the purpose of this letter To ask to obtain a permit to own the term custodian/means any person who owns possesses keeps, exercises control over, maintains, harbors, cares for any animal" shall include but not limited to, any dog, cat, bird, amphibian, poultry, and other domestic fowl and livestock, within Hotchkiss city limits.
- It's been brought to my attention that we need to get approval, and to respectfully possess, own and care for i will get her
- vaccinate, register and id tags. If we are permitted to keep Presilla.
  - My Goal order in comply with city ordnance
- rules and regulations, I'm willing to obtain proper Identification tags, registration and vaccinations for Parvo and Rabies vaccinations to keep her healthy and happy as the newest part of the family along with 3 male chiweenie terroir puppies. with adequate means to care for Presilla.
- Kune pigs are good as pet because of their gentle nature. And small makes it easier to keep them as pets for her.
- When weather permits and warms up, I have plans to build her a sanctuary where they can feel safe, cozy , cool and happy, with proper shelter, access to the creek and forage that borders the back yard.

If so, look no further. You will see from my all these qualifications and more.

I would very much like to discuss and propose a plan and proposal to care for Presilla. to ensure her health and happiness. To schedule a hearing please call me at the phone number provided. The best time to reach me is between 8:00 am and 3:00 pm at Hotchkiss Meats (970)872.3030 or (970)623 5689. You can leave a voice message at any time, and I will return your call.

Thank you for taking the time to review my letter. I look forward to talking with you.

Sincerely,  
Nellie Rains



# Prisilla

## Contact

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# In regards to my pet pig...

Hotchkiss City Council Members,

The purpose of this letter is to apply and obtain the proper permit to own and possess my pet pig, Priscilla. I do respect our town laws and regulations. I am hopeful that we can come to a resolution that keeps everyone happy.

My name is Nellie Rains, and a few weeks ago I threw a birthday party for my daughter Bailey, who had just turned 12 years old. During that party my daughter and I were gifted a little kune kune piglet. Of course we were instantly in love with her. That evening, I contacted a friend, that knows a lot about animals, to get as much information as possible. She agreed to go with me to tractor supply and showed me everything I would need to properly feed and care for the pig. Since getting Priscilla I have potty trained her and taught her several house rules. Though she is a pet and will be inside when it's cold outside, I will be providing her a pig pen through the warmer months. It will have constant fresh water, plenty of forage space, as well as above adequate shelter. Kune kune pigs are great pets, as they are gentle by nature. Pigs are also very intelligent and can be better pets than dogs. Unlike dogs my pig won't be biting anyone or hurting anyone else's beloved pets. She also won't be barking at people walking by in a territorial aggressive way. I could go on forever about the pros to having a pet pig verses many other things. I've grown to really love the big.

Once this issue is resolved and I can obtain the proper permits I will be getting Priscilla vaccinated and registered. I do appreciate your time and consideration. I'd like to apologize for any inconvenience this situation may have caused. If you have any questions you'd like to ask me, please feel free to contact me, below you will find my contact information. I am eager to discuss this situation and get it resolved. Again, I really appreciate you taking your time to consider my letter and situation. I truly meant no harm by adopting a pig into our family.

Sincerely, Nellie Rains

Work phone # 970-872-3030 M-F 8am-3pm

Cell # 970-623-5689

