



AGENDA
for the Board of Trustees
of the Town of Palisade, Colorado
341 W 7th Street (Palisade Civic Center)

February 25, 2025

6:00 pm Regular Meeting

A live stream of the meeting may be viewed at:

<https://us06web.zoom.us/j/3320075780>

- I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. AGENDA ADOPTION**
- V. ANNOUNCEMENTS**
 - A. PUBLIC COMMENT REMINDER:** All emails sent to the Town Clerk for public comment on a specific agenda item prior to the day packets are published will be included in the staff report. Emails received after the packets are posted will be forwarded to the Board of Trustees. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in person and make said statements to the Board directly.
 - B. GET INVOLVED WITH OUR COMMUNITY! UPCOMING PUBLIC MEETINGS (Palisade Civic Center 341 W 7th Street):**
 - 1. **Planning Commission** – Tuesday, March 4, 2025, at 6:00 pm
 - 2. **Board of Trustees**– Tuesday, March 11, 2025, at 6:00 pm
 - C. PALISADE PLANNING COMMISSION** has four (4) openings for members. Applications will be accepted through March 14, 2025, and interviews & appointments will be on March 25, 2025, at the regularly scheduled Board of Trustees meeting.
- VI. PRESENTATIONS**
 - A. LaPlaza Donation Request**
- VII. TOWN MANAGER REPORT**
 - A. Public Works Update**
 - B. Introduction of new Police Officers**
 - C. Charges for Special Events**
 - D. March 4, 2025, Capital Improvements Work Session**

VIII. CONSENT AGENDA

The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or any Board Member may ask that an item be removed from the Consent Agenda for individual consideration.

A. Expenditures

- Approval of Bills from Various Town Funds – February 6, 2025 – February 14, 2025

B. Minutes

- Minutes from February 11, 2025, Regular Board of Trustees Meeting

C. Resolution 2025-05 Adopting the 2025 Special Event Calendar and Blackout Dates

D. Resolution 2025-06 Sewer Consolidation to Clifton Sanitation District Capital Project: Wastewater Enterprise Reimbursement

IX. PUBLIC HEARING I

A. Variance Request for Accessory Structure (Garage) Height at 398 West First Street

The Board of Trustees will consider a variance request at 398 W 1st Street as applied for by Tony Ware.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment
4. Board Discussion
5. Applicant Closing Remarks
6. Decision - Motion, Second, and Rollcall Vote to:

Approve, deny, or postpone (until March 11, 2025) a variance request for 398 West First Street, **with or without the following conditions**, finding that the application **meets or does not meet** the criteria for variance approval under Section 4.12.F of the Land Development Code.

II. PUBLIC COMMENT

*All those who wish to speak during public comment must sign up on the sheet provided outside the boardroom doors. Please keep comments to **3 MINUTES OR LESS** and state your name and address. Neither the Board of Trustees nor staff will respond to comments at this time. The Board may direct staff to look into specific comments to bring back as an Agenda item at a future meeting; however, the Board reserves the right to clarify information from comments that are factually incorrect.*

III. COMMITTEE REPORTS

IV. ADJOURNMENT

Town Manager Report Capital Construction Project List

2.25.2025

Waste-Water Consolidation to Clifton \$24 million

- DOLA Grant – Engineering Waste-Water Consolidation \$1 million
- Phase of Project: Easement & Engineering

Pretreatment Program Implementation \$?

- 2 step process: 1)working with plumbing design on individual business in old town to determine best approach. 2) with designs obtain submit a request to bid for implementation

Roundabout Highway 6 – CDOT \$500,000

- The engineer design work is completed and CDOT finalizing - \$15M
- This is a CDOT project – the Town is participating with bike delineators, landscaping, and street lighting.

TAP Grant Sidewalks – 80% Grant – 20% Town \$1M

- Project completed in 2 weeks – 2/2025
- TAP grant sidewalks now from Cresthaven to High School

Multi-Modal Sidewalk Grant Award for Elberta – 1st Street to Wine Cty Rd. \$2 M

- Design/Engineering 75% Complete and in review with CDOT
- Construction scheduled Fall 2025

Troyer Sewer Lift Station

- DOLA grant 80% - Town 20% - total \$346,645.00
- Complete

Land Use Code Update

- DOLA grant \$20,000 - Town \$20,000 total \$40,000
- This project is updating various land use codes to meet Town needs
- Project began Summer 2024 and continue to completion schedule Spring 2025

Connecting Community Sidewalk Project \$150,000

- Completed – spring the asphalt patching will occur when plant opens

Veterans Memorial Center \$6,000

- Building inspections determining the condition of structure



PALISADE BOARD OF TRUSTEES

Meeting Date: February 25, 2025

Re: Consent Agenda

The Consent Agenda has been attached as a separate document for ease of reading.

Included in the consent agenda are:

A. Expenditures

- Approval of Bills from Various Town Funds – February 6, 2025 - February 14, 2025

B. Minutes

- Minutes from February 11, 2025, Regular Board of Trustees Meeting

C. Resolution 2025-05 Adopting the 2025 Special Event Calendar and Blackout Dates

D. Resolution 2025-06 Sewer Consolidation to Clifton Sanitation District Capital Project: Wastewater Enterprise Reimbursement



PALISADE BOARD OF TRUSTEES
Agenda Item Cover Sheet

Meeting Date: February 25, 2025
Presented By: Community Development Director
Department: Community Development & Planning
Re: Public Hearing

SUBJECT:

Variance Request: Relief from hardship to be able to keep historic architecture of 1907 house and construct a detached garage with same dimensions as if it were attached to the house.

SUMMARY:

Approve or deny the variance request of a detached garage.
Planning Commission has recommended denial of the variance with a vote of 4-3

Condition to Variance Considered:

Bringing the primary structure into compliance with the 2018 International Property Maintenance Code of 2018 within a timeline of 3 years by completing historic renovation with new siding complete.

DIRECTION:

Motion, second, and rollcall vote to: **approve or deny** the variance request for 398 West First Street, finding that the application **meets or does not meet** the criteria for variance approval under Section 4.12.F of the Land Development Code.



VARIANCE STAFF REPORT

Variance for Relief from Hardship to be able to keep
Historic Architecture of 1907 House

Construct a detached garage with the same dimensions
as if it were attached to the house

APPLICATION INFORMATION

Applicant and Owner: Tony Ware

Location: 398 West First ST, PARCEL # 2937-092-35-001

AKA BLOCK NO.1 LOT 5 OF THE MOUNT LINCOLN ADDITION

Zoning District: Mixed Use (MU)

Surrounding Zoning: Agricultural Forestry & Transitional (AFT), Single Family Residential (SFR),
Multifamily Residential (MFR)

Current Use: Residential

Parcel Size: 0.49 Acres

LDC - SECTION 4.12 VARIANCE

SECTION 4.12.A. PURPOSE

The variance procedure provides a process to grant limited relief from the requirements of this LDC for property where strict application of the LDC would result in an exceptional practical difficulty or undue hardship.

1) Practical Difficulty:

- **The applicant is able to build the proposed garage without a variance if it were attached to the existing 1907 house. It is the goal of the applicant to reside and refinish the house to its historic glory (see images) Attaching the garage to the house is not in alignment with historic architecture.**

2) Undue Hardship:

- **if the applicant attaches the garage to the house it does not meet historic architecture.**
- **if build the garage (barn) separate from the house, need a variance for historic roof height and building footprint.**

This property is 1/2 an acre with 2 stories, a basement, an attic, and is approximately an 118 year old home. The proposed garage addition aligns with other neighboring historic properties with a large barn/garage. The star below shows location of the garage.



- The applicant has already purchased new cedar siding and has begun remodel of the historic house.
- The applicant has estimated 3 years to build garage and complete historic renovation of the outside of the house.



APPLICATION SUMMARY

The applicant seeks relief from Section 7.05 A.5 & A.6 of the Town of Palisade Land Development Code regarding both maximum height and square footage requirements for accessory structures. The subject property contains a Queen Anne Victorian principal structure built in the early 1900s with a height of 32 feet. The applicant proposes to construct a new accessory structure (garage) with architectural features matching the principal structure, including 12/12 (45-degree) roof pitches. The proposed design results in a maximum height of 28 feet, 5½ inches, which exceeds the Land Development Code's 15-foot height limitation for garages by 13 feet, 5½ inches. Additionally, the proposed 2,300 square foot footprint exceeds accessory structure size limitations because on the LDC definition of Gross Floor Area excludes unfinished basements and residential attics.

While the garage could technically be attached to the main structure, doing so would significantly compromise the historic character of this Queen Anne Victorian. The proposed detached design better preserves the property's architectural integrity while achieving the same functional goals. The variance request aligns with historic preservation guidelines recommending detached garages for Victorian-era properties. This highlights how the existing development pattern and site conditions support the proposed development, as the structure's size and height would be permitted if it were merely connected to the primary dwelling. Letters of support from adjacent property owners demonstrate community acceptance of the project. The applicant requests a variance to allow a maximum height of 29 feet and a square footage of 2,300 for the accessory structure.

SECTION 4.12.F. FINDINGS OF FACT No variance shall be approved by the Board of Adjustment unless all of the following findings are made.

1. *There are exceptional conditions pertaining to the particular piece of property in question because of its shape, size or topography that are not applicable to other lands or structures in the same district, or there is a peculiar characteristic of an establishment which makes the parking and/or loading requirements of this LDC unrealistic.*

The subject property presents several exceptional conditions that distinguish it from other properties within the Mixed Use (MU) zoning district. The parcel's unique configuration includes frontage along both First Street and N Iowa Avenue, which creates distinctive site constraints not typically found on other properties in the district. This dual frontage characteristic limits the viable locations for accessory structure placement and specifically necessitates the proposed location in the northeast portion of the property.

The principal structure, constructed in 1907, significantly predates current zoning regulations and features period-specific architectural elements including the steep roof pitches characteristic of Queen Anne Victorian architecture. The historic nature of the property, combined with modern vehicle and storage needs, creates an exceptional condition where standard accessory structure regulations do not adequately address the unique challenges of accommodating contemporary uses while maintaining historical compatibility. The property's location in a transitional area between agricultural and residential uses further supports the need for larger accessory structures, as evidenced by numerous detached accessory structures in the immediate vicinity.

While the lot size of 0.49 acres provides adequate space for an accessory structure, the combination of dual frontage, topography, and the existing structure's location creates specific constraints on where the accessory structure can be placed while maintaining appropriate setbacks and site circulation. These physical site conditions, combined with the historical architectural requirements, create a unique circumstance specific to this property.

2. *Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.*

The request for height and square footage variances to construct an architecturally compatible accessory structure does not confer special privileges upon the applicant that are denied to other residents in the district. The variances are necessitated by the documented historical nature of the principal structure, which was built in 1907 with architectural features including steep 12/12 roof pitches characteristic of Queen Anne Victorian style. The proposed accessory structure size reflects modern needs for vehicle storage, workshop space, and storage requirements that were not contemplated in the early 1900s, yet must be accommodated in a manner compatible with the historic character of the property. (See above google earth image of neighboring properties with large detached garages/barns).

Importantly, while current regulations would permit these dimensions if the structure were attached to the main residence, the applicant seeks a detached structure to optimize functionality and preserve the historic character of the main residence. A detached placement allows for better vehicle circulation, more efficient storage access, and maintains the architectural integrity of the 1907 Queen Anne Victorian home. The property's location in a transitional zone between agricultural and residential uses further supports the appropriateness of larger detached accessory structures in this context.

3. *A literal interpretation of the provisions of this LDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.*

A literal interpretation of the Land Development Code's 15-foot height limitation and accessory structure size restrictions would deprive the applicant of rights commonly enjoyed by other residents in the district, as evidenced by existing neighborhood character. The Town of Palisade has previously recognized this potential deprivation by approving a similar height variance at 404 W. 1st Street, allowing an accessory structure height of 22 feet. (The Town is currently updating the Land Use Code to fix the current code of the unusual differences in size & height for ADU's, garages and accessory units. If this garage was an ADU it could be 10 feet higher.)

The neighbor's home at 404 W. 1st was also built in 1907, establishing a precedent for allowing larger accessory structures that complement historic homes in the district. The applicant would be denied the ability to construct an architecturally compatible accessory structure that maintains the character of their 1907 Queen Anne Victorian home, while other residents in the district have been permitted to construct taller accessory structures.

Most significantly, property owners in the district commonly enjoy the right to construct additions of this size and height when attached to their primary structures. The applicant is only prevented from doing so due to the unique site constraints of their property and the need to accommodate modern vehicle and storage requirements while maintaining historical compatibility.

4. *The requested variance will be in harmony with the purpose and intent of this LDC and will not be injurious to the neighborhood or to the general welfare.*

The requested height and square footage relief for the accessory structure demonstrate harmony with the Land Development Code's intent and present minimal potential for adverse impacts to neighboring properties or the general welfare. The proposed structure maintains substantial separation distances from adjacent properties, with 110 feet of separation from the northern neighboring structure and 70 feet from the nearest accessory structure to the east. The primary dwelling to the east is even further removed at 130 feet from the proposed structure. These significant separation distances effectively mitigate potential impacts typically associated with increased building height and size, such as shadow effects, privacy concerns, or visual intrusion.

The western edge of the property borders N Iowa Avenue, eliminating any direct impact on neighboring properties from that direction. This street frontage provides additional open space and helps to maintain the spatial rhythm of the neighborhood.

The substantial building separations combined with the architectural compatibility with the historic principal structure, indicate that the variance requests align with the LDC's presumed goals of maintaining neighborhood character while protecting property rights and preventing adverse impacts. The proposed structure's size and height are consistent with the mixed agricultural and residential character of the surrounding area, where larger accessory structures are common. Furthermore, the design's compatibility with the historic main structure helps preserve the architectural heritage of the neighborhood.

5. *The special circumstances are not the result of the actions of the applicant.*

The special circumstances driving these variance requests predate the current applicant's involvement with the property. The principal structure was built in 1907, exhibiting Queen Anne Victorian architectural characteristics including steep 12/12 roof pitches and a 32-foot height. These architectural features were established over a century ago, long before current zoning regulations and the applicant's ownership. The historic nature of the home and its distinctive architectural style are inherent to the property rather than conditions created by the applicant.

The property's location in a transitional zone between agricultural and residential uses, which supports the precedent for larger accessory structures, is also a pre-existing condition. Similarly, the dual frontage situation along First Street and N Iowa Avenue, which influences the necessary placement and prevents attachment of the accessory structure, is a pre-existing condition of the property's platting and location. These site constraints were not created by any action of the current property owner but are instead established characteristics of the parcel.

While the applicant is choosing to design an accessory structure that complements the historic architecture while accommodating modern needs, this decision represents a reasonable response to pre-existing conditions rather than a self-imposed hardship. The applicant is working within the established context of the property and neighborhood to maintain architectural integrity while meeting contemporary functional requirements, which aligns with standard historic preservation practices and community character considerations.

6. *The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.*

The submitted architectural plans demonstrate that the requested variances represent the minimum deviations necessary from the Land Development Code requirements to achieve both functional and architectural compatibility goals. The applicant has worked through multiple design iterations with architects, engineers, and town staff to reach a solution that minimizes the variances while maintaining essential architectural integrity. The original design, which included a cupola extending beyond the roof peak, was modified to reduce the overall height impact.

The 2,300 square foot footprint represents the minimum size necessary to accommodate vehicles, workshop space, and general storage needs that are typical for properties in this transitional agricultural/residential area. The proposed size allows for:

- Storage of vehicles & working on them
- Workshop space for property maintenance & equipment
- Storage of seasonal items and equipment
- Space configured to allow proper circulation and access

These contemporary needs must be balanced with historical compatibility, and the proposed design achieves this while maintaining appropriate scale within the neighborhood context. The final design represents a compromise between modern functional requirements and historic architectural compatibility, with no unnecessary height elements or excess space included.

Considerations of the Board:

Approve or deny the variance request of a detached garage of 2,300 square feet and 28' 5" tall roof to keep the historic character of the property

Condition to Variance Considered:

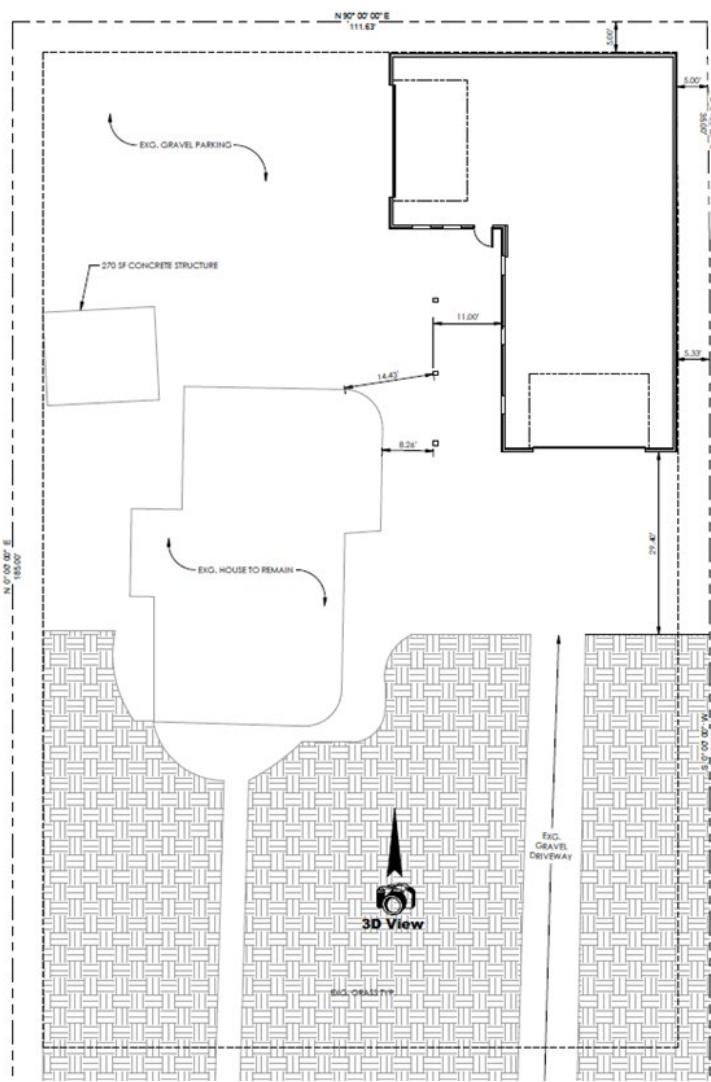
- 1) Bringing the primary structure into compliance with the 2018 International Property Maintenance Code within a timeline 3 years by completing historic renovation with new siding complete.

ATTACHMENTS:

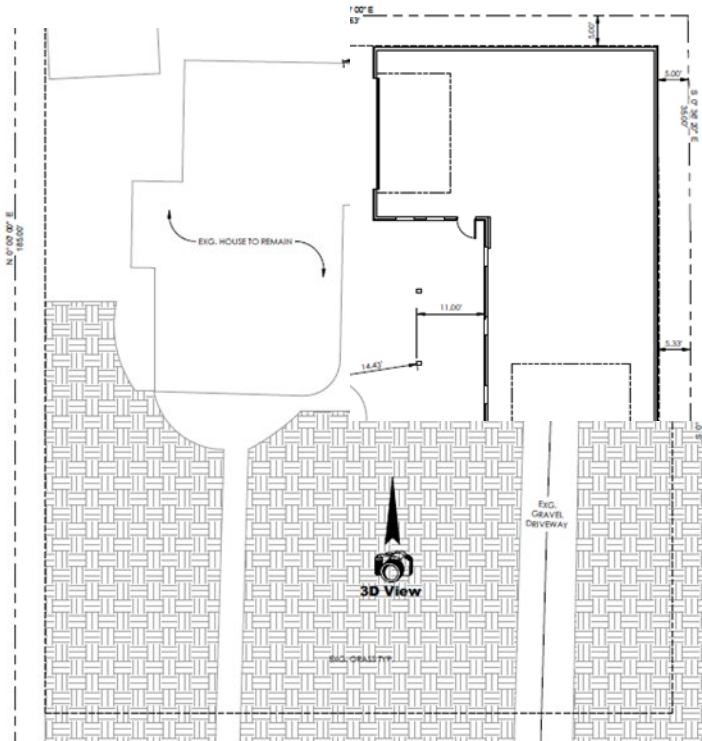
Site Plan

Letter of Intent

Letter of Support



Size & Height of Detached Garage **Not** allowed per code –
 but does meet Historic Architecture & Design



Same size garage is allowed per code if attached to the house

***attaching garage to the house does not meet historic architecture

REVISIONS:

#	DATE	COMMENTS

DESIGN DEVELOPMENT

PROJECT NO: 2448

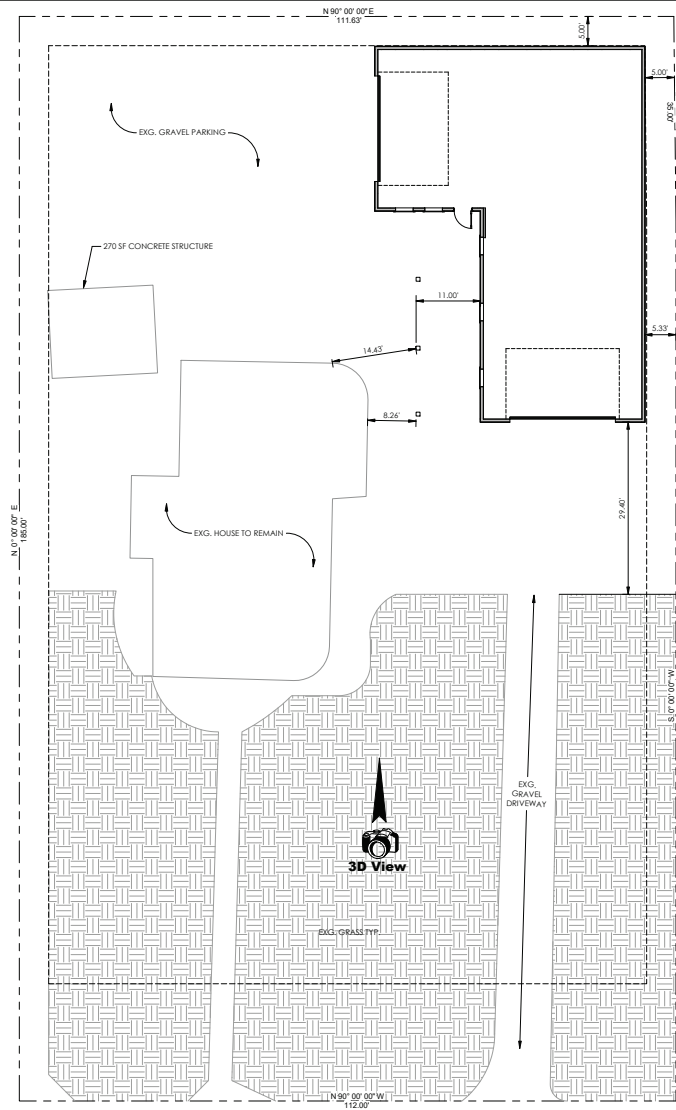
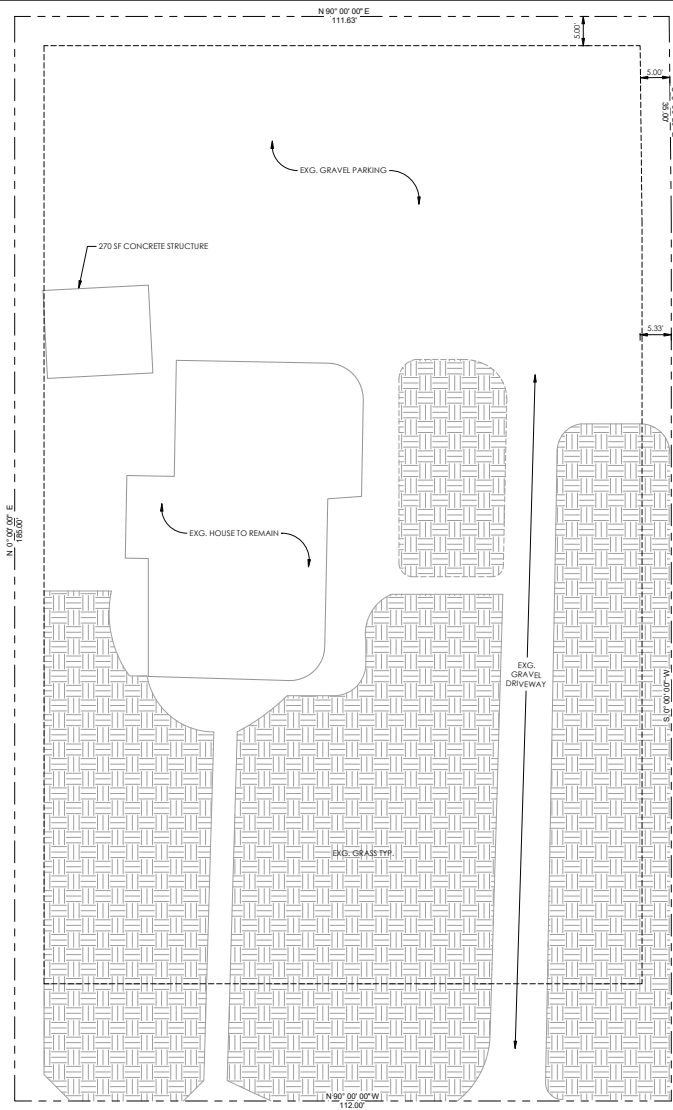
SHEET NAME: SITE PLAN

DATE: 02/03/2025

SHEET NO:

C1.1

SCALE: 1" = 10'-0"



GENERAL FLOOR PLAN NOTES

- REFER TO SHEET T1.0 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF UNLESS NOTED OTHERWISE.
- ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS, ETC. AND LOCATIONS.
- TYPICAL INTERIOR STUD WALLS ARE DIMENSIONED AS 3-1/2 (2x4) THICK AND PLUMBING WALLS AS 1 1/2 (2x4) THICK.
- PROVIDE SOUND INSULATION WALLS AT LAUNDRY ROOMS, BATHROOMS, AND BREAK ROOMS.
- PROVIDE WOOD STUD BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, HOLLOWKOR AND OTHER WALL MOUNTED ITEMS.
- BATHROOM MIRRORS TO BE INSTALLED 42" A.F.F. AND CENTERED ON LAVATORY.
- CONTRACTOR SHALL CALLK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINTS MAY NOT BE VISIBLE.
- EXTEND FLOOR FINISHES UNDER SHELVING, DISHWASHER AND REFRIGERATOR AND CABINETS.
- PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DIFFERENT HEIGHTS, CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
- PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
- REFER TO DOOR AND WINDOW SCHEDULE FOR DOOR AND WINDOW SIZE.
- DOORS NOT DIMENSIONED ARE TO BE CENTERED IN WALL OR TO BE 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- CREAMSPACE ACCESS THROUGH THE FLOOR SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES. ACCESS THROUGH PERIMETER WALL SHALL NOT BE LESS THAN 14 INCHES BY 24 INCHES. ACCESS THROUGH A WALL BELOW GRADE SHALL HAVE AN AREA RAY NOT LESS THAN 14 INCHES BY 24 INCHES.
- CREAMSPACE ACCESS DOORS TO UNCONDITIONED CREAMSPACE SHALL BE WEATHERSTRIPPED AND INSULATED TO MATCH THE INSULATION LEVEL ON SURROUNDING SURFACES.

SQUARE FOOTAGE TABULATION

BARN/GARAGE FLOOR AREA:	2,296 SQ. FT.
TOTAL FINISHED AREA:	2,296 SQ. FT.

LOAD BEARING HEADER TABLE

OPENING WIDTH	HEADER SIZE	# TRIMMER	# KING
x < 2'-11"	(2) 2x8 HEM FIR #2	1	1 (2x4)
3'-0" < x < 7'-11"	(2) 2x10 HEM FIR #2	2	2 (2x4)
8'-0" < x < 13'-11"	(2) 2x12 HEM FIR #2	2	2 (2x4)
14'-0" < x < 19'-0"	(2) 1.75 X 9.25 LVL	2	2 (2x4)

MECHANICAL VENTILATION

MECHANICAL VENTILATION SHALL BE IN ACCORDANCE WITH 2018 IRC SECTION M1503 (REFER TO TABLES BELOW)

- FOR CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION REFER TO TABLE M1505.4.3(1)

ACTUAL MECH. VENTILATION	DWELLING SF.	# OF BEDS	AIRFLOW CFM
XXXX-XXXX	X.X	X.X	XX

- FOR INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION REFER TO TABLE M1505.4.3(2)
- FOR KITCHENS AND BATHROOMS MINIMUM REQUIRED LOCAL EXHAUST RATES REFER TO TABLE M1505.4.4

TABLE M1505.4.3(1)

MINIMUM AIR FLOW RATE (CFM)	NUMBER OF BEDS		
	1	2	3
15	15	20	25
20	20	25	30
25	25	30	35
30	30	35	40
35	35	40	45
40	40	45	50
45	45	50	55
50	50	55	60

TABLE M1505.4.3(2)

MINIMUM AIR FLOW RATE (CFM)	NUMBER OF BEDS		
	1	2	3
15	15	20	25
20	20	25	30
25	25	30	35
30	30	35	40
35	35	40	45
40	40	45	50
45	45	50	55
50	50	55	60

TABLE M1505.4.4

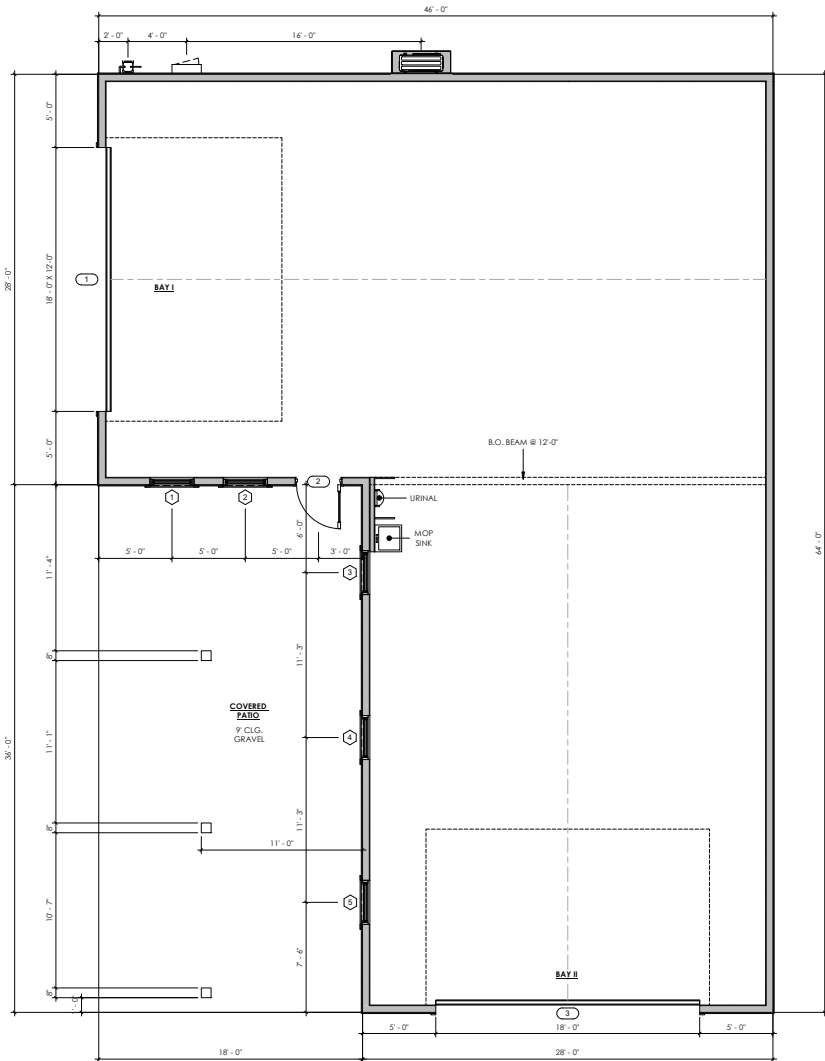
MINIMUM AIR FLOW RATE (CFM)	NUMBER OF BEDS		
	1	2	3
15	15	20	25
20	20	25	30
25	25	30	35
30	30	35	40
35	35	40	45
40	40	45	50
45	45	50	55
50	50	55	60

DOOR SCHEDULE

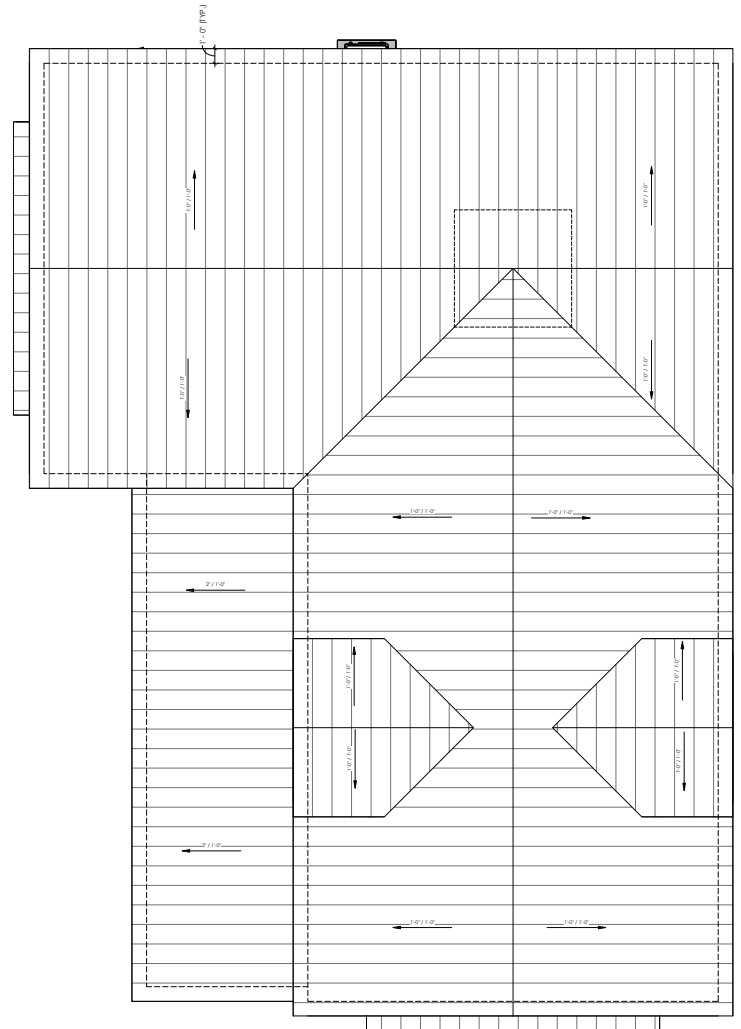
MARK	TYPE	WIDTH	HEIGHT	COMMENTS
1	OVERHEAD SECTIONAL	18'-0"	12'-0"	
2	SINGLE HINGED	3'-2 3/16"	8'-1 1/16"	
3	OVERHEAD SECTIONAL	18'-0"	12'-0"	

WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	COMMENTS
1	SINGLE HUNG	3'-0"	5'-0"	
2	SINGLE HUNG	3'-0"	5'-0"	
3	SINGLE HUNG	3'-0"	5'-0"	
4	SINGLE HUNG	3'-0"	5'-0"	
5	SINGLE HUNG	3'-0"	5'-0"	
6	PICTURE	4'-0"	4'-0"	
7	PICTURE	4'-0"	4'-0"	



1 MAIN LEVEL - FLOOR PLAN
A1.1 1/4" = 1'-0"



2 ROOF
A1.1 1/4" = 1'-0"

LOW PITCH RATED ASPHALT SHINGLE ROOFING SYSTEM WITH ICE AND WATER SHIELD OR APPROPRIATE UNDERLAYMENT WHERE REQUIRED - RE: MFRS SPECS. - WALLS TO BE PROTECTED W/ ICE AND WATER SHIELD ALSO

ROOFING SHALL COMPLY WITH 2018 IRC, CHAPTER 9. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MFRS INSTRUCTIONS AND RECOMMENDATIONS.

THE CLIMATE ZONE AND ROOF PITCH SHALL BE TAKEN INTO CONSIDERATION WHEN CHOOSING ROOFING MATERIALS AND METHODS.



2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
T: 970.712.5045

TONY WARE BARN GARAGE
398 W. FIRST STREET PALISADE, CO

REVISIONS:

NO.	DATE	COMMENTS

DESIGN DEVELOPMENT

PROJECT NO: 2448

SHEET NAME: MAIN LEVEL & ROOF PLAN

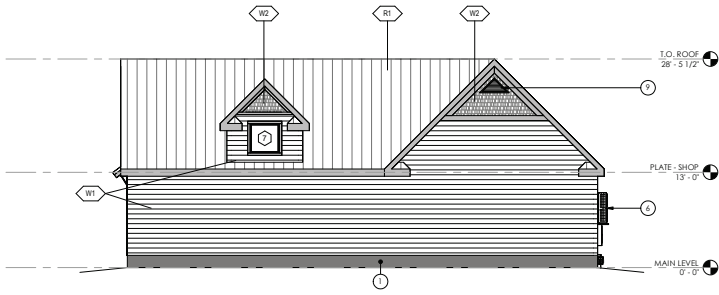
DATE: 02/03/2025

SHEET NO:

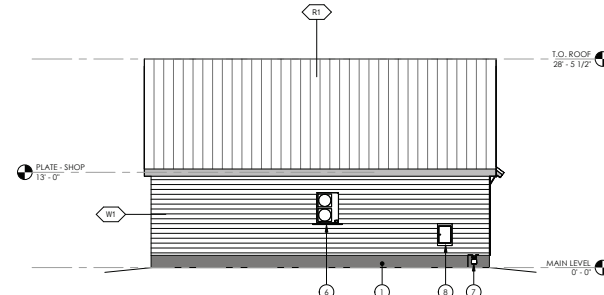
A1.1

SCALE: As indicated

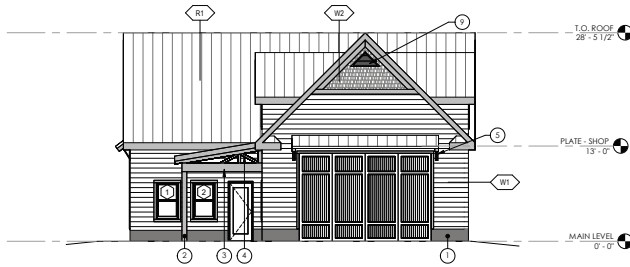
NOT FOR CONSTRUCTION



1 EAST ELEVATION
A2.1 1/8" = 1'-0"



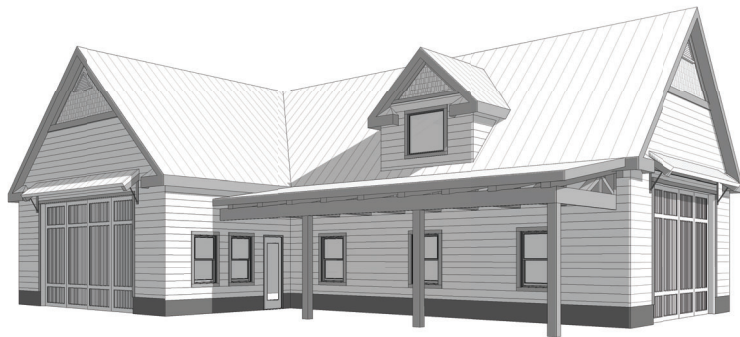
2 NORTH ELEVATION
A2.1 1/8" = 1'-0"



3 SOUTH ELEVATION
A2.1 1/8" = 1'-0"



4 WEST ELEVATION
A2.1 1/8" = 1'-0"



GENERAL EXTERIOR ELEVATION NOTES

- REFER TO SHEET T1.0 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS.
- WEIR SCREENS OR FLASHING AT BOTTOM OF WALL MATERIAL SHALL NOT BE LESS THAN 4" ABOVE GRADE OR 2" ABOVE PAVED AREA.

EXTERIOR ELEVATION MATERIAL SYMBOL

- W1 1x4 DUTCH COVE SIDING - CASTLE CREAM PNT. (INSTALL PER MANUF. SPECIFICATIONS)
- W2 FISH SCALE SIDING (MATCH MAIN HOUSE) (INSTALL PER MANUF. SPECIFICATIONS)
- R1 GALVALUME STANDING SEAM METAL ROOF

EXTERIOR ELEVATION KEYNOTES

- 1/4" R4 RIM SIDING (MATCH MAIN HOUSE)
- 8x8 TIMBER COL. RE. STRUCT.
- 4x8 BEAM RE. STRUCT.
- WD TRUSS.
- WD BRACKET W/ CABLE TENSION ROD.
- MAN-SPLIT ON PLATFORM.
- GAB. HERE.
- ELECTRICAL PANEL.
- GABLE VENT.

EXTERIOR ELEVATION FINISH NOTES

- PAINT:**
- SIDING - CASTLE CREAM
 - ALL TRIM - CONSERVATORY
 - WINDOW AND DOOR HEADERS - VINTAGE CROWN
- TRIM:**
- WINDOW, MAN DOOR AND GARAGE DOORS TRIM AT 4 1/2" WIDE X 4 1/4" THICK - BUFFALO LUMBER
 - CORNER TRIM 5 1/2" WIDE X 4 1/4" THICK - BUFFALO LUMBER
 - WINDOW AND DOOR HEADER TRIM - LINCOLN WOODWORKS
 - HEADER COPPER FLASHING - WARE HOUSE FABRICATORS
 - SIDING - BUFFALO LUMBER
 - RIM SKIRTING - STEEL ALL AROUND
- RIM SKIRTING:**
- COPPER

kda
KRAAI DESIGN
ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
126 ELK AVENUE, UNIT 1
CRESTED BUTTE, CO 81224
T: 970.712.5045

TONY WARE BARN GARAGE
398 W. FIRST STREET PALISADE, CO

REVISIONS:

#	DATE	COMMENTS

DESIGN DEVELOPMENT

PROJECT NO: 2448

SHEET NAME: EXTERIOR ELEVATIONS

DATE: 02/03/2025

SHEET NO:

A2.1

SCALE: As indicated

NOT FOR CONSTRUCTION

Tony L Ware
398 West First Street
Palisade Colorado, 81526

December 3, 2024, revised January 7, 2025

Devan Aziz
Director of Community Development
Town of Palisade
175 E 3rd Street
Palisade, Colorado, 81526

Dear Mr. Aziz,

I am submitting this letter to pursue a variance from the Town of Palisade Land Development Code (LDC), Section 7.05 A.5 (Accessory Uses and Structures, Max Height).

My principal structure was built in the early 1900's, is of Queen Anne Victorian architectural style and has a height of 32 feet.

Attachment A includes a site plan for adding an accessory structure to my property. The architecture shown in Attachment A matches many of the architectural features of the principal structure, including steep roof pitches of 12/12 (45 degrees). A less steep roof pitch would be less expensive and meet the LDC height requirement, however, the result would be mismatched architectural styles between the two structures.

As designed, the accessory structure has a max height of 28 feet, 5 ½ inches which exceeds the LDC max height requirement of 15 feet for a garage.

After careful consideration and consulting professionals in the field of architectural design, a height variance allowing a max height of 29 feet is being requested.

Sincerely,

Tony L Ware
Tware@acsol.net

To: Town of Palisade Planning Commission
From: Lafe and Lauren Wood (383 W First St)
RE: Variance Request - 398 W First St
Date: January 17, 2025



We are writing to express our support for Tony Ware's requested height variance for an accessory structure at his residence at 398 W First St (Parcel#: 2937-092-35-001). Our house directly faces Tony's from across the street, so we would be some of the neighbors most highly affected by any new construction on his property. Given that Tony's house is a very tall and stately historic Victorian style house, it is only fitting that an accessory structure on the property would follow this architectural style. We have no issues with a 29 foot accessory structure and are fully in favor of the issuance of this variance.

Respectfully,

A handwritten signature in blue ink, appearing to read "Lafe Wood", written in a cursive style.

Lafe Wood

Variance Request: Relief from Height Restriction for Accessory Structure (Garage) at 398 West First Street.

If you deny this and approve that of Happy Camper sign variance, you have failed to see the opportunity of this individual investor's desire to improve the value of his land in a MORE congruent way than the Town of Palisade Game Plan 2022 and maintains more of an authentic liking to that of the heritage and history of Palisade. This proposed barn design is more in liking than that of the newer Wine Country Inn Sign, the Golden Gate Sign, and every other LED sign recently littered throughout town, those are very much NOT within the liking of the town. While those companies bring in tax money to the town immediately, this gentleman's efforts will still be beneficial to the town beyond just dollar signs. The variance process is allowed, the design aesthetic sought for approval will give the landowner a shop to be a productive member of the community.

Nothing about the size of this barn relative to its height creates any negative impedance of view as reported by the neighbor to the south. The Book Cliffs are way more vast in size relative to the size of the secondary structure, so I assure you, this might only block out the view of someone standing 15 feet south of the proposed barn, whereas almost zero real view blockage would be experienced by passersby on the sidewalk since the structure is tucked so far north on the property. Additionally, the approval of an INDIVIDUAL variance is allowed and y'all seem to enjoy approving them.

I support the application and thought put in by Troy to make a very specifically designed building that matches the design cues of the primary structure, which will be a single floor garage built to be a shop. This shop could very well be the woodshop in which the homeowner uses to rebuild the entire primary structure piece by piece, replicating the high standards set by the first invested farmers of this fertile land during the era when the town was established.

You should sincerely inquire as to the possible long term value produced by this man's personal investment relative to the current perception that the property is viewed as a cytospora canker. Let this applicant invest his hard earned money into this property that so desperately needs a facelift, which will only beautify the entrance of your town. Think strategically and allow thoughtful investment that is in liking with the original charm of the town.

-Matt Payne