



**AGENDA**  
for the Board of Trustees  
of the Town of Palisade, Colorado  
341 W 7<sup>th</sup> Street (Palisade Civic Center)

**May 11, 2021**

**5:30 pm Work Session**  
for discussion on general Traffic Impact Studies led by Town Engineer Bret Guillory

**6:00 pm Regular and Virtual Meeting w/ In-Person Seating**

- I. WORK SESSION TO BEGIN AT 5:30 pm
- II. REGULAR MEETING CALLED TO ORDER AT 6:00 pm
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. AGENDA ADOPTION
- VI. 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 (virtually or in-person) at the meeting and make said statements to the Board directly.
- VII. PRESENTATIONS
  - A. **Proclamation for National Police Week** *presented by Trustee Maxwell*
  - B. **Proclamation for National EMS Week** *presented by Trustee L'Hommidieu*
  - C. **Proclamation for National Public Works Week** *presented by Trustee Carlson*
  - D. **Proclamation for National Public Lands Day** *presented by Mayor Mikolai*
- VIII. TOWN MANAGER REPORT

## IX. 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 – April 24, 2021 – May 7, 2021

### B. Minutes

Minutes from April 27, 2021, Regular Board Meeting

## X. PUBLIC COMMENT

***Please keep comments to 3 MINUTES OR LESS, and state your name and address. IF ATTENDING VIRTUALLY, PLEASE TURN ON YOUR CAMERA WHEN SPEAKING TO THE BOARD.*** 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.

## XI. PUBLIC HEARING I

### A. Beer and Wine Liquor License Application for Boardom Bound, LLC

*The Board of Trustees, acting as the Local Licensing Authority, will consider an application for a Beer and Wine Liquor License at 3816 North River Road, as applied for by Danny Tebbenkamp of Boardom Bound, LLC.*

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (Please keep comments to 3 minutes or less and state your name and address. **If attending virtually, please turn on your camera when speaking to the Board.**)
4. Board Discussion
5. Applicant Closing Remarks
6. Decision – Motion, Second, Rollcall Vote

## XII. PUBLIC HEARING II

### A. PRO 2021-7 – CUP for a Drive-Through Restaurant

*The Board of Trustees will consider a request for a Conditional Use Permit (CUP) for a drive-through restaurant at 450 Wine Valley Rd. (parcel # 2937-043-42-002) as applied for by J & L Development LLC.*

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (Please keep comments to 3 minutes or less and state your name and address. **If attending virtually, please turn on your camera when speaking to the Board.**)
4. Board Discussion
5. Applicant Closing Remarks
6. Decision – Motion, Second, Rollcall Vote

**XIII. NEW BUSINESS**

**A. Ruedi Reservoir Water Use Agreement with Colorado Water Trust**

*The Board will consider directing the Town Manager to enter into an agreement to release up to 200 acre-feet of water from Ruedi Reservoir to the Colorado Water Trust.*

1. Staff Presentation
2. Board Discussion
3. Decision – *Motion, Second, Rollcall Vote*

**B. Environmental Study for USDA Grant**

*The Board of Trustees will consider directing the Town Manager to enter into an agreement with J-U-B Engineers for \$56,000.00 to perform an environmental study for the USDA sewer grant.*

1. Staff Presentation
2. Board Discussion
3. Decision – *Motion, Second, Rollcall Vote*

**XIV. OPEN DISCUSSION**

*This is a chance for the Board of Trustees to voice concerns, opportunities, or other important topics, not on the Agenda. Each Trustee will be held to a limit of three minutes apiece to speak.*

**XV. COMMITTEE REPORTS**

**XVI. ADJOURNMENT**



## TOP Board of Trustees Regular Scheduled Virtual Meeting Electronic Participation Instructions

*Due to the increase in public participation in Town meetings, the Town of Palisade has decided to continue virtual public attendance, with in-person seating at the Board Chambers*

**Work Session begins at 5:30 pm**

**Regular meeting starts at 6:00 pm**

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

**Meeting ID Number: 332 007 5780**

To Join Zoom Meeting:

**BY COMPUTER/SMARTPHONE:** Click on the link above and follow the instructions. Participants from the audience will be able to speak during public comment. **There is a hand symbol to push that will allow the meeting moderator to see who wants to speak.** Please remember to state your name before speaking. The person has three minutes to speak. The line will be muted at the end of the three minutes. **If using a smartphone, you must download the app.**

**\*BY TELEPHONE:** Members of the public who wish to provide public comment on any specific agenda item or during general public comment must call the number provided below between 5:00 pm and 5:29 pm. During that time, the **moderator of the call will ask your name and the agenda item or if you wish to speak to an item not on the Agenda.** Once that information has been provided, your line will be muted. When it is time to talk during the meeting, the moderator will unmute the line, state the person's name who will be speaking. The person has three minutes to speak. The line will be muted at the end of the three minutes.

To participate, dial the following phone number: **1 (253) 215 8782**, then there will be a prompt to enter the meeting **ID. Number Noted Above**, and the User ID is the pound (#) sign.

**BY ELECTRONIC MAIL:** Members of the public may also provide public comments or comment on a specific agenda item by sending an email to [kfrasier@townofpalisade.org](mailto:kfrasier@townofpalisade.org). The email must be received by 2:00 pm on the day of the meeting. **The Town Clerk will FORWARD THE EMAIL TO THE BOARD OF TRUSTEES.** *Any member of the public who wishes to have a statement read into the Minutes is required to appear (virtually) at the meeting and make said statements to the Board directly.*



## ***Proclamation for National Police Week 2021***

To recognize National Police Week 2021 and to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy.

***WHEREAS***, there are more than 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of our local law enforcement agencies, to include the Mesa County Sheriff's Office, the Grand Junction Police Department, the Palisade Police Department, the Fruita Police Department, Collbran Marshal's Office, De Beque Marshal's Office, and the Colorado State Patrol;

***WHEREAS***, approximately 58,000 assaults against law enforcement officers are reported on average each year, resulting in more than 18,000 injuries;

***WHEREAS***, since the first recorded death in 1786, more than 22,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including three from local law enforcement agencies. Deputy Edward Innes was killed on September 27, 1906, during an inmate jail escape. Fruita Police Department lost Acting Chief Dan Dalley in June 2001. Most recently, Deputy Derek Geer of the Mesa County Sheriff's Office died after being shot by an armed suspect in February of 2016.

***WHEREAS***, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.;

***WHEREAS***, 360 officers were killed in the line of duty in 2020, three of whom were fallen Colorado heroes: Detective Curt M. Holland, of the Commerce City Police Department, Ranger Brendan P. Unitt of Larimer County Department of Natural Resources, Colorado, and Deputy Sheriff Jeffrey C. Hopkins of El Paso County Sheriff's Office. Their names will be added to the National Law Enforcement Officers Memorial located in Washington, D.C., this year;

***WHEREAS***, May 15 is designated as Peace Officers Memorial Day and the week of May 9 through May 15, 2020, is National Police Week;

***NOW THEREFORE, BE IT RESOLVED*** that the Board of Trustees for the Town of Palisade formally designates May 9-15, 2021, as Police Week in Mesa County and publicly salutes the service of law enforcement officers in our community and in communities across the nation.



## ***Proclamation for National Emergency Medical Services Week 2021***

***WHEREAS***, emergency medical services is a vital public service; and

***WHEREAS***, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

***WHEREAS***, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

***WHEREAS***, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

***WHEREAS***, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

***WHEREAS***, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

***WHEREAS***, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

***NOW THEREFORE, BE IT RESOLVED*** that the Town of Palisade Board of Trustees formally recognizes this event and do hereby proclaim the week of May 16-22, 2021, as

### ***EMERGENCY MEDICAL SERVICES WEEK***

This year's theme is: "*THIS IS EMS: Caring for Our Communities.*" I encourage the community to observe this week with appropriate programs, ceremonies, and activities.

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Mayor Greg Mikolai  
For the Palisade Board of Trustees



## ***Proclamation for National Public Works Week 2021***

***WHEREAS***, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the Town of Palisade; and

***WHEREAS***, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

***WHEREAS***, it is in the public interest for the citizens, civic leaders and children in the Town of Palisade to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

***WHEREAS***, the year 2021 marks the 61st annual National Public Works Week sponsored by the American Public Works Association;

***NOW THEREFORE, BE IT RESOLVED*** that the Town of Palisade Board of Trustees do hereby designate the week May 16 – 22, 2021 as

### ***National Public Works Week***

We urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

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Mayor Greg Mikolai  
For the Palisade Board of Trustees



## ***Proclamation for Colorado Public Lands Day 2021***

***WHEREAS***, in 2016 Colorado established the nation's first state-based Public Lands Day, and this May 15th will be the annual celebration; and

***WHEREAS***, the Grand Valley's public lands are diverse and provide many benefits to our residents from recreational pursuits to other multiple uses. Public lands play a significant role in economic development, clean water supplies, wildlife; and

***WHEREAS***, citizens and visitors to the Town of Palisade enjoy the recreational, health, scenic and economic benefits from nearby public lands, including the Grand Mesa, Mt. Garfield, The Palisade Plunge, and the Book Cliffs; and

***WHEREAS***, Colorado Public Lands Day recognizes the significant and positive contributions that public lands within Colorado and the Grand Valley make to our quality and way of life. This day will encourage Coloradans to celebrate our public lands that support the vitality of our communities; and

***WHEREAS***, The COVID-19 crisis has highlighted the importance of nature and open spaces to Coloradans;

***NOW THEREFORE, BE IT RESOLVED*** that the Town of Palisade Board of Trustees hereby affirms the critical importance of public lands to the success and well-being of our community and adds our voice to the celebration of Colorado Public Lands Day and do hereby designate the May 15, 2021 as

### ***Colorado Public Lands Day***

We urge all citizens to join activities, events and ceremonies designed to celebrate embracing and connecting to surrounding public lands.

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Mayor Greg Mikolai  
For the Palisade Board of Trustees





Staff is completing design work for the kiosk sign, point of history and bus shelter for the Town parking lot on 2<sup>nd</sup> street.

Staff has hired Bemis electric to expand outlets on 3<sup>rd</sup> street for use at the Sunday Market. Construction to start in the next few weeks.

**Estimated Time-Line of on-going Projects from Grants:**

**April – August 2021**

1. Parklet Main Street Revitalization Grant \$50,000 - Build 2 parklets for social distancing – Peche’ and Di Orios’ for COVID19 recovery –
2. Sidewalk Main Street Revitalization Grant \$50,000 Construct bulb outs and sidewalk expansion in downtown area
3. GOCO Grant – complete bus stop – Plunge Kiosk and history scale feature
4. Palisade Plunge Downtown Ribbon Cutting – July 23 -4:00 – 9:00pm
5. EPA Brownfields Grant – Asbestos Remediation - Grant submitted Wednesday 10.28.2020 for asbestos remediation at the old high school – grant request is +/- \$500,000 with 20% match - Announcement of winners in June 2021
6. Remove asbestos in old high school – August
7. August 19 Peachfest Ice Cream Social hosted by the Town
8. Apply for \$100,000 Main Street Revitalization Grant for sidewalks on Hwy 6
9. Apply for Revitalizing Main Streets grant for Elberta Ave multi-modal improvements

**September – December 2021**

1. Clifton Sanitation District IGA and USDA grant/loan completion, including culture study needed
2. Remove old high school – prepare site for new clinic
3. Construction of Highway 6 with MPPO grant - \$1 million

**January – March 2022**

1. TAP Grant: Complete engineering design for sidewalks to high school
2. Construction of sidewalks to high school – TAP Grant \$1 million
3. Design & Build Community Hospital Clinic



## PALISADE BOARD OF TRUSTEES Staff Report

**Meeting Date:** May 11, 2021

**Department:** Police Department

**Department Director:** Chief Debra Funston

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### **STATS FOR APRIL**

302 Calls for Service, 47 more than March

#### **April Reports and Summons**

24 Case Reports

25 Supplement Reports

20 Summons Issued

6 Criminal Summons (5 Municipal, 1 County)

3 – Disorderly Conduct (Municipal)

1 – Possession of Marijuana Under 21 (Municipal)

1 – Harassment (Municipal)

1 – Possession of Schedule III/IV/V Controlled Substance (County)

14 Traffic Summons (7 Municipal, 7 County)

2 - DUR (Driving Under Revocation - County)

2 - Careless Driving (Municipal)

1 - Child not restrained (County)

3 - Expired License Plates/Expired Registration (County)

1 - Speeding 20-24 MPH Over (Municipal)

1 - Improper Turn (Municipal)

3 - Speeding 5-9 MPH Over (Municipal)

1 - Operated Uninsured Motor Vehicle (County)

**Totals**

**982 Call for Service to date in 2021**

**CODE COMPLIANCE**

Open Issues before April: 9

April Issues:

- LDC Sec. 4.08 A                      Planning Clearance Needed: 9
- LDC Sec. 10.10 E                    Prohibited Sign: 1
- PMC Sec. 7-4                        Public Nuisance: 5
- PMC Sec. 7-116                    Barking Dog: 1
- PMC Sec. 7-127                    Raising Bees: 1
- PMC Sec. 8-4, 1204-2-h            Camp Trailer on the street: 1
- PMC Sec. 8-42                      Abandoned/Junked Vehicle: 6
- PMC Sec. 10-88                    Camping/RV Living: 1
- PMC Sec. 11-1                      Clear Sidewalk: 1
- Other                                    3

**Total: 29**

Issues Closed in April: 29

Open at end of April: 9

**Issues Year to Date: 87**

- Town Clean-Up notices given to properties that could use it: 38.
- Toured the Palisade Watershed.
- Other Issues (above) include:
  - Personal Protection information request
  - Parking issue at veterinary clinic
  - Sink hole investigation/referral to Matt Lemon.

## **TRAINING**

- Police One Driving Training 4 hours (Perishable In-Service for Police Staff)

## **SIGNIFICANT EVENTS & NOTEWORTHY INVESTIGATIONS:**

Investigations has three (3) active sex offense cases, (2) Fraud cases, (2) DHS referrals from Adult Protection Services (APS) for financial exploitation. All cases are active at this time.

Investigations currently working on a shooting that occurred on Iowa Avenue on April 2, 2021. Victim suffered non-life threatening injuries during the incident. On May 5, 2021 Joseph Gossett, age 26 was arrested in connection to this case. Palisade Police Investigators has worked closely with Western Drug Task Force, GJPD Special Investigations Unit, MCSO Major Offenders Task Force and Crime Reduction Unit and the Colorado Bureau of Investigations on this investigation. Investigations remains on-going.

We have also experienced some significant thefts of bicycles in our area. We are working on 3 thefts of bicycles with the total value at approximately \$15,000.



175 E 3<sup>rd</sup> Street  
P.O. Box 128  
Palisade, CO 81526

Phone: (970) 464-5602  
Fax: (970) 464-5609  
[www.townofpalisade.org](http://www.townofpalisade.org)

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## EXPENDITURES - APPROVAL BY DEPARTMENT

Council Meeting Date – May 11, 2021

Date Range of Payables – April 24, 2021 – May 7, 2021

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Detail.Input date = 04/24/2021-05/07/2021

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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ALPINE BANK CC	BR APR 5819 -	A/R - MESA COUNTY RECORDI	04/18/2021	151.21	.00		
ALPINE BANK CC	RR APR 3137 -	RUPP CREDIT FROM 2020	04/18/2021	595.00-	.00		
Total :				443.79-	.00		

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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>ADMINISTRATION</b>							
CAPITAL BUSINESS SYSTEMS	29247253	C 5255 CANNON COPIER RENT	05/03/2021	667.57	.00		
QUADIENT LEASING	N8845605	POSTAGE MACHINE LEASE	04/28/2021	297.72	.00		
OFFICE DEPOT	169190914001	OFFICE SUPPLY - ADMIN	04/22/2021	93.56	.00		
OFFICE DEPOT	169192280001	OFFICE SUPPLY - ADMIN	04/22/2021	25.19	.00		
OFFICE DEPOT	170265624001	OFFICE SUPPLY - ADMIN	04/26/2021	23.91	.00		
OFFICE DEPOT	170265970001	OFFICE SUPPLY - ADMIN	04/26/2021	60.84	.00		
PROVELOCITY LLC	30500	IT EQUIPMENT ADMIN	04/26/2021	1,460.00	.00		
VERIZON WIRELESS	9877731081	PUBLIC WORKS CELL PHONES	04/15/2021	160.65	.00		
J-U-B ENGINEERS	0142212	ADMIN PRO SERVICES	04/23/2021	234.13	.00		
J-U-B ENGINEERS	0142212	ADMIN PRO SERVICES - USDA	04/23/2021	6,767.70	.00		
WILLIAM CARLSON	BCARLSON-MI	CONFERENCE - MILEAGE	05/04/2021	185.60	.00		
ALPINE BANK CC	BR APR 5819 -	ADMIN - OPERATING	04/18/2021	25.99	.00		
ALPINE BANK CC	BR APR 5819 -	ADMIN - MESA COUNTY RECOR	04/18/2021	18.61	.00		
ALPINE BANK CC	JH APR 3061 -	ADMIN - OPERATING	04/18/2021	38.75	.00		
ALPINE BANK CC	JH APR 3061 -	DUES	04/18/2021	14.99	.00		
ALPINE BANK CC	JH APR 3061 -	DUES	04/18/2021	52.99	.00		
ALPINE BANK CC	TWARD APR 0	TRAINING	04/18/2021	1,500.00-	.00		
ALPINE BANK CC	TWARD APR 0	TRAINING	04/18/2021	750.00	.00		
Total ADMINISTRATION:				9,378.20	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>COMMUNITY DEVELOPMENT</b>							
J-U-B ENGINEERS	0142212	CRESTHAVEN ACRES	04/23/2021	284.12	.00		
COLUMN	4E284DA7-004	COMM DEV - NOTICE	04/28/2021	13.55	.00		
Total COMMUNITY DEVELOPMENT:				297.67	.00		



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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>TOURISM FUND</b>							
AMY NUERNBERG	73738318	TAB - MAP DEVELOPMENT	04/22/2021	1,668.32	.00		
Total TOURISM FUND:				1,668.32	.00		

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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>POLICE</b>							
BOOKCLIFF AUTO PARTS INC	238141	PD- VEHICLE MAINTENANCE	04/20/2021	16.89	.00		
CITY OF GRAND JUNCTION	2021-0007807	911 CHARGES PD	05/03/2021	8,799.50	.00		
JIM DIBLE OIL COMPANY	112314	POLICE DEPT - GAS / DIESEL	04/23/2021	153.76	.00		
VERIZON WIRELESS	9877731081	POLICE DEPARTMENT CELL PH	04/15/2021	529.37	.00		
VERIZON WIRELESS	9877731081	PD BLUETREE MODEM	04/15/2021	360.09	.00		
COOP COUNTRY	240809	PD CAR WASH	04/28/2021	2.03	.00		
HOLE IN THE WALL SHIRT SHO	23515	PD - SHIRT PATCHES	04/26/2021	43.75	.00		
PROSAFE	30434	PD- PATCHES	04/26/2021	25.00	.00		
TYLER BATTERY	419004	PD BATTERIES	04/19/2021	88.76	.00		
Total POLICE:				10,019.15	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>CEMETERY</b>							
JIM DIBLE OIL COMPANY	112314	CEMETERY - GAS / DIESEL	04/23/2021	32.24	.00		
WESTERN SLOPE IRON & SUP	160183	CEMETERY - ROCK SIFTER	04/21/2021	252.74	.00		
Total CEMETERY:				284.98	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>FIRE / EMS</b>							
CITY OF GRAND JUNCTION	2021-0007807	911 CHARGES FD	05/03/2021	2,407.41	.00		
JIM DIBLE OIL COMPANY	112314	FIRE/EMS GAS & DIESEL	04/23/2021	19.84	.00		
VERIZON WIRELESS	9877731081	FIRE DEPT / CHIEF	04/15/2021	97.56	.00		
CHARTER COMMUNICATIONS	000082004212	INTERNET FIRE DEPT.	04/21/2021	141.97	.00		
TYLER BATTERY	419009	FD BATTERY	04/19/2021	310.38	.00		
ALPINE BANK CC	CB APR 5827 -	FD - SUPPLIES	04/18/2021	23.57	.00		
ALPINE BANK CC	CB APR 5827 -	FD - TRAINING	04/18/2021	250.00	.00		
VECTOR SOLUTIONS DBA/	INV17434	FD - TRAINING SOFTWARE	12/02/2020	4,626.00	.00		
Total FIRE / EMS:				7,876.73	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>EMS</b>							
BOBCAT OF THE ROCKIES	12093000	SHARED STREETS & PARKS	04/20/2021	504.88	.00		
BOBCAT OF THE ROCKIES	12093139	SHARED STREETS & PARKS	04/26/2021	149.56	.00		
BOBCAT OF THE ROCKIES	12093194	SHARED STREETS & PARKS	04/28/2021	871.36	.00		
BOOKCLIFF AUTO PARTS INC	236310	STREETS / PARKS SHARED CO	04/15/2021	41.88	.00		
BOOKCLIFF AUTO PARTS INC	236624	STREETS / PARKS SHARED CO	04/16/2021	155.88-	.00		
BOOKCLIFF AUTO PARTS INC	241019	STREETS / PARKS SHARED CO	04/26/2021	59.80	.00		
BOOKCLIFF AUTO PARTS INC	241044	STREETS / PARKS SHARED CO	04/26/2021	7.11	.00		
HONNEN EQUIPMENT CO.	1263081	SHARED DEPT EXPENSES	04/19/2021	310.75	.00		
HONNEN EQUIPMENT CO.	1265254	SHARED DEPT EXPENSES	04/26/2021	16.14	.00		
WESTERN IMPLEMENT	IN30131	SHARED EXPENSES	04/19/2021	39.42	.00		
ALPINE BANK CC	DJ APR 4424 -	SHARED EXPENSES	04/18/2021	10.95	.00		
Total EMS:				1,855.97	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>STREETS</b>							
BOOKCLIFF AUTO PARTS INC	241740	STREETS - VEHICLES	04/27/2021	101.52	.00		
JIM DIBLE OIL COMPANY	112314	STREETS - GAS / DIESEL	04/23/2021	80.60	.00		
J-U-B ENGINEERS	0137727 - CM	HWY 6 MMOF GRANT	04/29/2021	675.50-	.00		
J-U-B ENGINEERS	0139077 - CM	HWY 6 MMOF GRANT	04/29/2021	2.00-	.00		
J-U-B ENGINEERS	0142220	MMOF GRANT - ENG SERV	04/29/2021	17,488.31	.00		
EQUIPMENT CO OF THE ROCKI	1757	PICKUP BROOM FOR STREET	04/27/2021	465.00	.00		
Total STREETS:				17,457.93	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>WATER</b>							
ADCOCK CONCRETE INC.	7539	SIDEWALK REPAIR	05/03/2021	520.00	.00		
FERGUSON US HOLDINGS, INC	1205361	WATER SUPPLIES	04/01/2021	83.08	.00		
JIM DIBLE OIL COMPANY	112314	WATER - GAS / DIESEL	04/23/2021	112.84	.00		
U S POSTOFFICE	04302021 UTIL	WATER	05/04/2021	172.14	172.14	05/04/2021	
UTILITY NOTIFICATION	221041083	RTL TRANSMISSIONS	04/30/2021	96.36	.00		
VERIZON WIRELESS	9877731080	PUBLIC WORKS CELL PHONES	04/15/2021	146.71	.00		
DPE, LLC	6579	SITE LEASE-PAL PT.	04/30/2021	75.00	.00		
J-U-B ENGINEERS	0142212	BOWER AVE - WATER	04/23/2021	605.65	.00		
CORE & MAIN	O108158	WATER PLANT SUPPLIES	04/30/2021	783.97	.00		
CORE & MAIN	O122477	WATERLINE EXTENSION - DEL	04/28/2021	1,196.23	.00		
CORE & MAIN	O141533	WATER PLANT SUPPLIES	04/29/2021	581.60	.00		
ALPINE BANK CC	DJ APR 4424 -	WATER - TRAINING - ASE CERT	04/18/2021	128.00	.00		
ALPINE BANK CC	DJ APR 4424 -	WATER - TRAINING - ASE CERT	04/18/2021	81.00	.00		
ALPINE BANK CC	FM APR 3145 -	WATER - SUPPLIES	04/18/2021	12.95	.00		
ALPINE BANK CC	FM APR 3145 -	WATER - SUPPLIES	04/18/2021	13.58	.00		
ALPINE BANK CC	FM APR 3145 -	WATER - SUPPLIES	04/18/2021	74.99	.00		
ALPINE BANK CC	FM APR 3145 -	WATER - SUPPLIES	04/18/2021	74.99-	.00		
ALPINE BANK CC	FM APR 3145 -	WATER - SMALL TOOLS	04/18/2021	24.99	.00		
ALPINE BANK CC	FM APR 3145 -	WATER - SMALL TOOLS	04/18/2021	99.94	.00		
ALPINE BANK CC	ML APR 3103 -	WATER - TRAINING	04/18/2021	205.50	.00		
ALPINE BANK CC	ML APR 3103 -	WATER - SUPPLIES	04/18/2021	7.98	.00		
Total WATER:				4,947.52	172.14		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>SEWER PLANT</b>							
CITY OF GRAND JUNCTION	2021-0007408	LAB TESTING	04/22/2021	306.00	.00		
JIM DIBLE OIL COMPANY	112314	SEWER - GAS / DIESEL	04/23/2021	32.24	.00		
FREMAREK, INC	0730026-IN	SEWER PLANT CHEMICALS	04/22/2021	1,750.79	.00		
PEACHTREE HARDWARE AND	446068	SEWER PLANT MAINTENANCE	04/01/2021	26.97	.00		
U S POSTOFFICE	04302021 UTIL	TRASH	05/04/2021	43.04	43.04	05/04/2021	
USA BLUEBOOK	580620	SEWER TREATMENT CHEMICA	04/21/2021	797.70	.00		
USA BLUEBOOK	586438	SEWER TREATMENT CHEMICA	04/27/2021	39.98	.00		
J-U-B ENGINEERS	0142212	BOWER AVE SEWER	04/23/2021	605.65	.00		
CLIFTON SANITATION DISTRIC	392	SEWER PLANT IMPROVEMENT	04/29/2021	100,000.00	100,000.00	05/04/2021	
Total SEWER PLANT:				103,602.37	100,043.04		



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>SEWER COLLECTION</b>							
EARL SIMON PIPE CLEANING	04-20-2021	CONTRACT CLEANING - SEWE	04/20/2021	13,205.58	.00		
U S POSTOFFICE	04302021 UTIL	SEWER	05/04/2021	43.04	43.04	05/04/2021	
USA BLUEBOOK	585020	SEWER COLLECTION - SUPPLI	04/26/2021	100.60	.00		
FALCON ENVIRONMENTAL CO	8569	WASTEWATER MAINTENANCE	04/21/2021	141.12	.00		
ALPINE BANK CC	FH APR 4614 -	SEWER COLLECTION SUPPLIE	04/18/2021	7.43	.00		
ALPINE BANK CC	FH APR 4614 -	SEWER COLLECTION SUPPLIE	04/18/2021	3.99	.00		
ALPINE BANK CC	FH APR 4614 -	SEWER COLLECTION SUPPLIE	04/18/2021	3.28	.00		
ALPINE BANK CC	FH APR 4614 -	SEWER PLANT SUPPLIES	04/18/2021	49.50	.00		
ALPINE BANK CC	ML APR 3103 -	SEWER PLANT SUPPLIES	04/18/2021	14.99	.00		
Total SEWER COLLECTION:				13,569.53	43.04		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
U S POSTOFFICE	04302021 UTIL	SOLID WASTE	05/04/2021	86.06	86.06	05/04/2021	
Total :				86.06	86.06		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>PARKS</b>							
GOODWIN SERVICE, INC.	93406	PORTABLE TOILET RENTAL	04/15/2021	240.00	.00		
FERGUSON US HOLDINGS, INC	1204326	SPRINKLERS	03/30/2021	71.00	.00		
FERGUSON US HOLDINGS, INC	1212904	SPRINKLERS	04/22/2021	822.57	.00		
JIM DIBLE OIL COMPANY	112314	PARKS - GAS / DIESEL	04/23/2021	64.48	.00		
MESA COUNTY LANDFILL	936251	MESA MAGIC	04/23/2021	200.00	.00		
TYLER BATTERY	419005	PPARKS BATTERY	04/23/2021	904.52	.00		
ALPINE BANK CC	DJ APR 4424 -	PARKS - VEHICLE MAINT	04/18/2021	244.40	.00		
ALPINE BANK CC	DJ APR 4424 -	PARKS - VEHICLE MAINT	04/18/2021	74.75	.00		
ALPINE BANK CC	DM APR 4309 -	PARKS - SUPPLIES	04/18/2021	33.98	.00		
ALPINE BANK CC	DM APR 4309 -	PARKS - SUPPLIES	04/18/2021	12.99	.00		
ALPINE BANK CC	DM APR 4309 -	PARKS - SUPPLIES	04/18/2021	35.97	.00		
ALPINE BANK CC	ML APR 3103 -	PARKS - SUPPLIES	04/18/2021	138.35	.00		
ALPINE BANK CC	TWARD APR 0	PARKS - SUPPLIES	04/18/2021	32.98	.00		
ALPINE BANK CC	TWARD APR 0	PARKS - SUPPLIES	04/18/2021	163.54	.00		
Total PARKS:				3,039.53	.00		

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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>POOL</b>							
PEACHTREE HARDWARE AND	446545	POOL REPAIRS	04/07/2021	80.63	.00		
CEM SALES & SERVICE	153841	POOL CHEMICALS	04/23/2021	3,487.00	.00		
Total POOL:				3,567.63	.00		

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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>FACILITIES</b>							
ALL-PHASE	2688-1002720	ELECTRIC BUILDING MAINTEN	04/21/2021	75.04	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - FACIL	04/18/2021	162.70	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - FACIL	04/18/2021	47.48	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - TOW	04/18/2021	22.99	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - FACIL	04/18/2021	34.96	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - FACIL	04/18/2021	11.17	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - FACIL	04/18/2021	6.99	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - FACIL	04/18/2021	9.99	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - FACIL	04/18/2021	6.48	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - FACIL	04/18/2021	34.78	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - FACIL	04/18/2021	28.57	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - POOL	04/18/2021	4.99	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - POOL	04/18/2021	8.99	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - POOL	04/18/2021	11.77	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - POOL	04/18/2021	29.57	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - POOL	04/18/2021	48.60	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - TOW	04/18/2021	13.18	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - POOL	04/18/2021	37.87	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - POOL	04/18/2021	38.98	.00		
ALPINE BANK CC	BC APR 3152 -	BLDG - REPAIR & MAINT - POOL	04/18/2021	49.99	.00		
ALPINE BANK CC	DM APR 4309 -	BLDG - REPAIR & MAINT - ANNE	04/18/2021	5.18	.00		
ALPINE BANK CC	DM APR 4309 -	PD - REMODEL	04/18/2021	9.18	.00		
GALLAGHERS FLOORING LLC	GF010183	BLDG REPAIR&MAINT - FD FLO	04/23/2021	4,601.86	.00		
ALSCO INC	LGRA2489773	BUILDING - REP & MAINT - FLO	04/23/2021	45.91	.00		
Total FACILITIES:				5,347.22	.00		
Grand Totals:				182,555.02	100,344.28		

Finance Director:   
 (Finance Department Review and Approval for Payment)

Date: 5/6/2021

Town Manager:   
 (Administrative Review and Approval for Payment)

Date: 5.7.2021

Mayor: \_\_\_\_\_  
 (Board of Trustees Review and Approval for Payment)

Date: \_\_\_\_\_

Town Clerk: \_\_\_\_\_  
 (Document Recorded)

Date: \_\_\_\_\_

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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Detail.Input date = 04/24/2021-05/07/2021

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**MINUTES OF THE REGULAR (and VIRTUAL) MEETING OF THE  
PALISADE BOARD OF TRUSTEES  
April 27, 2021**

A work session of the Board of Trustees for the Town of Palisade began at 5:00 pm to discuss an Intergovernmental Agreement (IGA) with Clifton Sewer and to interview applicants for the Planning Commission. Present were Mayor Mikolai, Trustees Somerville, L’Hommedieu, Turner, Carlson, Maxwell, and Mayor Pro-Tem Chase. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development Director Brian Rusche, Utilities Director Matt Lemon, Town Engineer Bret Guilleroy, District Manager for Clifton Sanitation District Eli Jennings, and Planning Commission applicant Stan Harbaugh.

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:00 pm by Mayor Mikolai with Trustees Somerville, L’Hommedieu, Turner, Carlson, Maxwell, and Mayor Pro-Tem Chase present. Also present were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, and Community Development Director Brian Rusche.

**AGENDA ADOPTION**

*Motion #1* by Trustee Somerville, seconded by Trustee Maxwell, to approve the agenda as presented. *It was noted that the Proclamation for Police Week is being postponed until the May 11, 2021 meeting.*

A voice vote was requested.  
Motion carried unanimously.

**PRESENTATIONS**

**Proclamation for Teacher Appreciation Week** was presented to Mesa County Valley School District 51 Superintendent Dr. Diana Sirko by Trustee Somerville.

**TOWN MANAGER REPORT**

Town Manager Janet Hawkinson reviewed her report and asked the Board for direction on the following items discussed in a previous work session:

1. If they supported giving her direction to design the concept plan and funding request for Elberta Ave multi-modal improvements to the Revitalizing Main Streets Grant? ***The consensus of the Board was YES.***
2. If the Board of Trustees wanted to tour the potential Wine Valley Road route for possible concept design work to prepare for a future grant as “project ready?” ***The consensus of the Board was YES.***
3. If they want to give her direction to apply for a \$100,000 Main Streets Grant for additional Highway 6 sidewalk funding? ***The consensus of the Board was YES.***
4. Would the Board like to tour the water treatment plant and watershed on May 17, 2021, where she would rent a couple of side-by-sides for transportation? ***The consensus of the Board is to send out a poll to clarify the availability of all members for either May 18 or May 19.***

## **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 the Board members may ask that an item be removed from the Consent Agenda for individual consideration.*

- **Expenditures**

Approval of Bills from Various Town Funds – April 10, 2021 – April 22, 2021

- **Minutes**

Minutes from the April 13, 2021 Board Meeting

*Motion #2* by Trustee Somerville, seconded by Mayor Pro-Tem Chase, to approve the Consent Agenda as presented.

A roll call vote was requested.

Yes: Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L’Hommedieu, Trustee Maxwell

No:

Absent:

Motion carried.

## **PUBLIC COMMENT**

**Desa Loughman 378 W 5<sup>th</sup> Street** stated concerns in making Wine Valley Road continue through Town. She supports the Chambers efforts with Palisade Peachfest.

**Jesse Loughman 378 W 5<sup>th</sup> Street** agreed with what Desa had stated in her comments and expanded by emphasizing that an expanded Wine Valley Road would have to pass through a conservation easement.

## **PUBLIC HEARING I**

### **PRO 2021-5 – Harvest Hosts at Colorado Vintners CUP**

Mayor Mikolai opened the public hearing at 6:21 pm.

Community Development Director (CDD) Brian Rusche reviewed his staff report citing the approval criteria and Planning Commission recommendation:

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

*The Colorado Vintners Collective is located on Highway 6. It has existing access sufficient for RVs and other commercial vehicles. The proposed parking area would not interfere with the operations of the winery itself. There are no adjacent residences or businesses to the subject property. The RVs must be fully contained as no facilities (dump station, etc.) are provided. This is a requirement of the Harvest Hosts program. The guests (as well as hosts) are vetted through the program to ensure a good experience (i.e., no disruptive behavior) for both parties.*

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.

*The application conforms to practices of sound land use planning.*



*The proposed parking area has approximately 180 linear feet between the building and the west property line. Based on the setback and separation requirements specific to RV parks (15 feet between spaces and 20 feet to a building), about 120 feet would be necessary to accommodate up to four (4) RVs. The area proposed is gravel and no electrical hookups or other improvements are proposed. The concept behind the Harvest Hosts is to experience the winery or other destination and only an overnight (versus weekly or longer) stay is allowed, reducing the potential impact. The use will function as an accessory to the existing winery use and is within an appropriate commercial zone.*

3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

*The area of the property is currently unused. The parking area will not interfere with the operation of the winery and the parking for guests thereof. The property itself is bordered by the Highway on the south (with the High School on the other side), a vineyard and church to the east, and the railroad tracks on the north and west with additional agricultural operations/vineyards on the other side of the railroad.*

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

*The addition of this optional service (Harvest Hosts) could boost visits to this winery and provide another alternative for tourists to experience the uniqueness of Palisade. The property is commercial in nature and there are no permanent improvements proposed that would alter the existing character of the winery or adversely affect neighboring properties.*

The recommendations from staff and Planning Commission include the following conditions:

1. No permanent facilities (such as a dump station or electrical connection) shall be installed to serve this proposed use.
2. Gravel surfaces within the property shall be maintained for the duration of the use in a dust-free manner.
3. Should the business owner elect to no longer participate in the Harvest Hosts program, the RV parking will no longer be allowed unless a new CUP is approved.
4. A maximum of four (4) recreational vehicles may be hosted at the site at any one time.

Applicant Ally McDonald gave a brief presentation reiterating plans outlined by CDD Rusche.

Mayor Mikolai opened the hearing to public comment.

*Jeff Snook 424 W 8<sup>th</sup> Street;* declared that he thinks the application is a great idea and that we need more lodging in Town. He asked the Board considers approval.

*Jesse Loughman 378 W 5<sup>th</sup> Street;* agreed with Mr. Snook and thinks it's a great idea. Mr. Loughman stated that he looks forward to the Board supporting the applicant to help this business move forward.

*Annette Lewis 568 34 Road;* announced that she is all for Ally (the applicant) having a Harvest Hosts hosting at her establishment. Ms. Lewis stated that she has worked with the applicant in the past on other events, and Harvest Hosts is a way to give back to the tourists that come to Town.

*Gail Evans 126 Majestic Court*; asked for clarification that guests could only stay for a single night and queried about how they would get around Town in their RVs.

Mayor Mikolai opened the hearing to Board comment.

**Trustee Somerville** asked for clarification that there would be a four-vehicle maximum. When CDD Rusche confirmed that the Planning Commission had made that as a recommendation, Trustee Somerville expressed what an amazing idea he thought this application was.

**Trustee L’Hommedieu** remarked that this program if approved, would not collect the lodging fee that other lodging establishments are required to pay. Various Board members confirmed that she was correct due to the fact that the guests staying through the Harvest Hosts program are required to be self-contained, and the hosts do not charge for the parking space they stay in.

**Trustee Carlson** confirmed that the entry and exit points are the same spots.

**Trustee Maxwell** expressed concerns about people traveling eastbound on Highway 6 trying to maneuver a large RV into the space and around various utility obstacles. She suggested adding a condition to widen the entrance and move some of the utility boxes to make it easier for guests to traverse the area in large vehicles. The applicant responded that there had been many RVs enter and park for day use in the same spots outlined in the application, and there has been no difficulty. She also stated that she would restrict the size of RVs that are allowed to stay on the property through the Harvest Hosts program.

Trustee Maxwell’s other concern was the high school being directly across the street, and suggested the possibility of putting up a privacy fence on the border along the Highway. The applicant stated that a fence would block her business from being seen by travelers.

**Mayor Pro-Tem Chase** asked CDD Rusche if the ingress/egress had been evaluated as a part of this application process? CDD Rusche stated that the ingress/egress is designed for commercial traffic.

The applicant read a brief closing statement stating that she believes that it will benefit the Town’s economy to allow this type of accommodation for travelers.

*Motion #3* by Trustee Somerville, seconded by Trustee Maxwell to approve *PRO 2021-5 Harvest Hosts at Colorado Vintners CUP* and to include the recommendations made by staff and the Planning Commission on the grounds that the application with the recommendations meet the criteria required in the Palisade Land Development Code.

A roll call vote was requested.

Yes: Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L’Hommedieu, Trustee Maxwell, Mayor Mikolai

No:

Absent:

Motion carried.

Mayor Mikolai closed the public hearing at 6:43 pm.

## **PUBLIC HEARING II**

**PRO 2021-06 - 3719 G Road Fence Variance**

Mayor Mikolai opened the public hearing at 6:43 pm.

Community Development Director (CDD) Brian Rusche reviewed his staff report citing the approval criteria:

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];

*This property consists of 0.795 acres and the residence was built in 1960. The property only has access to the Frontage Road adjacent to Highway 6. When the Montclair Subdivision was constructed (2007), the only access to the development was via Montclair Drive. Montclair Drive, when constructed, created a corner lot out of the subject property and, in effect, changed the condition of the 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 Town does receive other inquiries for variances to this rule on fence height. Applications for a variance, therefore, must be evaluated on a case-by-case basis using the criteria set forth in this section.*

*Of note is that the adjacent properties have different zoning from the subject property and are developed at a higher density.*

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

*Other property owners are not allowed to put 6' tall fences along street sides without approval of a variance by the Board of Adjustment. Other 6' tall fences may have been constructed prior to this regulation on fence height. If the variance is not granted by the Board of Adjustment, the applicant may construct a 4' tall fence along the sidewalk.*

*In this case, the applicant is denied the ability to create a private side yard due to the construction of a street several decades after the construction of the residence. Had a 6' fence already been constructed prior to the development Montclair it would have been allowed to remain at that height. The existing agricultural style wire fence approximately 3 feet from the property line that has deteriorated and needs replacement. The applicant has already received a permit to replace other portions of fencing that are not impacted by the side yard rule.*

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 intent of the LDC is to have 4' tall fences along street side yards to maintain consistency with the 4' fences permitted in the front yards of the adjacent residences. In this case, the construction of Montclair created a street frontage that did not previously exist, and so the existing situation looks out of sorts. The applicant proposes the 6' fence as a better alternative entrance to the subdivision while simultaneously creating the privacy desired on his property. The fence will taper down to 4' at the true front yard of the subject property and will actually be lower than that to comply with the site distance triangle at the intersection of the Frontage Road and Montclair Drive. The requested variance is only to the height; if approved, the fence must still comply with all other fence regulations as far as material and maintenance.*

*In addition, Montclair Drive is constructed higher than the elevation of the applicant's property, causing stormwater runoff upon the subject property. The fence and associated landscaping improvements will help to mitigate this condition.*

5. The special circumstances are not the result of the actions of the applicant.  
*As noted earlier, the construction of Montclair Drive created the circumstances that do not allow the proposed fence; this was done several decades after the home was constructed but prior to the current owner purchasing the home.*
  
6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.  
*The variance requested is the minimum possible, as it would allow a 6' fence that is typical of other residential properties that are not encumbered by a street constructed after the property was developed.*

Applicant Marshal Roach read a lengthy statement reiterating what CDD Rusche explained in his staff report.

Mayor Mikolai opened the hearing to public comment.

*Gail Evans 126 Majestic Court*; asked what material the retaining wall will be constructed out of. The applicant stated that it would be made of textured landscape retaining wall bricks (12" X 17").

Mayor Mikolai opened the hearing to Board comment.

**Trustee Carlson** commented on how much work Mr. Roach has put into his property and how many improvements have been made since he moved in. The Montclair subdivision HOA is also in full support of the project.

**Mayor Pro-Tem Chase** asked for clarification on the final height of the fence once complete.

**Trustee L'Hommedieu** stated she felt the applicant did a good job looking into all aspects of this project.

**Trustee Maxwell** expressed her appreciation of how well the application was put together.

The applicant declined a closing statement.

*Motion #4* by Trustee Somerville, seconded by Trustee Turner to approve *PRO 2021-06 - 3719 G Road Fence Variance* on the grounds that the application meets the criteria required in the Palisade Land Development Code.

A roll call vote was requested.

Yes: Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L'Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner

No:

Absent:

Motion carried.

Mayor Mikolai closed the public hearing at 7:06 pm.

## **NEW BUSINESS**

### ***Appointment of Planning Commissioner***

Mayor Mikolai reminded the audience that interviews had occurred at the work session preceding the meeting this evening.

***Motion #5*** by Mayor Pro-Tem Chase, seconded by Trustee Turner to appoint Stan Harbaugh to the Planning Commission.

A roll call vote was requested.

Yes: Mayor Pro-Tem Chase, Trustee Carlson, Trustee L’Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner, Trustee Somerville

No:

Absent:

Motion carried.

### ***Clifton Sewer Intergovernmental Agreement (IGA)***

Town Manager Hawkinson briefly reviewed the history of the Town’s sewer treatment options and the work toward moving to connect to Clifton Sewer.

The Board had a brief discussion where they commended staff on a job well done and their excitement to finally be able to approve this IGA as this has been a long process to get to this point.

***Motion #6*** by Trustee Somerville, seconded by Trustee Carlson enter into an Intergovernmental Agreement with Clifton Sanitation to connect Palisade Sewer to their system.

A roll call vote was requested.

Yes: Trustee Carlson, Trustee L’Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase

No:

Absent:

Motion carried.

### ***Resolution 2021-03 - Fee Schedule Update***

Town Clerk Keli Frasier announced that only the fees highlighted in the report are changing and asked the Board if they had any further questions regarding the staff report submitted in the packet.

None were offered.

***Motion #7*** by Trustee Turner, seconded by Trustee Somerville approve Resolution 2021-03 to update the Town of Palisade Fee Schedule.

A roll call vote was requested.

Yes: Trustee L’Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson

No:

Absent:

Motion carried.

***Transportation Alternatives Program (TAP) Grant Sidewalks Engineering Contract***

Town Manager Hawkinson reviewed her staff report stating that in 2020 the Town applied for a Federal Grant for \$1 million dollars to design and construct sidewalks on the south side of the Highway 6 frontage road. The proposed sidewalks will begin at Iowa Avenue and end at Palisade High School.

Town advertised a Request for Qualifications (RFQ) for the Engineering Design of the project.

After review by the selection committee, Stolfus Engineering was selected. Staff has worked with Stolfus to negotiate the scope of the project and negotiated a contract.

The project will be in CDOT right-of-way and will take about seven months for the design, engineering, and CDOT approval process. Construction of the sidewalks scheduled to begin in March 2022.

Trustee Carlson announced that as a member of the selection committee, he is confident with the choice of Stolfus Engineering.

***Motion #8*** by Trustee Somerville, seconded by Trustee Turner to direct the Town Manager to enter into contract with Stolfus and Associates to design & engineer the TAP grant sidewalks project.

A roll call vote was requested.

Yes: Trustee Maxwell, Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L'Hommedieu

No:

Absent:

Motion carried.

***Chamber of Commerce Memorandum of Understanding (MOU)***

The Palisade Chamber of Commerce submitted an MOU to Board Representative Maxwell and Town Manager Hawkinson to submit to the Board of Trustees.

On behalf of the Palisade Chamber of Commerce, Becky Davis stated that she was satisfied with the terms of the MOU being presented to the Board.

**Mayor Pro-Tem Chase** observed that it was wonderful to move toward a positive relationship. However, she does not feel that #2 (Events by the Chamber will be advertised as *event name* by the Palisade Chamber of Commerce. For example, *Palisade Peach Festival - powered by the Palisade Chamber of Commerce*).

Ms. Davis responded that Chamber has no problem in saying that the Chamber of Commerce sponsors their events.

**Trustee Somerville** stated that he would vote in favor of the MOU to move forward; however, he feels that the regulation #2 opposed by Mayor Pro-Tem Chase needs to be revisited in 2022.

**Trustee Maxwell** clarified that the Town has never asked the Chamber to re-name the Palisade Peach Festival; rather, the request has always been to add “sponsored by” the Chamber of Commerce so event goers know who to call and request information from in the marketing. She went on to add that communication has not been an issue, as there had been over ten meetings to get this MOU accomplished. The Chambers wrote “powered by” in the MOU.

*Motion #9* by Mayor Pro-Tem Chase, seconded by Trustee Sommerville enter into a Memorandum of Understanding with the Palisade Chamber of Commerce.

*Motion #10* by Mayor Pro-Tem Chase, seconded by Trustee Sommerville to amend the Memorandum of Understanding to remove #2 that states, “Events by the Chamber will be advertised as *event name* by the Palisade Chamber of Commerce. For example, *Palisade Peach Festival - powered by the Palisade Chamber of Commerce.*”

A roll call vote was requested.

Yes: Trustee Somerville, Mayor Pro-Tem Chase,

No: Mayor Mikolai, Trustee Turner, Trustee Carlson, Trustee L’Hommedieu, Trustee Maxwell

Absent:

Motion failed.

A roll call vote was requested for *Motion #9*.

Yes: Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L’Hommedieu, Trustee Maxwell, Mayor Mikolai

No:

Absent:

Motion carried.

### **OPEN DISCUSSION**

**Trustee Somerville** recognized Tracey Garchar, the Mesa County Director of Health and Human Services, who we just lost within the last few days. He was an absolutely outstanding human being, and Trustee Somerville had the pleasure of working with him on the Grand Valley Task Force. Trustee Somerville went on the state that it’s unfortunate that most people don’t get to see the contributions he (Mr. Garchar) made. The differences he made at the County level in every department were incredible. Mr. Garchar was just an outstanding public servant, and we will not be able to fill the void left by him due to this tragedy.

**Mayor Mikolai** also sent out heartfelt condolences to the Garchar family. Mr. Garchar’s daughter is a student of Mayor Mikolai’s at CMU; our sympathies and best wishes go out to all affected by his loss.

**Trustee Maxwell** report that she came across a social media post that was a bit disturbing to her. The underlying issue of the post is that the Town needs to get better at enforcing CUPs (conditional use permits). The specific post that has her concerned is of an adult person urinating in plain sight during the day at one of the Town’s local businesses. The parking at the business has become atrocious and has not been fixed, and she feels it’s time to start enforcement.

**Mayor Pro-Tem Chase** asked staff for a budget-to-actual report and balance sheet on a quarterly basis. This topic has been discussed before, and she feels it’s difficult to monitor the finances of

the Town – as the Board is responsible for – without those reports. She would also like the Finance Director present at the meeting when those reports are submitted. *Town Manager Hawkinson stated that we would have the reports and the director available at the next meeting.*

**Trustee Carlson** Trustee Carlson read a letter from the Montclair Subdivision Homeowners Association to the Town Manager dated April 21, 2021, that regarded irrigation concerns.

### **COMMITTEE REPORTS**

Board members briefly explained the various meetings they had recently attended. *Trustee Carlson handed out a flyer regarding a Virtual Senior Law Series presented by area agencies that will be a permanent attachment to these minutes.*

### **ADJOURNMENT**

*Motion #10* by Trustee Somerville, seconded by Trustee Mayor Pro-Tem Chase to adjourn the meeting at 7:45 pm.

A voice vote was requested.  
Motion carried unanimously.

X

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Greg Mikolai  
Mayor

X

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Keli L. Frasier  
Town Clerk



# VIRTUAL SENIOR LAW SERIES

10 AM - 11 AM

**FREE SERIES!**

\*Free Senior Law Book!

\*Sign up for a free  
Ask-A-Lawyer session!

**You must pre-register at:**

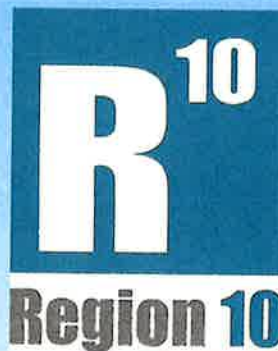
<https://www.eventbrite.com/e/virtual-senior-law-day-series-2021-registration-150814112069>

## Schedule

Date	Topic	Presenter
5/7/2021	What You Need to Know When Someone Dies	Clara Brown-Shaffer, Esq.
5/14/2021	POA's & Advanced Directives	Andrea Rosenberry, Esq.
5/21/2021	Wills & Trusts	Lloyd Quesenberry, Esq.
5/28/2021	Long Term Care Medicaid	Shauna Clemmer, Esq.
6/4/2021	Medicare 201	John Ahern
6/11/2021	Titling Assets & Beneficiary	Chris Mahre, Esq.
6/18/2021	Long-Term Care Choices: Assisted Living or Skilled Nursing Home	Robb Huff & Marilyn Richardson
6/25/2021	End of Life Planning	Stephanie Holguin, Esq.

The Law Office of  
**Brown & Brown, P.C.**

*Estate, Trust, Tax and  
Long Term Care Planning*



**RIDER &  
QUESENBERRY**  
LLC  
ATTORNEYS AT LAW



**CM** **CHRIS MAHRE & ASSOC.**  
1525 POPLAR DRIVE  
GRAND JUNCTION, CO 81505

**KAIN &  
BURKE, PC**

## Colorado Legal Services

For low-income Coloradans seeking legal assistance and Colorado legal advocates

**Area  
Agency on Aging  
of NORTHWEST COLORADO**



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
341 W 7<sup>th</sup> Palisade Civic Center  
(Also Virtual Participation Via ZOOM)  
May 5, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chairman Parker with Commissioners present: Harbaugh, Hull, Wheeler, Prinster, Hamilton and Curry attended via Zoom. A quorum was declared. Also, in attendance were Community Development Director Brian Rusche and Planning Technician Lydia Reynolds.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Hull, seconded by Commissioner Harbaugh, to approve the Agenda as presented.

A voice vote was requested.  
Motion carried unanimously.

**ANNOUNCEMENTS and PRESENTATIONS**

Community Development Director Brian Rusche announced that there will be a mobile vaccine clinic from 10 am to 6 pm on Friday May 7<sup>th</sup> at the Veteran's Memorial Park.

**MINUTES**

*Motion #2* by Commissioner Hull, seconded by Commissioner Prinster, to approve the Minutes of April 20, 2021.

A voice vote was requested.  
Motion carried unanimously.

**PUBLIC COMMENT**

None

**PUBLIC HEARING**

***PRO 2021-5 – Conditional Use Permit (CUP) for a drive through restaurant, located at 450 Wine Valley Rd. (2937-043-42-002).***

**STAFF PRESENTATION**

Community Development Director Brian Rusche reported that the Town of Palisade has received a request for a Conditional Use Permit (CUP) for a drive-through restaurant located at 450 Wine Valley Road (Parcel # 2937-043-42-002). The parcel originally consisted of 4.62 acres but was approved on March 9, 2021 by the Town for a Minor Subdivision (PRO-2020-33) known as the Wine Valley Subdivision. Lot 2 of the Wine Valley Subdivision is 1.02 acres and is the proposed site for a drive-through restaurant of approximately 2000 square feet.

The recently amended Land Development Code (LDC) requires a Conditional Use Permit (CUP) for a restaurant *with drive-through* in the HR (Hospitality Retail) zone district. A restaurant without a drive-through is a permitted use. Therefore, the focus of request is on the drive-through component of the proposed restaurant.

Staff is asking the Planning Commission to review the request and make a recommendation to the Board of Trustees. The Board of Trustees will review the request at their public hearing on May 11, 2021 and make a final decision.

Community Development Director Brian Rusche informed the Commission that the applicant has submitted a site plan showing the location of the drive-through window in relation to the restaurant building, along with associated parking. The proposed restaurant would be approximately 2000 square feet, along with an approximately 960 square foot outdoor patio, all of which are located immediately adjacent (to the east) of the existing gas station. Wine Valley Road is a public street and infrastructure, including utilities and sidewalks, will be constructed to the east at the expense of the developer (J & L Development, LLC) along the Lot 2 frontage. These improvements, will need to be completed prior to receiving a Certificate of Occupancy (CO) for the restaurant.

It is noted by the applicant that there is an existing irrigation line running north-south through the east side of the property. The applicant will work with Dave Voorhees (who also happens to be the nearest residential neighbor to the east) and the Mesa County Irrigation District to relocate the line out from under parking areas, according to the letter of intent.

Mr. Rusche reviewed the following findings of fact that are used as approval criteria:

**1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.**

The drive-through restaurant would be located adjacent to an existing auto-oriented use (Golden Gate) and accessible via a public street, built to current development standards. The drive-through window is located on the west side of the building, next to an existing semi-truck parking lot and fueling station. The window location provides sufficient queuing for automobiles (a total of 10 vehicles), as required by Section 10.01.F.1 – Off-street stacking requirements. A minimum of 20 parking spaces is required and 29 spaces are provided. In addition, the drive-through exit is physically separated from the rest of the parking lot and the patio area, and bicycle parking is also provided.

**2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.**

The application conforms to practices of sound land use planning. Drive-through restaurants, particularly during the pandemic, serve the needs of local and regional customers who are unable to physically enter

a traditional sit-down restaurant due to social-distancing requirements and mandatory public health closures.

The design of the proposed restaurant is unlike a typical “fast-food” establishment. The low-rise building utilizes earth-tone colors, including brick accents, to ensure that it blends into the high-desert landscape.

**3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.**

Mr. Rusche noted that the new Peach Shack is to the south west. The nearest residential property to the east (owned by Mr. Voorhees, who as noted earlier manages the irrigation lines in this neighborhood) is at least 500 feet from proposed drive-through. To the south, the residential Willow Tree Subdivision is separated by a canal with roads on both sides, a strip of undeveloped commercial property, Wine Valley Road (with future sidewalks on both sides), and at least 120 additional feet of setback from the back of sidewalk to the drive-through window itself.

The applicant has prepared a traffic study and has submitted it to CDOT, who controls access and traffic volumes in the vicinity of the I-70, Exit 42 interchange, for review and approval. The projected traffic volumes at the intersection of Elberta Avenue and Wine Valley Road generated by the existing Golden Gate convenience store (who constructed the new intersection) and the proposed drive-through restaurant, as well as the soon-to-be completed Peach Shack, could increase to a point 10% higher than the level anticipated (and approved) by CDOT in 2017, which is less than the threshold (20% increase) used by CDOT to require additional physical improvements to the intersection.

**4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.**

Prior to annexation of the property in 2017, Mesa County had designated this area around Exit 42 as commercial, but it had historically been underutilized and there does not appear to be any agricultural production present in the decade between the 2007 Comprehensive Plan and the 2017 annexation and development of the Golden Gate convenience store, based upon a review of available aerial photos.

**APPLICANT PRESENTATION**

Mark Austin, Austin Civil Group, stated he is representing Jim Cagle who is the owner and developer of the project, and is also present to answer any questions. Commissioner Prinster asked about the irrigation line. Mr. Austin explained he has had conversations with Mr. Voorhees and they will move the irrigation line forward along the east property line to get it out from under the asphalt pavement as much as possible. The part of the line that runs under the access point will be new structural sound pipe and should perform adequately.

Commissioner Prinster asked if they have other locations that have drive-thru window. Mr. Cagle stated that they have one in Craig, CO and one in Fruita, CO that have a drive-thru. He noted that the only two of his Subways that were up in business last year, were those two. He explained that he and other restaurants such as Chick Fil A, McDonalds, Burger King, closed their inside dining and/or lobbies during the pandemic. He said there is an industry trend to provide drive-thru options in part due to preparing if something like the pandemic should happen again. Discussion continued and Mr. Cagle mentioned he has lived here 33 years, started his first Subway on 12<sup>th</sup> St. in Grand Junction, and he now has 22 locations.

Mr. Cagle explained that during the pandemic, the company was down 60% as a whole, with most stores down 10 to 30 percent. He added that the Fruita store was up 3% and Craig store up 5% and 40% of their business was through the drive-thru. Commissioner Prinster questioned how the Subway drive-thru model works. Mr. Cagle explained that it is a touch screen, with a voice option. He added that you can put your phone number in as well, and it will remember what you ordered before. He said the touch screens are \$24,000, but provide better communication. Commissioner Harbaugh asked where people pull over if the order is delayed. Mr. Austin displayed the site plan and showed where a curb cut can be made. Mr. Cagle stated that they start the order as people are entering the order on the touch screen and he is not aware of any problems where cars back up.

### PUBLIC COMMENT

None

**Motion #3** by Commissioner Prinster and seconded by Commission Hull, to approve item **PRO 2021-5 – Conditional Use Permit (CUP) for a drive through restaurant, located at 450 Wine Valley Rd. (2937-043-42-002).**

A roll call vote was requested and the vote on the motion was as follows:

**YES:** Chairman Parker, Commissioners: Prinster, Hamilton, Harbaugh, Hull, Curry and Wheeler  
**NO:** None  
**ABSENT:** None

**The motion passed unanimously.**

### ADJOURNMENT

**Motion #4** by Commissioner Wheeler and seconded by Commission Prinster, to adjourn.

The motion passed unanimously

The meeting was adjourned at 6:30 pm.

X

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Riley Parker  
Planning Commission Chairman

X

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Lydia Reynolds  
Planning Technician



**PALISADE BOARD OF TRUSTEES**  
**Agenda Item Cover Sheet**

**Meeting Date:** May 11, 2021

**Presented By:** Keli Frasier, Town Clerk

**Department:** Clerk

**Re:** Boardom Bound, LLC DBA: Paddleboard Adventure Company, Beer and Wine Liquor License

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**SUBJECT:** On March 12, 2021, Danny Tebbenkamp of Boardom Bound, LLC submitted an application for a Beer and Wine Liquor License for the property located at 3816 North River Road in Palisade, Colorado.

**SUMMARY:** The application has been deemed complete, the appropriate fees have been paid to the Town of Palisade, and notice of Public Hearing was published in the Daily Sentinel on Saturday, May 1, 2021, and posted on the property on Friday, April 30, 2021.

**BOARD DIRECTION:** Motion, second, and roll call vote to approve or deny the Beer and Wine Liquor License application at 3816 North River Road as applied for by Danny Tebbenkamp of Boardom Bound, LLC.



**PALISADE BOARD OF TRUSTEES**  
**Staff Report**

**Meeting Date:**           **May 11, 2021**

**Department:**           **Clerk**

**Department Director:**   **Keli Frasier, Town Clerk**

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**APPLICATION SUMMARY:** On March 12, 2021, Danny Tebbenkamp of Boardom Bound, LLC submitted an application for a Beer and Wine Liquor License for the property located at 3816 North River Road in Palisade, Colorado.

Colorado Liquor Retail License Applications must include the following:

- Applicant/Licensee Identity (completed)
- State sales tax license number listed (completed)
- License type identified (completed)
- Originals returned to the Town of Palisade (completed)
- A diagram of the premises no larger than 8 ½ x 11 (completed)
- Dimensions included on the premises diagram (completed)
- Separate diagram for each floor (there is only one floor)
- Proof of property possession (completed)
- Individual History Record for all individuals with more than 10% ownership (completed)
- Fingerprints taken and submitted to Colorado Fingerprinting (completed)
- Articles of Incorporation date stamped by the Colorado Secretary of State (completed)
- Certificate of Good Standing (completed)

Section 12-47-311 of the Colorado Revised Statutes/Colorado Liquor Code, **Public Notice-Posting and Publication** states:

- Upon receipt of an application, except an application for renewal or for transfer of ownership, the local licensing authority shall schedule a public hearing upon the application not less than thirty days from the date of the application and shall post and publish the public notice thereof not less than ten days prior to such hearing. Public notice shall be given by the posting of a sign in a conspicuous place on the premises for which application has been made and by publication in a newspaper of general circulation in the county in which the premises are located.

*The applicant submitted their application on March 12, 2021. A notice was placed in the Grand Junction Daily Sentinel of a Public Hearing on May 1, 2021, and a sign was posted on the property with the same information on April 30, 2021.*

- Notice given by posting shall include a sign of suitable material, not less than twenty-two inches wide and twenty-six inches high, composed of letters not less than one inch in height and stating the type of license applied for, the date of the application, the date of the hearing, and the name and address of the applicant, and such other information as may be required to fully apprise the public of the nature of the application. If the applicant is a partnership, the sign shall contain the names and addresses of all partners, and if the applicant is a corporation, association, or other organization, the sign shall contain the names and addresses of the president, vice-president, secretary, and manager or other managing officers.

*The posted sign is suitable for the State of Colorado's above requirements.*

- Notice given by publication shall contain the same information as that required for signs.
- If the building is not constructed at the time of the application, the applicant shall post the premises upon which the building is to be constructed in such a manner that the notice shall be conspicuous and plainly visible to the general public.

*The published notice and the information included on the posted sign were identical.*  
*The building at 3816 North River Road is already constructed, and the sign was placed in plain view of North River Road.*

**The results of the investigation of this application are as follows:**

- The Colorado Liquor Code definition of a Beer and Wine License states that “A beer and wine license shall be issued to persons selling malt and vinous liquors for consumption on the premises.”  
*To accomplish compliance with this definition, the liquor sold by Boardom Bound, LLC will be restricted to beer and wine. No alcohol may leave the licensed premises.*
- The Colorado Liquor Code also states that “beer and wine licensees shall have sandwiches and light snacks available for consumption on the premises during business hours, but need not have meals available for consumption.” The Colorado Liquor Rules define sandwiches “as single serving items such as hamburgers, hot dogs, frozen pizzas, burritos, chicken wings, or items of a similar nature.” Light snacks “are defined as popcorn, pretzels, nuts, chips, or items of a similar nature.”  
*The applicant has provided a sample menu and plans to have chips, salsas, and burritos or sandwiches available for sale to satisfy this requirement.*
- The proposed premises for the Beer and Wine liquor license is not within five hundred feet of any school.
- No owner or part owner has ever been issued a liquor or beer license in the past.
- If the Board of Trustees approve this application, all information will be forwarded to the State of Colorado for review and approval.
- Fingerprints were taken by Colorado Fingerprinting for all listed owners and sent to the Colorado Bureau of Investigations (CBI). All background checks were returned as satisfactory.
- The building plans and specifications appear to be a true representation of the facilities. A full inspection will be conducted by Town staff upon approval of the Colorado Department of Revenue Liquor Licensing Authority to verify that the premise complies with applicable building, health,



and fire regulations.

- The licensed premises is not owned by the State or by any municipality. The building is not located within any distance restrictions established pursuant to CRS 44-3-313.
- Proof of possession of the premises has been provided in the form of a lease agreement with JGM Holdings, LLC.
- Colorado Revised Statutes 12-47-301 (2)(a) states that “before issuing a license all licensing authorities shall consider the reasonable requirements of the neighborhood, the desires of the adult inhabitants as evidenced by petitions, remonstrances, or otherwise, and all other reasonable restrictions that are or may be placed upon the neighborhood by the local licensing authority.”

*The applicant has submitted a “neighborhood needs and desires” petition that is included in this packet. The Town Clerk’s office provided the applicant a map showing a 500 ft radius of the property and included a list of all homes/businesses within that radius.*

*There is no required number of signatures an applicant must obtain on a petition; however, the burden to show that the existing licenses in the area: 1) establish a need for the issuance of the requested license; and 2) that the desires of the inhabitants dictate the issuance of the license, rests with the applicant. As the Local Licensing Authority, the Board of Trustees will also be looking to ensure that a good and true sampling of the designated neighborhood was taken.*

- No comments from the public were submitted to the Town Clerk before this report was submitted to the Board of Trustees.
- This application was submitted to the Palisade Police Chief, Palisade Fire Chief and the Palisade Community Development Director for their review. Their responses were as follows:

○ **Palisade Police Chief Debra Funston** – “I have a few concerns/ perhaps questions:

- *This is on a corner coming into town. I am concerned about the impact of traffic entering/exiting this business with the existing heavy flow of traffic on N. River Road. If the town is intending to de-annex N. River Road, this limits traffic enforcement by our department on N. River Road.*
- *Also, I am concerned with customers sitting outside facing the road with only a rope fence protecting them from on-coming traffic coming into a curve on N. River Road.*
- *I am concerned about on-premise drinking and the impact this will have on intoxicated driving both to the river for paddle boarding and water sports or driving away after a day on the river and finishing up with drinks at this establishment. With that being said, I am concerned about intoxication on the river and the dangers associated with that combination.*
- *Lastly, I am concerned about the amount of alcohol that makes it from the business to the river.*

*I am not against the business – I am a 10-year paddleboarder and love the river. But, as the Police Chief, it is important to ask these questions with regards to*

safety.”

- **Palisade Fire Chief Charles Balke** – “Shares Chief Funston’s concerns:
  - *The lack of patron protection along a roadway as expressed by Chief Funston. Having some form of barrier protection would be recommended.*
  - *Clearly this would provide additional service to the business which in turn would draw more customers, which could have an impact on access/egress for emergency service units.*
  - *I’m not sure if there would be a huge additional impact on the EMS service by approving a liquor license as we would have to see what the draw of customers were.”*
- **Palisade Community Development Director, Brian Rusche** – “*The property in question is zoned CB (Commercial Business), which permits the primary use of the property (sporting goods rental, classified under retail, general) as well as uses which serve beer & wine, including brewpub, microbrewery, restaurant, tasting room, and winery.*  
*As an existing building, it will require a Planning Clearance for a Change of Use per Section 6.03 of the Land Development Code.”*

**Per Colorado Liquor Code 12-47-301, the Board of Trustees, acting as the Local Licensing Authority, must take into consideration the following when approving or denying a liquor license application:**

1. No local licensing authority shall issue a license provided for in this article or article 46 or 48 of this title until that share of the license fee due to the State of Colorado has been received by the Department of Revenue.  
*Boardom Bound, LLC submitted a check to the Town of Palisade in the amount of \$673.75 with their application. The State of Colorado is currently waiving its license application fees through December 7, 2021.*
2. Before granting any license, all licensing authorities shall consider, except where this article and article 46 of this title specifically provide otherwise, the reasonable requirements of the neighborhood, the desires of the adult inhabitants as evidenced by petitions, remonstrances or otherwise; and all other reasonable restrictions that are or may be placed upon the neighborhood by the local licensing authority.  
*As stated in the investigation result above, the applicant submitted a “neighborhood needs and desires” petition for the Board’s review and consideration.*
3. The state and local licensing authorities shall not issue a new license under this article authorizing the sale at retail of malt, vinous, or spirituous liquors in sealed containers for consumption off of the licensed premises if the premises for which the retail license is sought is located (for a premise located within a municipality with a population of ten thousand or fewer) within three thousand feet of another licensed premises licensed to sell malt, vinous, or spirituous liquor at retail for off-premises consumption.  
*The application is for on-premises consumption only.*

At the public hearing held pursuant to this section, any party in interest shall be allowed to present evidence and to cross-examine witnesses. As used in this subsection, 'party of interest' means any of the following:

- The applicant
- An adult resident of the neighborhood under consideration
- The owner or manager of a business located in the neighborhood under consideration
- The principal or representative of any school located within five hundred feet of the premises for which the issuance of a license is under consideration (there are no schools located within 500 feet of the proposed beer and wine license)
- The local licensing authority, in its discretion, may limit the presentation of evidence and cross-examination so as to prevent repetitive and cumulative evidence or examination.

Before entering any decision, approving or denying the application, the local licensing authority shall:

- Consider the facts and evidence gathered as part of its investigation, as well as any other facts, the reasonable requirements of the neighborhood for the type of license being considered
- The desires of the adult inhabitants of the neighborhood
- The number, type, and availability of alcohol beverage outlets located in or near the neighborhood under consideration
- Any other pertinent matters affecting the qualifications of the applicant for the conduct of the type of business proposed

# Colorado Liquor Retail License Application

**New License**  
  **New-Concurrent**  
  **Transfer of Ownership**  
  **State Property Only**  
  **Master file**

**All answers must be printed in black ink or typewritten**  
**Applicant must check the appropriate box(es)**  
**Applicant should obtain a copy of the Colorado Liquor and Beer Code: [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor)**

1. Applicant is applying as a/an  
  Individual  
  Limited Liability Company  
  Association or Other  
 Corporation  
 Partnership (includes Limited Liability and Husband and Wife Partnerships)

2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation      FEIN Number  
 Boardom Bound LLC      32-0272453

2a. Trade Name of Establishment (DBA)      State Sales Tax Number      Business Telephone  
 Paddleboard Adventure Company      637192-0001      970-846-5926

3. Address of Premises (specify exact location of premises, include suite/unit numbers)  
 3816 North River Rd

City      County      State      ZIP Code  
 Palisade      Mesa      CO      81526

4. Mailing Address (Number and Street)      City or Town      State      ZIP Code  
 PO Box 771566      Steamboat Springs      CO      80477

5. Email Address

6. If the premises currently has a liquor or beer license, you **must** answer the following questions

Present Trade Name of Establishment (DBA)	Present State License Number	Present Class of License	Present Expiration Date

Section A      Nonrefundable Application Fees*	Section B (Cont.)      Liquor License Fees*
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<input type="checkbox"/> Application Fee for New License .....\$1,550.00 <input type="checkbox"/> Application Fee for New License w/Concurrent Review .....\$1,650.00 <input type="checkbox"/> Application Fee for Transfer .....\$1,550.00	<input type="checkbox"/> Liquor-Licensed Drugstore (County) .....\$312.50 <input type="checkbox"/> Lodging & Entertainment - L&E (City) .....\$500.00 <input type="checkbox"/> Lodging & Entertainment - L&E (County) .....\$500.00
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Section B      Liquor License Fees*
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<input type="checkbox"/> Add Optional Premises to H & R.....\$100.00 X _____ Total _____ <input type="checkbox"/> Add Related Facility to Resort Complex\$75.00 X _____ Total _____ <input type="checkbox"/> Add Sidewalk Service Area.....\$75.00 <input type="checkbox"/> Arts License (City).....\$308.75 <input type="checkbox"/> Arts License (County).....\$308.75 <input checked="" type="checkbox"/> Beer and Wine License (City).....\$351.25 <input checked="" type="checkbox"/> Beer and Wine License (County).....\$436.25 <input type="checkbox"/> Brew Pub License (City).....\$750.00 <input type="checkbox"/> Brew Pub License (County).....\$750.00 <input type="checkbox"/> Campus Liquor Complex (City).....\$500.00 <input type="checkbox"/> Campus Liquor Complex (County).....\$500.00 <input type="checkbox"/> Campus Liquor Complex (State).....\$500.00 <input type="checkbox"/> Club License (City).....\$308.75 <input type="checkbox"/> Club License (County).....\$308.75 <input type="checkbox"/> Distillery Pub License (City).....\$750.00 <input type="checkbox"/> Distillery Pub License (County).....\$750.00 <input type="checkbox"/> Hotel and Restaurant License (City).....\$500.00 <input type="checkbox"/> Hotel and Restaurant License (County).....\$500.00 <input type="checkbox"/> Hotel and Restaurant License w/one opt premises (City).....\$600.00 <input type="checkbox"/> Hotel and Restaurant License w/one opt premises (County).....\$600.00 <input type="checkbox"/> Liquor-Licensed Drugstore (City).....\$227.50	<input type="checkbox"/> Manager Registration - H & R.....\$75.00 <input type="checkbox"/> Manager Registration - Tavern.....\$75.00 <input type="checkbox"/> Manager Registration - Lodging & Entertainment.....\$75.00 <input type="checkbox"/> Manager Registration - Campus Liquor Complex.....\$75.00 <input type="checkbox"/> Optional Premises License (City).....\$500.00 <input type="checkbox"/> Optional Premises License (County).....\$500.00 <input type="checkbox"/> Racetrack License (City).....\$500.00 <input type="checkbox"/> Racetrack License (County).....\$500.00 <input type="checkbox"/> Resort Complex License (City).....\$500.00 <input type="checkbox"/> Resort Complex License (County).....\$500.00 <input type="checkbox"/> Related Facility - Campus Liquor Complex (City).....\$160.00 <input type="checkbox"/> Related Facility - Campus Liquor Complex (County).....\$160.00 <input type="checkbox"/> Related Facility - Campus Liquor Complex (State).....\$160.00 <input type="checkbox"/> Retail Gaming Tavern License (City).....\$500.00 <input type="checkbox"/> Retail Gaming Tavern License (County).....\$500.00 <input type="checkbox"/> Retail Liquor Store License-Additional (City).....\$227.50 <input type="checkbox"/> Retail Liquor Store License-Additional (County).....\$312.50 <input type="checkbox"/> Retail Liquor Store (City).....\$227.50 <input type="checkbox"/> Retail Liquor Store (County).....\$312.50 <input type="checkbox"/> Tavern License (City).....\$500.00 <input type="checkbox"/> Tavern License (County).....\$500.00 <input type="checkbox"/> Vintners Restaurant License (City).....\$750.00 <input type="checkbox"/> Vintners Restaurant License (County).....\$750.00
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**\* Note that the Division will not accept cash**

**Questions? Visit: [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor) for more information**

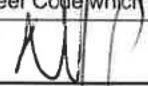
**Do not write in this space - For Department of Revenue use only**

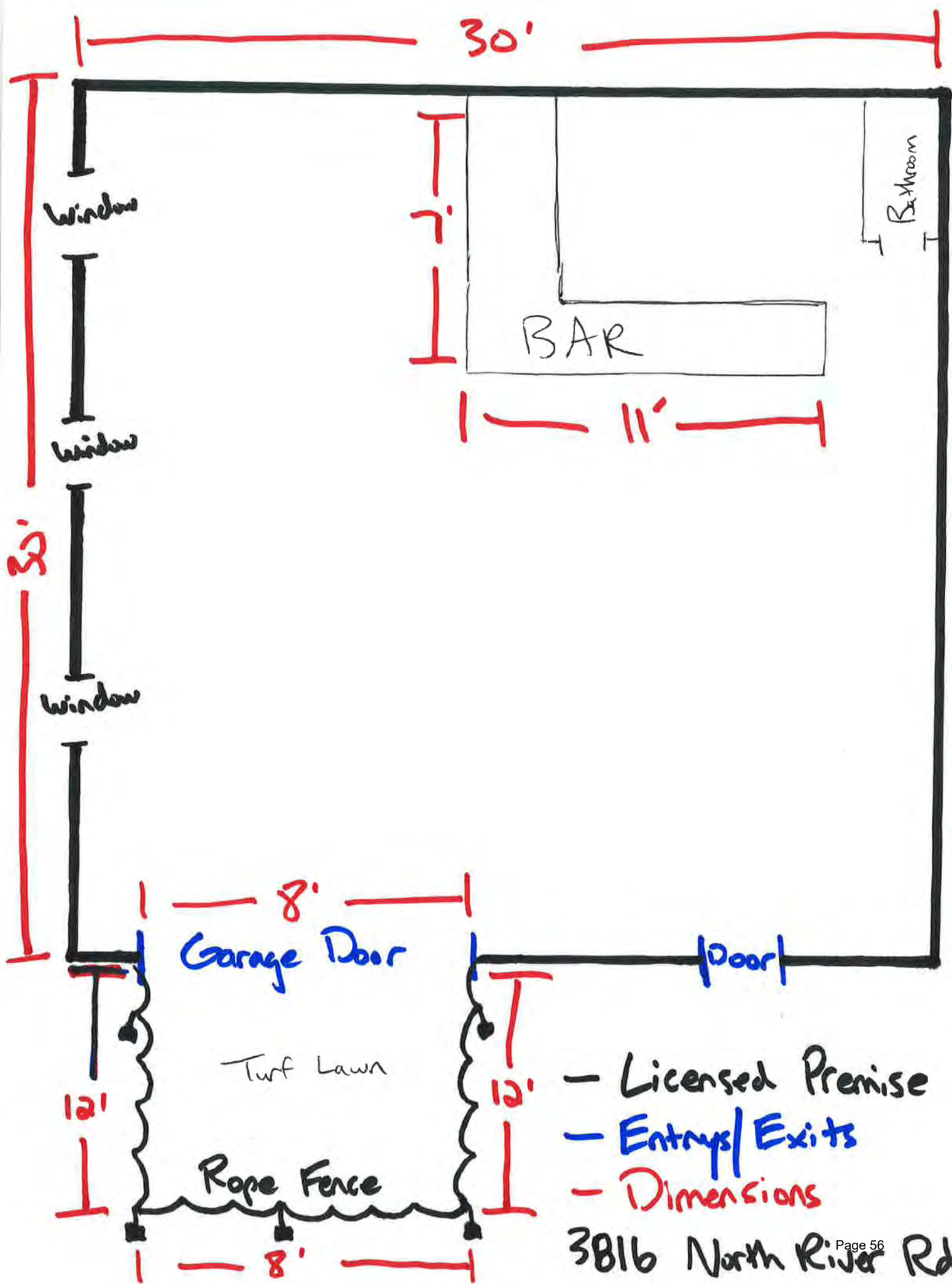
Liability Information

License Account Number	Liability Date	License Issued Through (Expiration Date)	Total \$

<b>Name</b> Boardman Band LLC	<b>Type of License</b> Beer and Wine	<b>Account Number</b>		
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
a. Been denied an alcohol beverage license?		<input type="checkbox"/>		
b. Had an alcohol beverage license suspended or revoked?		<input type="checkbox"/>		
c. Had interest in another entity that had an alcohol beverage license suspended or revoked?		<input type="checkbox"/>		
If you answered yes to 8a, b or c, explain in detail on a separate sheet.				
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
or Waiver by local ordinance? <input type="checkbox"/> <input type="checkbox"/> Other: _____				
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? <b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		(NA) <input type="checkbox"/> <input type="checkbox"/>		
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? <b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		(NA) <input type="checkbox"/> <input type="checkbox"/>		
13 a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016?		(NA) <input type="checkbox"/> <input type="checkbox"/>		
13 b. Are you a Colorado resident?		<input checked="" type="checkbox"/> <input type="checkbox"/>		
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement?		<input checked="" type="checkbox"/> <input type="checkbox"/>		
<input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____				
a. If leased, list name of landlord and tenant, and date of expiration, <b>exactly</b> as they appear on the lease:				
Landlord JGM Holdings LLC	Tenant Boardman Band LLC	Expires 3/31/22		
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".				
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.				
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
NA				
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
NA				
<b>Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.</b>				
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Has a local ordinance or resolution authorizing optional premises been adopted?		(NA) <input type="checkbox"/> <input type="checkbox"/>		
Number of additional Optional Premise areas requested. (See license fee chart)				
18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.				
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following:				
a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?		(NA) <input type="checkbox"/> <input type="checkbox"/>		
If "yes" a copy of license must be attached.				

Name <b>Boardem Bond LLC</b>	Type of License <b>Beer and Wine</b>	Account Number		
<b>20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation</b>				
a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?		(NA) Yes <input type="checkbox"/> No <input type="checkbox"/>		
b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?		<input type="checkbox"/> Yes <input type="checkbox"/> No		
c. How long has the club been incorporated?				
d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?		<input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:</b>				
a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)		(NA) <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>22. Campus Liquor Complex applicants answer the following:</b>				
a. Is the applicant an institution of higher education?		(NA) <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. Is the applicant a person who contracts with the institution of higher education to provide food services? If "yes" please provide a copy of the contract with the institution of higher education to provide food services.		<input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>23. For all on-premises applicants.</b>				
a. Hotel and Restaurant, Lodging and Entertainment, Tavern License and Campus Liquor Complex, the Registered Manager must also submit an Individual History Record - DR 8404-I and fingerprint submitted to approved State Vendor through the Vendor's website. See application checklist, Section IV, for details.				
b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit a Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager <b>NA</b>		First Name of Manager <b>NA</b>		
<b>24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.</b>				
		(NA) Yes <input type="checkbox"/> No <input type="checkbox"/>		
<b>25. Related Facility - Campus Liquor Complex applicants answer the following:</b>				
a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.		(NA) <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. Designated Manager for Related Facility- Campus Liquor Complex				
Last Name of Manager <b>NA</b>		First Name of Manager <b>NA</b>		
<b>26. Tax Information.</b>				
a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.</b>				
Name <b>Danny Tebbenkamp</b>	Home Address, City & State <b>127 E 5th St Palisade, CO</b>	DOB <b>5/4/75</b>	Position <b>Owner</b>	%Owned <b>100</b>
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: <input checked="" type="checkbox"/> Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.				

Name <b>Bourdon Bound</b>	Type of License <b>Beer and Wine</b>	Account Number
<b>Oath Of Applicant</b>		
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.		
Authorized Signature 	Printed Name and Title <b>Danny Tebbenkamp Owner</b>	Date <b>3/2/21</b>
<b>Report and Approval of Local Licensing Authority (City/County)</b>		
Date application filed with local authority <b>March 12, 2021</b>	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)	
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:		
<input type="checkbox"/> Fingerprinted <input type="checkbox"/> Subject to background investigation, including NCIC/CCIC check for outstanding warrants		
That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license		
(Check One)		
<input type="checkbox"/> Date of inspection or anticipated date _____ <input checked="" type="checkbox"/> Will conduct inspection upon approval of state licensing authority		
<input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000?	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Is the Liquor Licensed Drugstore(LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000?	<input type="checkbox"/>	<input type="checkbox"/>
<b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		
<input type="checkbox"/> Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?	<input type="checkbox"/>	<input type="checkbox"/>
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. <b>Therefore, this application is approved.</b>		
Local Licensing Authority for	Telephone Number	<input type="checkbox"/> Town, City <input type="checkbox"/> County
Signature	Print	Title
Signature	Print	Title
		Date
		Date



- Licensed Premise
- Entrys/ Exits
- Dimensions

3816 North River Rd



OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF DOCUMENT FILED**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, the attached document is a true and complete copy of the

Articles of Organization

with Document # 20091005249 of  
Boardom Bound LLC

Colorado Limited Liability Company

(Entity ID # 20091005249 )

consisting of 3 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/02/2021 that have been posted, and by documents delivered to this office electronically through 03/03/2021@ 13:08:46.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/03/2021 @ 13:08:46 in accordance with applicable law. This certificate is assigned Confirmation Number 12989371



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*  
*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*



Colorado Secretary of State  
 Date and Time: 01/05/2009 08:18 AM  
 ID Number: 20091005249

Document must be filed electronically.  
 Paper documents will not be accepted.

Document processing fee  
 Fees & forms/cover sheets  
 are subject to change.

\$50.00

Document number: 20091005249  
 Amount Paid: \$50.00

To access other information or print  
 copies of filed documents,  
 visit [www.sos.state.co.us](http://www.sos.state.co.us) and  
 select Business Center.

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**Articles of Organization**

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

**Boardom Bound LLC**

*(The name of a limited liability company must contain the term or abbreviation "limited liability company", "Ltd. liability company", "limited liability co.", "Ltd. liability co.", "limited", "l.l.c.", "llc", or "Ltd.". See §7-90-601, C.R.S.)*

*(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)*

2. The principal office address of the limited liability company's initial principal office is

Street address

**1205 Hilltop Parkway**

*(Street number and name)*

**Steamboat Springs**

**CO**

**80487**

*(City)*

*(State)*

*(ZIP/Postal Code)*

**United States**

*(Province - if applicable)*

*(Country)*

Mailing address

(leave blank if same as street address)

*(Street number and name or Post Office Box information)*

*(City)*

*(State)*

*(ZIP/Postal Code)*

*(Province - if applicable)*

*(Country)*

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

**Tebbenkamp**

**Danny**

*(Last)*

*(First)*

*(Middle)*

*(Suffix)*

**OR**

(if an entity)

*(Caution: Do not provide both an individual and an entity name.)*

Street address

**58090 Jupiter Pl.**

*(Street number and name)*

**Clark**

**CO**

**80428**

*(City)*

*(State)*

*(ZIP Code)*

**Mailing address**

(leave blank if same as street address)

\_\_\_\_\_  
(Street number and name or Post Office Box information)

\_\_\_\_\_  
(City) CO \_\_\_\_\_  
(State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name  
(if an individual)

Record Meghan  
(Last) (First) (Middle) (Suffix)

**OR**

(if an entity)  
(Caution: Do not provide both an individual and an entity name.)

Mailing address

21215 Burbank Blvd., Suite 400  
(Street number and name or Post Office Box information)

Woodland Hills CA 91367  
(City) (State) (ZIP/Postal Code)  
United States  
(Province - if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

one or more managers.

**OR**

the members.

6. (The following statement is adopted by marking the box.)

There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are \_\_\_\_\_  
(mm/dd/yyyy hour:minute am/pm)

**Notice:**

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Record	Meghan		
<i>(Last)</i>	<i>(First)</i>	<i>(Middle)</i>	<i>(Suffix)</i>
21215 Burbank Blvd., Suite 400			
<i>(Street number and name or Post Office Box information)</i>			
Woodland Hills	CA	91367	
<i>(City)</i>	<i>(State)</i>	<i>(ZIP/Postal Code)</i>	
United States			
<i>(Province – if applicable)</i>		<i>(Country)</i>	

*(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

**Disclaimer:**

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF DOCUMENT FILED**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, the attached document is a true and complete copy of the

Report

with Document # 20161523558 of  
Boardom Bound LLC

Colorado Limited Liability Company

(Entity ID # 20091005249 )

consisting of 2 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/02/2021 that have been posted, and by documents delivered to this office electronically through 03/03/2021 @ 13:17:06.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/03/2021 @ 13:17:06 in accordance with applicable law. This certificate is assigned Confirmation Number 12989431



Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

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Colorado Secretary of State  
 Date and Time: 08/01/2016 11:19 AM  
 ID Number: 20091005249

Document must be filed electronically.  
 Paper documents are not accepted.  
 Fees & forms are subject to change.  
 For more information or to print copies  
 of filed documents, visit [www.sos.state.co.us](http://www.sos.state.co.us).

Document number: 20161523558  
 Amount Paid: \$60.00

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**Periodic Report**

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

ID number: 20091005249

Entity name: Boardom Bound LLC

Jurisdiction under the law of which the  
 entity was formed or registered: Colorado

1. Principal office street address: 675 S. Lincoln Ave  
(Street name and number)

Steamboat Springs CO 80487  
(City) (State) (Postal/Zip Code)  
United States  
(Province – if applicable) (Country – if not US)

2. Principal office mailing address:  
 (if different from above) P.O. Box 771566  
(Street name and number or Post Office Box information)

Steamboat Springs CO 80477  
(City) (State) (Postal/Zip Code)  
United States  
(Province – if applicable) (Country – if not US)

3. Registered agent name: (if an individual) Tebbenkamp Danny  
(Last) (First) (Middle) (Suffix)  
 or (if a business organization) \_\_\_\_\_

4. The person identified above as registered agent has consented to being so appointed.

5. Registered agent street address: 26730 Neptune Pl  
(Street name and number)

Clark CO 80428  
(City) (State) (Postal/Zip Code)

6. Registered agent mailing address:  
 (if different from above) P.O. Box 771566  
(Street name and number or Post Office Box information)

Steamboat Springs CO 80477  
(City) (State) (Postal/Zip Code)  
United States  
(Province – if applicable) (Country – if not US)

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

<u>Baker</u>	<u>Sheri</u>		
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
<u>P.O. Box 773027</u>			
<small>(Street name and number or Post Office Box information)</small>			
<hr/>			
<u>Steamboat Springs</u>	<u>CO</u>	<u>80477</u>	
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>	
	<u>United States</u>		
<small>(Province – if applicable)</small>	<small>(Country – if not US)</small>		

*(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box  and include an attachment stating the name and address of such individuals.)*

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Boardom Bound LLC

is a

Limited Liability Company

formed or registered on 01/05/2009 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20091005249 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/02/2021 that have been posted, and by documents delivered to this office electronically through 03/03/2021 @ 13:05:11 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/03/2021 @ 13:05:11 in accordance with applicable law. This certificate is assigned Confirmation Number 12989360 .



Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*  
Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."





175 East Third Street  
P.O. Box 128  
Palisade, CO 81526

Phone: (970) 464-5602  
Fax: (970) 464-5609  
[www.townofpalisade.org](http://www.townofpalisade.org)

## ADMINISTRATION

---

### AFFIDAVIT

Regarding the Required Posting of Property:

3816 North River Road  
Palisade, CO 81526

I, Fred Miller, hereby certify that I have posted the property located 3816 North River Road, Palisade, Colorado, with the proper notice for:

**Public Hearing to consider a Beer and Wine Liquor License for Boardom Bound, LLC, as applied for by owner Danny Tebbenkamp. The Public Hearing is to be held before the Board of Trustees on Tuesday, May 11, 2021, at 6:00 p.m.**

Date of Posting: On or before May 1, 2021

Date of Affidavit: 4-30-21

Fred Miller

Town of Palisade Staff



3816

**NOTICE**  
PURSUANT TO THE LIQUOR LAWS  
OF COLORADO  
BOARDOM BOUND, LLC  
DBA: PADDLEBOARD ADVENTURE COMPANY  
3816 NORTH RIVER ROAD  
PALISADE, CO. 81526  
HAS REQUESTED THE LICENSING  
OFFICIALS OF THE TOWN OF PALISADE  
TO GRANT A BEER AND WINE  
LICENSE AT: PADDLEBOARD ADVENTURE CO.  
3816 NORTH RIVER ROAD, PALISADE  
HEARING ON APPLICATION TO BE HELD AT:  
PALISADE CIVIC CENTER  
341 W. 7TH ST., PALISADE, CO. 81526  
TIME AND DATE: 6:00PM, MAY 11, 2021  
DATE OF APPLICATION: MARCH 12, 2021  
BY ORDER OF: C.R.S. 44-4-3  
OFFICERS: DANNY TEBBENKAMP, OWNER  
127 E. 5TH ST. PALISADE, CO. 81526  
REMONSTRANCES MAY BE FILED AT  
175 E. 3RD ST. PALISADE, CO. 81526  
(970) 464-5602





## OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Grand Junction Daily Sentinel** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 242-1313**.

Notice ID: r4i4kYgrPkTgLMrL5fxn | **Proof Updated: Apr. 20, 2021 at 04:47pm MDT**  
Notice Name: Paddleboard Adventure Company Liquor License | Publisher ID: BW # 93528

This is not an invoice.

FILER	FILING FOR
Town of Palisade Frasier kfrasier@townofpalisade.org	Town of Palisade
<hr/>	
Columns Wide: 1	Ad Class: Legals
<hr/>	
May. 1, 2021 - Custom	\$9.24
<hr/>	
Subtotal	\$9.24
Tax %	0.00
Processing Fee	\$0.92
<b>Total</b>	<b>\$10.16</b>

**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that a public hearing will be held before the Board of Trustees of the Town of Palisade, Colorado, at the Palisade Civic Center, 341 West 7th Street Palisade, Colorado at 6:00 p.m. on Tuesday, May 11, 2021, to consider a new liquor license to be located at Paddleboard Adventure Company, 3818 North River Road, Palisade, Colorado as applied for by Danny Tebbenkamp with Boardom Bound, LLC. All interested parties are encouraged to attend. Additional information may be obtained from the Town Clerk's office at 175 E. Third Street or by calling 970-464-5602.  
**Published: May 1, 2021.**

Town Map GIS Helpdesk (970) 256-4070

3816 N RIVER RD

Show search results for 3816 N...

37 8/10 RD

37 9/10 RD

PRICE DITCH

CHEYENNE ST

APACHE ST

CHEROKEE ST

ROYER AVE

STUMP CT

N RIVER RD

Colorado River

BOWER AVE

E FIRST ST

E FIRST ST

S MAIN ST

E SECOND ST

E THIRD ST

E THIRD ST

City Library

200R

Public Safety Department

Police Department

Ag Department

Agriculture

Code Inspector

Reports

Results

Parcel Owner Mailing and Location Address

Spatial filter

Only return features that intersect with the shape draw

Apply a search distance

500 Feet

Apply



### Reports

Reports Results

Parcel Owner Mailing and Location Address\_C

Number of features found: 70

- Owner
- Joint Owner
- Mailing Address
- Mailing City
- Mailing State
- Mailing Zip
- Parcel Number
- Location Address
- Location Zip

---

**120 N RIVER ROAD**

- Owner: FOOD BANK OF THE ROCKIES
- Joint Owner:
- Mailing Address: 120 N RIVER ROAD
- Mailing City: PALISADE
- Mailing State: CO
- Mailing Zip: 81526
- Parcel Number: 2937-091-00-112
- Location Address: 119 N BOWER ST
- Location Zip: 81526

---

**121 S BOWER AE**

- Owner: RIDDELL-BROSIG LLC
- Joint Owner:
- Mailing Address: 121 S BOWER AE
- Mailing City: PALISADE
- Mailing State: CO
- Mailing Zip: 81526
- Parcel Number: 2937-091-00-094
- Location Address: 121 S BOWER AVE
- Location Zip: 81526

---

**131 N BOWER AVE TRLR 18**

- Owner: CHAMPLAIN HARRY
- Joint Owner:

	<u>Location Address</u>	<u>Mailing Address</u>	<u>Mailing City</u>	<u>Mailing State</u>	<u>Mailing Zip</u>	<u>Owner</u>
1	119 N BOWER ST	120 N RIVER ROAD	PALISADE	CO	81526	FOOD BANK OF THE ROCKIES
2	121 S BOWER AVE	121 S BOWER AE	PALISADE	CO	81526	RIDDELL-BROSIG LLC
3	131 N BOWER AVE #18	131 N BOWER AVE TRLR 18	PALISADE	CO	81526-8798	CHAMPLAIN HARRY
4		131 N BOWER AVE TRLR 24	PALISADE	CO	81526-8798	PALISADE MOBILE HOME PARK
5	131 N BOWER AVE	131 N BOWER AVE TRLR 24	PALISADE	CO	815268798	PALISADE MOBILE HOME PARK LLC
6	131 N BOWER AVE	131 N BOWER AVE TRLR 24	PALISADE	CO	81526-8798	PALISADE MOBILE HOME PARK LLC
7	131 N BOWER AVE #35	131 N BOWER AVE TRLR 24	PALISADE	CO	81526-8798	PALISADE MOBILE HOME PARK
8	131 N BOWER AVE #25	131 N BOWER AVE TRLR 25	PALISADE	CO	81526-8798	PETTERSON GALE
9	131 N BOWER AVE #34	131 N BOWER AVE TRLR 34	PALISADE	CO	81526-8799	BROWN JUDY
10	131 N BOWER AVE #40	131 N BOWER AVE TRLR 40	PALISADE	CO	81526-8799	BURRELL GREG
11	131 N BOWER AVE #41	131 N BOWER AVE TRLR 41	PALISADE	CO	81526-8799	DIAZ EMMA M T
12	131 N BOWER AVE #43	131 N BOWER AVE TRLR 43	PALISADE	CO	81526-8799	POWERS BARBARA
13	131 N BOWER AVE #44	131 N BOWER AVE TRLR 44	PALISADE	CO	81526-8799	GREGORY AUDREY
14	131 N BOWER AVE #5	131 N BOWER AVE TRLR 5	PALISADE	CO	81526-8797	KASKA LISA J
15	131 N BOWER AVE #53	131 N BOWER AVE TRLR 53	PALISADE	CO	81526-8734	GALLEGOS EUGENE D
16	131 N BOWER AVE #55	131 N BOWER AVE TRLR 55	PALISADE	CO	81526-8734	BROWNE DEBRA
17	131 N BOWER AVE #59	131 N BOWER AVE TRLR 59	PALISADE	CO	81526-8734	TAFOYA ANGELICA
18	131 N BOWER AVE #66	131 N BOWER AVE TRLR 66	PALISADE	CO	81526-9723	TAPIA CARLOS
19	131 N BOWER AVE #69	131 N BOWER AVE TRLR 69	PALISADE	CO	815269723	MARVEL CATHALEEN M
20	131 N BOWER AVE #71	131 N BOWER AVE TRLR 71	PALISADE	CO	81526-9723	UNDERWOOD THOMAS E
21	131 N BOWER AVE #8	131 N BOWER AVE TRLR 8	PALISADE	CO	81526-8797	PARRA ELIGIO
22	131 N BOWER AVE #17	131 N BOWER AVE UNIT 17	PALISADE	CO	815268798	GARCIA AMILCAR NOE
23	131 N BOWER AVE #20	131 N BOWER AVE UNIT 20	PALISADE	CO	81526-8798	HIX DAVID D
24	131 N BOWER AVE #70	131 N BOWER AVE UNIT 24	PALISADE	CO	81526	ODNEAL LINDA
25	131 N BOWER AVE #54	131 N BOWER AVE UNIT 24	PALISADE	CO	81526-8734	ODNEAL LINDA
26	131 N BOWER AVE #36	131 N BOWER AVE UNIT 36	PALISADE	CO	81526	NETTLES JOHN
27	131 N BOWER AVE #38	131 N BOWER AVE UNIT 38	PALISADE	CO	81526	CARTER GEORGE R
28	131 N BOWER AVE #42	131 N BOWER AVE UNIT 42	PALISADE	CO	81526	PEREZ FRANCISCO
29	131 N BOWER AVE #45	131 N BOWER AVE UNIT 45	PALISADE	CO	81526-8799	REYNOLDS ANNA L
30	131 N BOWER AVE #57	131 N BOWER AVE UNIT 57	PALISADE	CO	81526-8798	DAVIDOVICH DEBRA L
31	131 N BOWER AVE #58	131 N BOWER AVE UNIT 58	PALISADE	CO	81526	VASQUEZ-MERINO MARVIN URIEL
32	131 N BOWER AVE #60	131 N BOWER AVE UNIT 60	PALISADE	CO	81526-8734	AGUILAR MYRIAM
33	131 N BOWER AVE #61	131 N BOWER AVE UNIT 61	PALISADE	CO	81526	GONZALES SAUL RODRIGUEZ
34	131 N BOWER AVE #63	131 N BOWER AVE UNIT 63	PALISADE	CO	81526	PATTON SANDRA L
35	131 N BOWER AVE #64	131 N BOWER AVE UNIT 64	PALISADE	CO	81526	ISBELL PAMELA J
36	131 N BOWER AVE #65	131 N BOWER AVE UNIT 65	PALISADE	CO	81526	CAMP BREANNA LYNNE
37	131 N BOWER AVE #68	131 N BOWER AVE UNIT 68	PALISADE	CO	81526	HURTADO REFUGIO
38	131 N BOWER AVE #13	131 N BOWER UNIT 13	PALISADE	CO	81526	GIBBONS DARLENE

<u>Location Address</u>	<u>Mailing Address</u>	<u>Mailing City</u>	<u>Mailing State</u>	<u>Mailing Zip</u>	<u>Owner</u>
39 131 N BOWER AVE #62	131 N BOWEY AVE UNIT 62	PALISADE	CO	81526	GARCIA JOSE AMPARO MORENO
40 131 N BOWER AVE #16	131 NORTH BOWER UNIT 24	PALISADE	CO	81526	ODNEAL WES
41	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	UNION PACIFIC RAILROAD COMPANY
42	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	UNION PACIFIC RAILROAD COMPANY
43 131 N BOWER AVE #39	222 N 7TH ST	GRAND JUNCTION	CO	81501	JOHNS EDWARD L
44 337 TROYER AVE	2736 B RD	GRAND JUNCTION	CO	81503	ANTHONY STEWART BATES REVOCABLE LIVING TRUST
45 337 1/2 TROYER AVE	2736 B RD	GRAND JUNCTION	CO	81503	ANTHONY STEWART BATES REVOCABLE LIVING TRUST
46 311 TROYER AVE	311 TROYER AVE	PALISADE	CO	815269749	WILLIAM R AND KRISTIN R MCDONALD TRUST
47 305 TROYER AVE	311 TROYER AVENUE	PALISADE	CO	815269749	WILLIAM R AND KRISTIN R MCDONALD TRUST
48 315 TROYER AVE	315 TROYER AVE	PALISADE	CO	815269749	HICKS CALEB
49 321 TROYER AVE	321 TROYER AVE	PALISADE	CO	81526-9749	BALAK COLLEEN
50 131 N BOWER AVE #11	34480 SHILOH CT	WHITEWATER	CO	81527	3017099041
51 3813 HIGHWAY 6 AND 24	3813 N RIVER RD	PALISADE	CO	81526-7703	WEDEL TIMOTHY P
52 3815 NORTH RIVER RD	3815 N RIVER RD	PALISADE	CO	81526-7701	WEDEL TIMOTHY P
53 3809 NORTH RIVER RD	3815 N RIVER RD	PALISADE	CO	81526	TIM WEDEL LLC
54 3819 NORTH RIVER RD	3819 NORTH RIVER RD	PALISADE	CO	81526	TALLANT CHRISTOPHER SEAN
55	4456 GROVE ST	DENVER	CO	80211	COPE RACHEL
56 131 N BOWER AVE #67	514 HORN BAKER CT	CLIFTON	CO	81520-7857	MONTOYA RAUL
57 3816 NORTH RIVER RD	629 19 1/2 RD	GRAND JUNCTION	CO	81507	MILLER JANET KIMBROUGH
58 131 N BOWER AVE #46	727 ELBERTA AVE	PALISADE	CO	81526	DE MORENO ESMERALDA HERNANDEZ
59 131 N BOWER AVE #23	753 BLISS DR	PALISADE	CO	81526	HERMAN BILLIE L
60 255 E SECOND ST	PO BOX 1115	PALISADE	CO	81526	RIVER VISTA PROPERTIES LLC
61 131 N BOWER AVE #22	PO BOX 1378	CLIFTON	CO	81520	CASTRO VASQUEZ JOSE OVIDIO
62 131 N BOWER AVE #37	PO BOX 1452	CRAIG	CO	81626	WILLIAMS CYNTHIA A
63 131 N BOWER AVE #9	PO BOX 1454	CRAIG	CO	816261454	LOVELACE CONNIE E
64 3810 NORTH RIVER RD	PO BOX 299	PALISADE	CO	81526	LINCOLN LAND COMPANY LLC
65 131 N BOWER AVE #10	PO BOX 325	PALISADE	CO	81526-0325	LEONARD MARY
66 329 TROYER AVE	PO BOX 3812	CRESTED BUTTE	CO	81224	MILLER JOHN E
67 231 E SECOND ST	PO BOX 425	PALISADE	CO	81526	EVANS KOKO E
68 131 N BOWER AVE #21	PO BOX 88	MESA	CO	816430088	WEBER SHANNON K
69 3808 NORTH RIVER RD	PO BOX 983	PALISADE	CO	81526-0983	ROCCO DALE ALAN

**PETITION TO THE LOCAL LICENSING AUTHORITY OF THE TOWN OF PALISADE**

Instructions/Qualifications  
 1. Signers must be at least 21 years of age AND:  
 • a resident of the defined neighborhood  
 OR  
 • Must be Owner or Manager of business located within the defined neighborhood (See map)  
 2. Must sign and include address and other information in the presence of the petition circulator and may only sign the petition once.

\* If you favor and support this application for a \_\_\_\_\_ (type of License) it is because you feel: the reasonable requirements of the adult inhabitants of the defined neighborhood are NOT now being adequately served by existing businesses that hold the same or similar type of liquor license in the defined neighborhood, AND it is your desire this license be issued.  
 \*\*If you oppose and do not support this application for a \_\_\_\_\_ (insert type of license), please write your reason why you oppose this license application.

*This petition/opinion survey is being conducted to determine the reasonable requirements, needs and desires of the adult inhabitants of the defined neighborhood per the Colorado Liquor Code, Article 47, Title 12 C.R.S. and per the Local Licensing Authority rules/procedures. If you think you have been unduly influenced by the petition circulator or have questions or comments concerning the proposed application or survey method, please call: the Town Clerk's Office at (970)9464-5602.*

Application/DBA Name: Paddleboard Adventure Company  
 General Site Location: 3816 N River Rd  
 Type of License applied: Beer and Wine  
 Public Hearing Date before the Authority: \_\_\_\_\_  
 Defined Neighborhood: (Attach map provided by Authority)

Sig#	Instructions: Please SIGN your name on line A, and print your name on line B. Provide residential or business address on Line C.	BO-Bsns Ownr BM-Bsns Mngr R-Resident	Age	Today's Date	* Favor of App	**Oppose App	Reason:
1	A. <u>Edadio Diaz</u> B. <u>131 N Bowers #41</u> C. <u>Palisade Co 81526</u>	R	58	4/16	✓		
2	A. <u>Barbara G. Powers</u> B. <u>BARBARA G POWERS</u> C. <u>131 N Bowers #43</u>	R	87	4/16	✓		
3	A. <u>Debra Davidovich</u> B. <u>131 N Bowers Ave. #57</u> C. <u>Address</u>	R	69	4/16	✓		
4	A. <u>Sandra Patton</u> B. <u>SANDRA PATTON</u> C. <u>131 N Bowers #63 Palisade</u>	R	64	4/16	✓		
5	A. <u>[Signature]</u> B. <u>131 N Bowers, Palisade</u> C. <u>Address</u>	OWNER	53	4/16	✓		
6	A. <u>[Signature]</u> B. <u>MILAN HAASE</u> C. <u>131 N Bowers #71</u>	OWNER	50	4/16	✓		
7	A. <u>TIM WEDEL</u> B. <u>3815 N RIVER</u> C. <u>PALISADE</u>	BO BM R	60	4/16		✓	I'M THE CLOSEST IMPACT.
8	A. <u>CURTIS LINCOLN</u> B. <u>3810 N. River Rd.</u> C. <u>PALISADE, CO 81526</u>	BO R	43	5/5	✓		It's going to be small and quaint. They are planning to close early.



**PETITION TO THE LOCAL LICENSING AUTHORITY OF THE TOWN OF PALISADE**

Instructions/Qualifications  
 1. Signers must be at least 21 years of age AND:  
 • a resident of the defined neighborhood  
 OR  
 • Must be Owner or Manager of business located within the defined neighborhood (See map)  
 2. Must sign and include address and other information in the presence of the petition circulator and may only sign the petition once.

\* If you favor and support this application for a \_\_\_\_\_ (type of License) it is because you feel: the reasonable requirements of the adult inhabitants of the defined neighborhood are NOT now being adequately served by existing businesses that hold the same or similar type of liquor license in the defined neighborhood, AND it is your desire this license be issued.  
 \*\*If you oppose and do not support this application for a \_\_\_\_\_ (insert type of license), please write your reason why you oppose this license application.

*This petition/opinion survey is being conducted to determine the reasonable requirements, needs and desires of the adult inhabitants of the defined neighborhood per the Colorado Liquor Code, Article 47, Title 12 C.R.S. and per the Local Licensing Authority rules/procedures. If you think you have been unduly influenced by the petition circulator or have questions or comments concerning the proposed application or survey method, please call: the Town Clerk's Office at (970)9464-5602.*

Application/DBA Name: Paddleboard Adventure Company  
 General Site Location: 3816 N River Rd  
 Type of License applied: Beer and Wine  
 Public Hearing Date before the Authority: \_\_\_\_\_  
 Defined Neighborhood: (Attach map provided by Authority)

Sig#	Instructions: Please SIGN your name on line A, and print your name on line B. Provide residential or business address on Line C.	BO-Bsns Ownr BM-Bsns Mngr R-Resident	Age	Today's Date	* Favor of App	**Oppose App	Reason:
1	A. <u>[Signature]</u> B. <u>Michael Casady</u> C. <u>320 N River Road</u>			<u>5/5</u>		<input checked="" type="checkbox"/>	
2	A. Signature B. Print Name C. Address of Residential or Business						
3	A. Signature B. Print Name C. Address of Residential or Business						
4	A. Signature B. Print Name C. Address of Residential or Business						
5	A. Signature B. Print Name C. Address of Residential or Business						
6	A. Signature B. Print Name C. Address of Residential or Business						
7	A. Signature B. Print Name C. Address of Residential or Business						
8	A. Signature B. Print Name C. Address of Residential or Business						

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## Paddleboard Adventure Company

3186 North River Rd  
Palisade, CO 81526  
970-846-5926

# Apres Bar

Defined as “coming after in time, typically specifying a period following an activity”

## OVERVIEW

Paddleboard Adventure Company has applied for a **Beer and Wine** license from the Town of Palisade. Our intent is to sell a pint of beer or a glass of wine to our guests coming back from a rental or trip on the river and those biking past going to or coming from the Plunge.

We intend to only be open during the season, April 1st through October 31st. We will not start sooner or go later than those dates. We will also only be open till 7pm and will be closed Mondays and Tuesdays.

## OBJECTIVE

- Provide a culture of sharing story and creating space for memories to be shared.
  - All this is more inviting, fostered by a drink in hand.
- Save enough extra cash to pay rent for the off season.

## SPECIFICATIONS

We would like to reiterate we will only be open April 1st through October 31st. The rest of the year we will be closed.

Also, we will only be serving Beer and Wine and will only do so till 7pm.

And, we will have the Apres Bar closed Monday and Tuesdays

## NEXT STEPS

1. Meeting and sharing our intent for an Apres Bar with all our neighbors so they can sign “yah” or “nay” on the city petition document.

2. Ad in paper and posting at 3816 North River Rd announcing our pursuit of permit, allowing anyone to protest or to support.
3. A meeting with the Board of Trustees to be scheduled in the near future.

## **FINAL THOUGHTS**

Paddleboard Adventure Company, first and foremost, is in the business of getting people and families out adventuring. We love providing opportunities for guests to experience something new, something they may have always wanted to do, or something they've never even thought of doing. We have chosen paddleboarding and other water sports as our "lane" to provide memories.

We love what we do, love hearing story after, and the "Apres Bar" is a compliment to offering time and space for laughter, memories, and those stories to be shared. We are for the community, not about causing a scene or disturbance. Regardless, there will be laughter and good times happening,

"Cause a day without laughter is a day wasted!!!" - Charlie Chaplin

**With Love and Respect,  
Danny Tebbenkamp  
Owner/Lead Instructor**



## Beer on Draft

### Hula Hoppy

\$6

5% ABV - CO CRYSTAL, CO NUGGET AND CENTENNIAL HOPS - CO 2 ROW, CRYSTAL AND MUNICH MALTS With the availability of Colorado grown hops, we had to showcase their uniquely local flavor. Hula boasts aromas of lemon zest and tangerine with a pleasantly bitter finish.  
Palisade Brewery Company

### Maestro IPA

\$6

7.1% ABV – Flaked wheat, Munich and caramel malts provide a sticky base for the IPA heavily hopped with Citra and Chinook.  
Storm Peak Brewing

## Beer in Bottle/Can

### Corona

\$5

### Modelo

\$5

### PBR

\$4

## Local Wine by the Glass

\$6

Local Wineries Featured Monthly

## Snacks/Sandwiches

### Local Peach Salsa w/ Chips

\$8

### Local Burrito

\$7



## PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

**Meeting Date:** May 11, 2021  
**Presented By:** Brian Rusche, Community Development Director  
**Department:** Planning  
**Re:** PRO-2021-7 Conditional Use Permit (CUP) for a Drive-Through Restaurant

---

**SUBJECT:** PRO-2021-7 – CONDITIONAL USE PERMIT (CUP) for a drive-through restaurant, located at 450 WINE VALLEY ROAD (PARCEL # 2937-043-42-002)

**SUMMARY:** The Town of Palisade has received a request for a Conditional Use Permit (CUP) for a drive-through restaurant located at 450 Wine Valley Road (Parcel # 2937-043-42-002). The parcel consists of 4.62 acres but was approved on March 9, 2021 for a Minor Subdivision (PRO-2020-33) known as the Wine Valley Subdivision. Lot 2 of this subdivision is 1.02 acres and is the proposed site for a drive-through restaurant of approximately 2000 square feet.

The recently amended Land Development Code (LDC) requires a Conditional Use Permit (CUP) for a restaurant *with drive-through* in the HR (Hospitality Retail) zone district. A restaurant without a drive-through is a permitted use. Therefore, the focus of request is on the drive-through component of the proposed restaurant. Pursuant to Section 4.07.D.2, a site plan has been submitted showing the location of the drive-through window in relation to the restaurant building, along with associated parking.

The proposed restaurant would be approximately 2000 square feet, along with an approximately 960 square foot outdoor patio, all of which are located immediately adjacent (to the east) of the existing gas station. Wine Valley Road is a public street and infrastructure, including utilities and sidewalks, will be constructed to the east at the expense of the developer (J & L Development, LLC) along the Lot 2 frontage. These improvements, currently estimated at nearly \$120,000, will need to be completed prior to receiving a Certificate of Occupancy (CO) for the restaurant.

If CUP is approved, the final details of the site plan would be reviewed and approved by the Community Development Director prior to issuing a Planning Clearance/Building Permit for this project.

**BOARD DIRECTION:** The Planning Commission conducted a Public Hearing on May 4, 2021 and the Commission forwards a unanimous recommendation of approval to the Board of Trustees.

The recommendation includes the following conditions:

- 1) A pedestrian walk be constructed from the public sidewalk on the north side of Wine Valley Road to the entrance of the restaurant.
- 2) A Site Plan shall be approved by the Community Development Director prior to issuance of a Planning Clearance/Building Permit for the proposed restaurant.
- 3) The extension of public infrastructure in Wine Valley Road shall be completed to the property line of Lot 2, Wine Valley Subdivision, prior to issuance of a Certificate of Occupancy (CO) for the restaurant.
- 4) Any improvement at the intersection of Elberta Avenue and Wine Valley Road required by the Colorado Department of Transportation (CDOT) after a review of the completed traffic study will be the responsibility of the applicant and not the Town of Palisade.

Concurrently with adopting, denying, or remanding any conditional use permit, the Town Board shall adopt a statement describing whether its action is consistent with the adopted plans and policies of the Town and explaining why the Town Board considers the action taken to be reasonable and in the public interest (LDC Section 4.07.D.7.b – Conditional Use – Town Board action)

**PRO 2021-7, CONDITIONAL USE PERMIT (CUP) FOR A DRIVE-THROUGH  
RESTAURANT, LOCATED AT 450 WINE VALLEY ROAD,  
PARCEL # 2937-043-42-002**

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**SUMMARY**

The Town of Palisade has received a request for a Conditional Use Permit (CUP) for a drive-through restaurant located at 450 Wine Valley Road (Parcel # 2937-043-42-002). The parcel originally consisted of 4.62 acres but was approved on March 9, 2021 by the Town for a Minor Subdivision (PRO-2020-33) known as the Wine Valley Subdivision. Lot 2 of the Wine Valley Subdivision is 1.02 acres and is the proposed site for a drive-through restaurant of approximately 2000 square feet.

The recently amended Land Development Code (LDC) requires a Conditional Use Permit (CUP) for a restaurant *with drive-through* in the HR (Hospitality Retail) zone district. A restaurant without a drive-through is a permitted use. Therefore, the focus of request is on the drive-through component of the proposed restaurant.



**Project Location Map**

## SITE PLAN

Pursuant to Section 4.07.D.2, a site plan has been submitted showing the location of the drive-through window in relation to the restaurant building, along with associated parking.

The proposed restaurant would be approximately 2000 square feet, along with an approximately 960 square foot outdoor patio, all of which are located immediately adjacent (to the east) of the existing gas station. Wine Valley Road is a public street and infrastructure, including utilities and sidewalks, will be constructed to the east at the expense of the developer (J & L Development, LLC) along the Lot 2 frontage. These improvements, currently estimated at nearly \$120,000, will need to be completed prior to receiving a Certificate of Occupancy (CO) for the restaurant.

It is noted by the applicant that there is an existing irrigation line running north-south through the east side of the property. The applicant will work with Dave Voorhees (who also happens to be the nearest residential neighbor to the east) and the Mesa County Irrigation District to relocate the line out from under parking areas, according to the letter of intent.

If CUP is approved, the final details of the site plan would be reviewed and approved by the Community Development Director prior to issuing a Planning Clearance/Building Permit for this project.

## LAND DEVELOPMENT CODE

### Section 4.07 Conditional Use Permit:

A conditional use is a use that may or may not be appropriate depending on the location and the conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts on surrounding properties. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

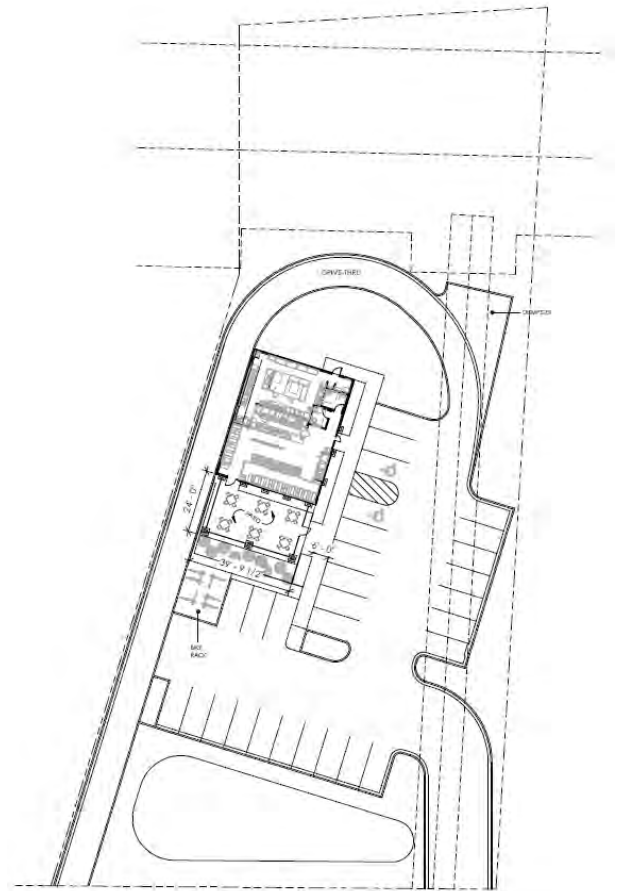
### Section 4.07.E. Conditional Use Permit Findings of Fact:

In order to approve a conditional use permit, the Board of Trustees must make certain findings about the request:

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

*The drive-through restaurant would be located adjacent to an existing auto-oriented use and accessible via a public street, built to current development standards. The drive-through window is located on the west side of the building, next to an existing semi-truck parking lot and fueling station. The window location provides sufficient queuing for automobiles (a total of 10 vehicles), as required by Section 10.01.F.1 – Off-street stacking requirements. Sufficient parking is provided - based on the square footage of the restaurant (using Table 10.1), a minimum of 20 spaces is required (1 per 100 sq. ft. of floor area) and 29 spaces are provided. In addition, the drive-through exit is physically separated from the rest of the parking lot and the patio area, and bicycle parking is also provided.*

*In granting approval of a conditional use permit, the Board of Trustees may impose reasonable conditions which serve to assure that the conditional use permit does not endanger the public health or safety. Staff is recommending that a pedestrian walk be constructed from the public sidewalk on the north side of Wine*



1 SITE PLAN  
C1.1 1" = 20'-0"



*Valley Road to the primary entrance of the restaurant (as was required of the Golden Gate convenience store). This requirement, if adopted, would not conflict with the proposed drive-through exit and would only impact one parking space, while providing a well-defined place for pedestrians (and bikes) to access the business.*

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.

*The application conforms to practices of sound land use planning. Drive-through restaurants, particularly during the pandemic, serve the needs of local and regional customers who are unable to physically enter a traditional sit-down restaurant due to social-distancing requirements and mandatory public health closures. It is anticipated that demand for this use will continue regardless of the current public health orders. The proposed restaurant, taken as a whole, provides several alternatives for people to access its business. The applicant notes “Restaurant type uses, including drive thru [sic], are typical in commercial business areas, especially when near major transportation systems and interstate highway interchanges.”*

*The design of the proposed restaurant is unlike a typical “fast-food” establishment. The low-rise building utilizes earth-tone colors, including brick accents, to ensure that it blends into the high-desert landscape. An outdoor patio area (shown on the elevations) is provided in front of the restaurant, allowing people to*



*enjoy the outdoors during the peak tourist season in Palisade. Xeric landscaping is also shown along the street frontage. Additional renderings are attached.*

3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

*The property is currently a vacant commercial lot and has been vacant for some*

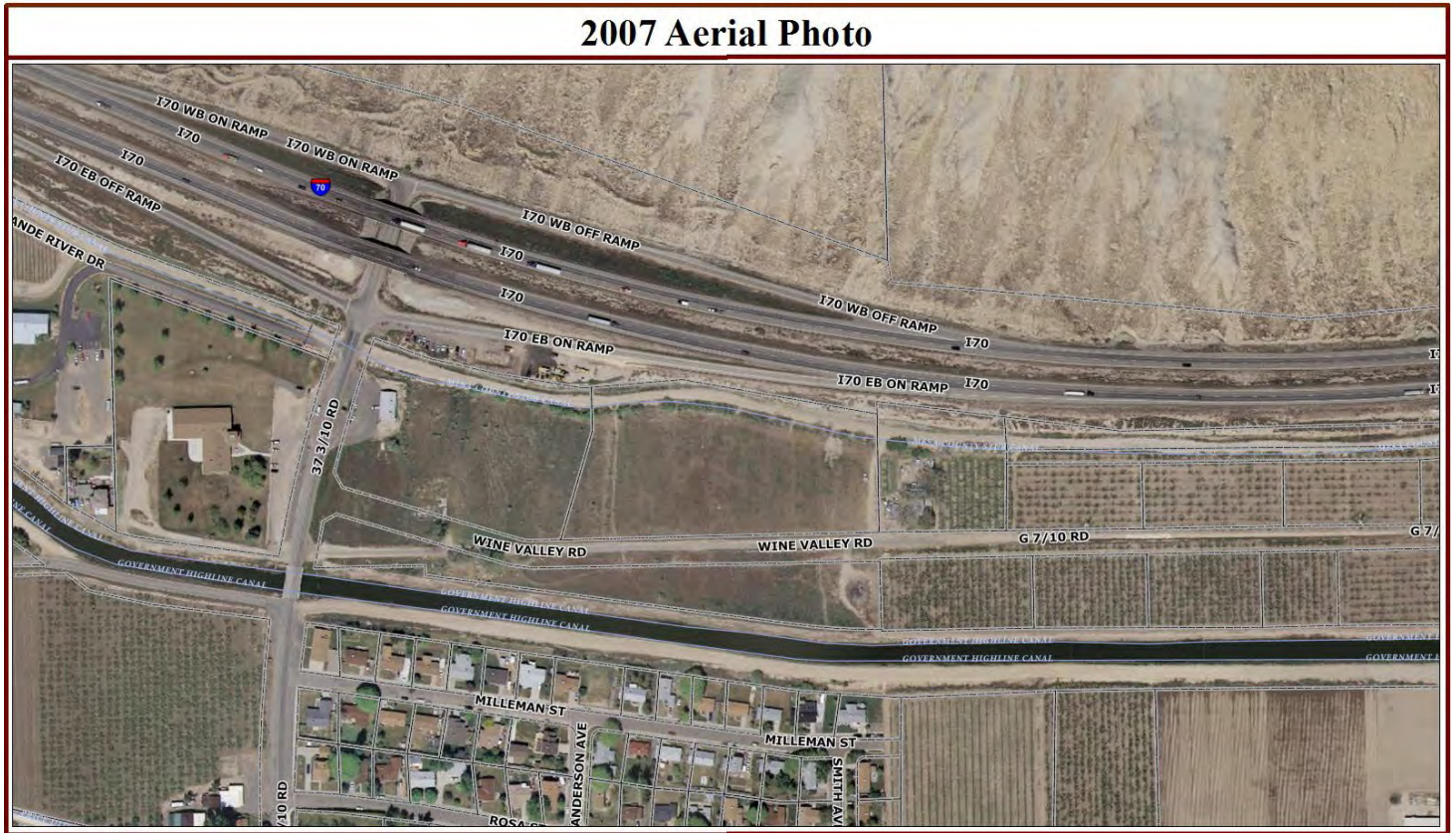
*time. The development of the Golden Gate convenience store has undoubtedly increased the value of the remaining undeveloped commercial property due to the construction of public infrastructure. The establishment of a complimentary use to the gas station will only increase the value of the remaining commercial parcel.*

*The nearest residential property to the east (owned by Mr. Voorhees, who as noted earlier manages the irrigation lines in this neighborhood) is at least 500 feet from proposed drive-through. To the south, the residential Willow Tree Subdivision is separated by a canal with roads on both sides, a strip of undeveloped commercial property, Wine Valley Road (with future sidewalks on both sides), and at least 120 additional feet of setback from the back of sidewalk to the drive-through window itself.*

*The applicant has prepared a traffic study and has submitted it to CDOT, who controls access and traffic volumes in the vicinity of the I-70, Exit 42 interchange, for review and approval. The projected traffic volumes at the intersection of Elberta Avenue and Wine Valley Road generated by the existing Golden Gate convenience store (who constructed the new intersection) and the proposed drive-through restaurant, as well as the soon-to-be completed Peach Shack, could increase to a point 10% higher than the level anticipated (and approved) by CDOT in 2017, which is less than the threshold (20% increase) used by CDOT to require additional physical improvements to the intersection.*

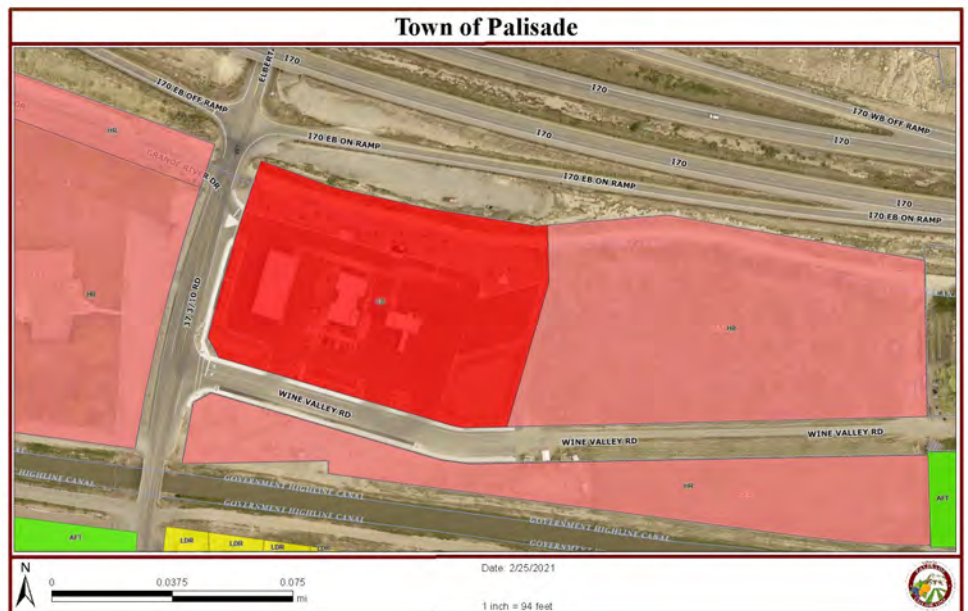
4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

*The Comprehensive Plan (2007) predates the incorporation of the subject property into the Town limits. Nevertheless, it notes in Desired Future Condition – Policy 7: “For the area near I-70 Exit 42, encourage commercial development on vacant or undeveloped land that is consistent with preserving the agricultural character and an attractive entry into Palisade.”*



*Prior to annexation of the property in 2017, Mesa County had designated this area around Exit 42 as commercial, but it had historically been underutilized and there does not appear to be any agricultural production present in the decade between the 2007 Comprehensive Plan and the 2017 annexation and development of the Golden Gate convenience store, based upon a review of available aerial photos.*

*The application complies with the intent of the Hospitality Retail zoning district by providing retail development in the vicinity of Exit 42 in an environment compatible with the character of existing land uses.*



## **RECOMMENDATION ON THE CONDITIONAL USE PERMIT**

The Planning Commission conducted a Public Hearing on May 4, 2021 and received no written or verbal comments prior to or at the public hearing. The Commission forwards a unanimous recommendation of approval of the proposed conditional use permit (CUP) for a drive-through restaurant, with the findings of fact as stated above, and with the following conditions:

- 1) A pedestrian walk be constructed from the public sidewalk on the north side of Wine Valley Road to the entrance of the restaurant.
- 2) A Site Plan shall be approved by the Community Development Director prior to issuance of a Planning Clearance/Building Permit for the proposed restaurant.
- 3) The extension of public infrastructure in Wine Valley Road shall be completed to the property line of Lot 2, Wine Valley Subdivision, prior to issuance of a Certificate of Occupancy (CO) for the restaurant.
- 4) Any improvement at the intersection of Elberta Avenue and Wine Valley Road required by the Colorado Department of Transportation (CDOT) after a review of the completed traffic study will be the responsibility of the applicant and not the Town of Palisade.

## **ATTACHMENTS**

Letter of Intent

Site Plan

Elevations (computer generated)

Dear Mr. Rusche,

J&L Development, LLC is submitting this application for a conditional use approval for a drive-thru restaurant located at 450 Wine Valley Road. A summary of the project information is listed below:

Project Description (location, Acreage, Proposed Use):

The purpose of this application is to obtain approval from the Town of Palisade to construct a drive-thru restaurant on a recently subdivided 1.02 acre lot located at 450 Wine Valley Road, which is just east of the Golden Gate Truck Stop. The general location of the parcel is listed below:



Project Location Map

The 1.02-acre site is zoned Hospitality Retail (HR). A Drive Thru restaurant requires a Conditional Use Approval in the HR zone district.

J&L Development, LLC is requesting approval to construct a 2,000 square foot drive thru Subway restaurant on the 1.02-acre parcel. The restaurant building is proposed to be located on the western portion of the lot and the drive-thru lane will be along the west property line. The drive thru use will be adjacent to the Golden Gate Truck stop and all order and menu boards will be located on the northern end of the site, away from existing residential homes. The drive-thru use will provide stacking for 10 vehicles.

A covered patio and outdoor seating area is proposed at the south end of the building, facing Wine Valley Road.

Signage for the site will primarily be located on the building and a monument sign located at the entry on Wine Valley Road. Building elevations have been provided which depict the signage on the building.

The project is proposing two access points onto the property. The main access is proposed to be located at the southeast corner of the site. A drive-thru exit lane is proposed to exit at the southwest corner of the site.

Surrounding Land Uses and Zoning:

The site is currently zoned HR (Hospitality Retail). The adjacent properties zone districts are summarized in the map and table below:

DIRECTION	ZONING	CURRENT LAND USE
North:	N/A	I-70
South:	HR	Agricultural
East:	N/A	Agricultural
West:	CB	Commercial

Traffic

The intersection of Elberta Avenue and Wine Valley Road is located near the Colorado Department of Transportation (CDOT) right of way area for the I-70 interchange. CDOT controls access and traffic volumes in these areas through an “Access Permit” process. In 2017, the Golden Gate – C Store project obtained a CDOT access permit which allows 210 vehicles per hour through the intersection of Elberta and Wine Valley Road. The current traffic volumes at this intersection are 104 vehicles per hour.

The projected traffic volumes from proposed Subway drive-thru restaurant and the “Peach Shack” project located at the southeast corner of Elberta and Wine Valley Road indicate the projected 2021 traffic volumes at this intersection could reach 231 vehicles per hour, which is approximately

10% higher than the current permitted CDOT Access permitted volume. CDOT could require an update to current access permit, but typically this isn't triggered until the volumes exceed 20% (252 vehicles per hour).

J&L Development has submitted their traffic study to CDOT for review and approval. If Access Permit modification are required by CDOT, the applicant will process the access permit modification.

### Conditional Use Approval

Section 4.07.E of the Development Code provides the approval criteria for conditional uses, which include the following:

1. *The application will not materially endanger the public health and safety if located where proposed and developed according to the plans as submitted and approved;*

Response: The CUP request is for a drive-thru restaurant. A sit-down restaurant is a permitted use in this zone district. The Drive-Thru component of the restaurant has been located away from the main entry area of the restaurant, adjacent to the semi-truck parking and fueling area adjacent to Golden Gate Truck Stop.

2. *The application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations;*

Response: We believe the application as submitted complies with this requirement.

3. *The application will not substantially injure the value of adjoining or abutting properties or other neighborhood uses;*

Response: All properties surrounding the proposed drive thru restaurant are zoned Commercial / Hospitality retail type. The site is adjacent to an existing gas station/convenience store and I-70 is located at the northern end of the site. Restaurant type uses, including drive thru, are typical in commercial business areas, especially when near major transportation systems and interstate highway interchanges.

4. *The plan will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for the development of adjacent properties.*

Response: We believe the application as submitted does not violate any adopted plans or policies and will be able to comply with town requirements.

#### Utilities

All utilities needed to service the site are located adjacent to the property in Wine Valley Road.

Irrigation is provided by Mesa County Irrigation District and the project site has its own dedicated irrigation headgate with no other users on the headgate.

There is an existing irrigation line running north-south through the east side of property. The applicant will work with Dave Voorhees with the Mesa County Irrigation District to relocate the line closer to the east property line and out from under parking areas.

#### Stormwater Drainage

The project is proposing to construct an onsite retention pond along Wine Valley Road. The pond will be designed to retain the stormwater runoff generated by improvements constructed on the site.

#### Schedule:

The applicant anticipates starting construction in the Summer of 2021.

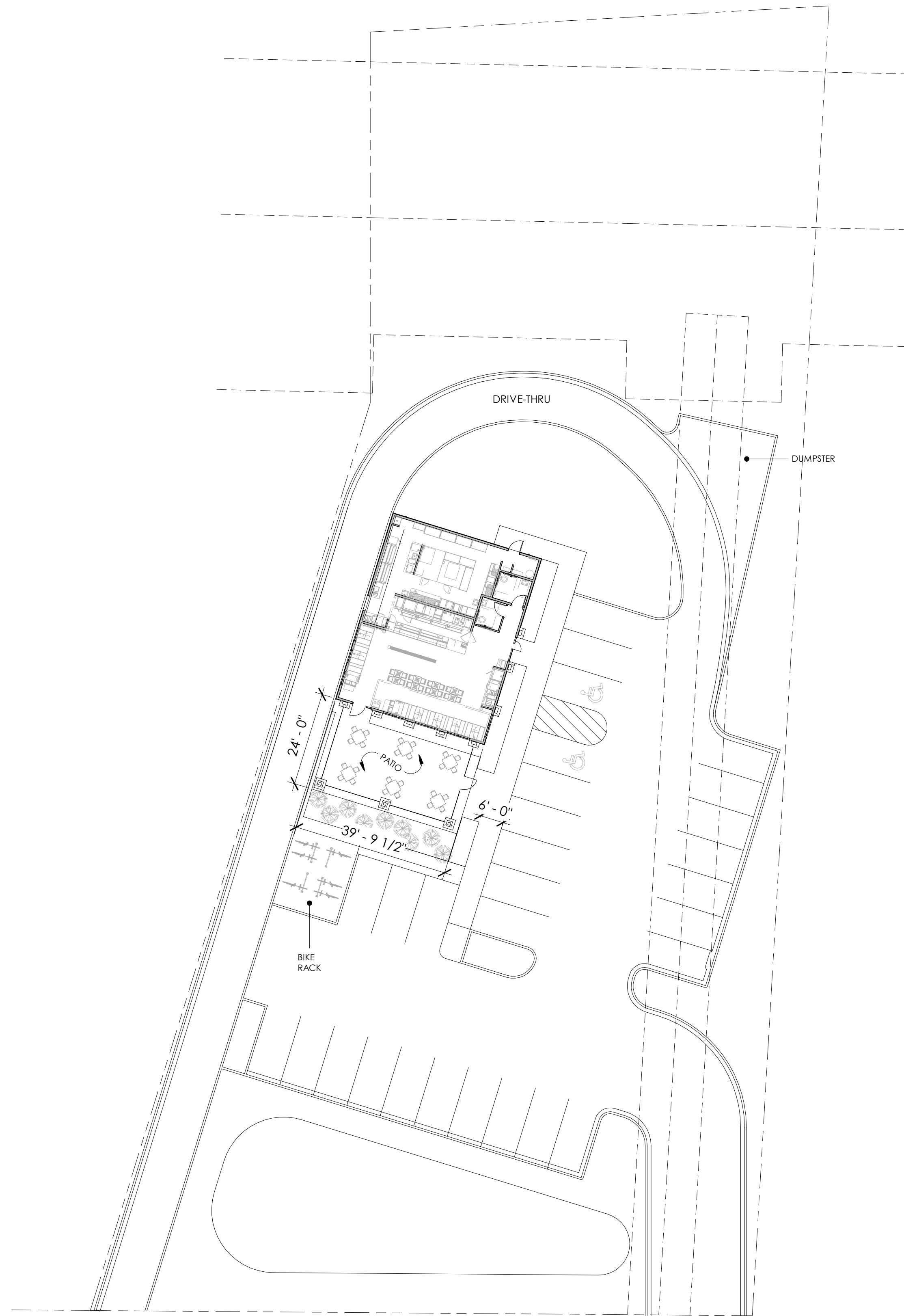
If you have any questions regarding this application, please contact Mark Austin with Austin Civil Group at 970-242-7540, or the applicant, Jim Cagle, at 970-245-3174.

Sincerely,



Mark Austin, P.E.  
Austin Civil Group





**1** SITE PLAN  
 C1.1 1" = 20'-0"

**SUBWAY PALISADE**

Enter address here

REVISION:

**SD**  
**PRELIMINARY**

PROJECT NO:

2053

SHEET NAME:

SITE PLAN

DATE:

3/23/2021

SHEET NO:

**C1.1**

SCALE:

1" = 20'-0"

**NOT FOR CONSTRUCTION**













**PALISADE BOARD OF TRUSTEES**  
**Agenda Item Cover Sheet**

**Meeting Date:** April 27, 2021  
**Presented By:** Janet Hawkinson, Town Manager  
**RE:** Reudi Reservoir Water

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**Subject:**

In 2020 the Town worked with the Colorado Water Trust. The Town signed an agreement to sell the Town water in Ruedi Reservoir to be released in September for the protection of water depth in the river and help protect the fish population. The Colorado Water Trust is making the same request and offer to purchase the Towns water to be released this summer or fall of 2021 as determined by conditions.

**Details of the Agreement:**

A. Water Trust is a Colorado nonprofit dedicated to restoring and protecting stream flows in Colorado through voluntary, market-based efforts.

B. Water Trust desires to acquire water that it can deliver to the Grand Valley Power Plant for power generation and to the 15-Mile Reach of the Colorado River at times when streamflow in the 15-Mile Reach falls below rate targets implemented by the Upper Colorado Endangered Fish Recovery Program. Water Trust uses available capacity in the Grand Valley Power Plant pursuant to the Grand Valley Power Plant Available Capacity Use Contract entered between Water Trust, the Grand Valley Water Users Association, and Orchard Mesa Irrigation District, dated January 13, 2020.

C. Palisade has contracted for water in Ruedi Reservoir on the Fryingpan River, tributary to the Roaring Fork River, tributary to the Colorado River under that certain United States Bureau of Reclamation Ruedi Reservoir Round II Water Sales Contract No. 139D6C0108 dated August 29, 2013 (“Water Rights”). Contract No. 139D6C0108 is attached as Exhibit A. The Water Rights are decreed for several uses, including municipal and industrial uses.

D. Palisade wishes to contract with Water Trust to release up to 188 acre-feet of water stored in Ruedi Reservoir pursuant to the Water Rights (“Stored Water”) to Water Trust. Water Trust intends to release the Stored Water for the decreed use of industrial power generation at the Grand Valley Power Plant and the decreed use of in-channel fish support in the 15-Mile Reach of the Colorado River.

E. Subject to the terms of this Agreement, Water Trust will pay Palisade for the use of the Stored Water.

**Action:** Does the Board give direction to the Town Manager to sell the Ruedi Reservoir water to the Colorado Water Trust?



## PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

**Meeting Date:** 5.11.2021

**Presented By:** Janet Hawkinson, Town Manager

**Department:** Administration

**Re:** **Environmental & Culture Assessment for USDA Grant Application for Sewer Line to Clifton**

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**SUBJECT:** The Town Board in 2019 performed a Sewer Study on the various options for a new sewer system for Palisade. The Board voted on one of the options and alignments and signed an IGA with Clifton Sanitation. The Board gave direction to staff to work on funding for the project through both loans and grants. The staff is working with the USDA grant/loan program. A requirement of the application is to perform an environmental and cultural study. This study will take 4-6 months.

JUB has submitted a Scope of Work and fee for the Sanitary Sewer Alignment Environmental & Cultural Assessment at the cost of \$57,000 – (see attachment for details)

**BOARD DIRECTION:** Does the Board give direction to the Town Manager to enter into a contract with JUB for the study?



**Scope of Work for the Town of Palisade  
Sanitary Sewer Alignment  
Environmental Assessment  
Prepared on March 28, 2021**

This scope of work is for the preparation of an Environmental Assessment (EA) for the proposed Sanitary Sewer Alignment located in Palisade, Colorado. The scope of work includes the preparation of a NEPA document consistent with regulations USDA's Rural Development 1970 Environmental Policies and Procedures for the proposed project in Mesa County. The scope of work includes a site survey, water resource assessment, biological resource report, cultural resource survey and the preparation of an EA consistent with the tasks outlined below. This scope assumes that Phase I and Phase II ESA for hazardous materials will not be required. Additional resource reports would be considered outside of this scope of work and would require a contract modification.

**Task 001 Project Management**

Perform ongoing coordination with the Town of Palisade (Client) and USDA's Rural Development (RD) staff throughout the project including monthly conference calls. Prepare monthly invoice and status reports for the Client.

**Task 002 Agency Coordination, Scoping & Consultation**

Conduct coordination with federal, state, and local agencies that may have jurisdiction over resources in or near the proposed project area. Draft a scoping letter and project map for RD review and approval. The scoping letter will be sent to resource agencies to inform them that an environmental document is being initiated. The scoping letter will request initial comments on the Proposed Project. The documentation of agency coordination, project outreach and communication efforts will serve as a record of public involvement efforts and the project team's response carried out throughout the preparation of the EA. All tribal and SHPO coordination and consultation pursuant to the executive orders on government-to-government consultation, will be initiated by RD. This scope assumes that no public or agency scoping meeting will be required.

**Task 003 Draft Purpose and Need Chapter**

Draft the Purpose and Need for the Proposed Project. The Purpose and Need will reflect the identified goals of the Proposed Project. A draft of the Purpose and Need statement will be presented to the RD for their review and concurrence. Revise the Purpose and Need, if necessary, based on comments received from the RD.

**Task 004 Alternatives Analysis**

Prepare an Alternatives Chapter of the EA that describes the Proposed Action that will be carried forward for a detailed evaluation in the EA. The No Action Alternative will be evaluated in detail and described in accordance with RD environmental regulations and CEQ guidance (i.e. 40 CFR parts 1500-1508). A statement identifying the Preferred Alternative (Proposed Action) and the rationale for determining the Preferred Alternative will be prepared. This scope of work assumes that the EA will evaluate two

alternatives, the Action Alternative and the No Action Alternative. Additional alternative analysis may be considered outside of the scope.

#### **Task 005 Affected Environment**

Gather relevant data from local, state, and federal agencies to identify the existing environmental conditions contained in the defined Study Area. Each resource category will include a discussion of direct (including construction), indirect and cumulative impacts. This information will highlight important background material, such as previous and reasonably foreseeable development and actions, whether federal or non-federal, and actions taken or proposed by the community or citizen groups pertinent to the project, and any other unique factors. This information will be used to establish existing baseline conditions to measure potential impacts from the Proposed Action.

#### **Task 006 Resource Evaluation and Environmental Consequences**

Evaluate the effects of the No Action and the Proposed Action Alternatives on the environmental resources within the project area. Each resource category will include an analysis of potential impacts and will identify mitigation measures, if necessary. Resource surveys including a biological assessment, cultural and water resources assessment.

**Biological Assessment** – Coordinate with local, regional and federal agencies to request species lists and known species occurrences for the project area. Review species lists to determine potential Threatened and Endangered Species, Candidate Species, Species of Special Concern, Perform a site visit to assess habitat conditions in the project area. Prepare a draft report describing the species located within the project area, the findings of the species lists, and the project’s potential effect. This task includes report production and submittal to applicable agencies for review. This scope assumes that formal consultation with USFWS will not be required. If the biological assessment indicates that formal consultation is required, a contract modification may be necessary.

**Water Resource Assessment**—Perform a field survey to identify and delineate water features including all wetlands and jurisdictional waterways within the project area. If necessary, a wetland delineation report including site forms will be prepared. The fieldwork will be completed consistent with the U.S. Army Corps of Engineers (USACE) Manual. Prepare a water resource assessment to document the results of the field survey and identify possible permitting requirements if needed.

**Cultural Resource Assessment** – The cultural subconsultant, Grand River Institute, will perform a Cultural Resource Survey for the Area of Potential Effect (APE) and prepare the cultural resources report. JUB will coordinate with the subconsultant, review the report and forward the draft report to RD for review and comments. Once the RD Archaeologist has accepted the report, RD will perform consultation with the Colorado State Historic Preservation Office related to the determination of effect for cultural resources.

#### **Task 007 Prepare Draft EA**

Compile the information produced during scoping, agency coordination, alternative development and impact analysis to produce the Draft EA. Technical memorandums, correspondence and agency coordination will be included in the appendices of the Draft EA. The Draft EA will be distributed to the RD for review. Prepare and distribute copies of the Draft EA for agency review. This scope of work assumes

that no public open house will be required for review of the Draft EA. If RD determines that a public meeting is required, a contract modification may be necessary.

**Task 008 Prepare Final EA**

Review and refine the EA as necessary based on the comments and concerns raised during the review of the Draft EA. Prepare a draft matrix summarizing the comments and associated responses. Submit the Final EA and matrix to RD for review, comment and approval. If impacts are determined not to be significant, a Finding of No Significant Impact (FONSI) will be issued by RD.

**Palisade Sanitary Sewer Alignment EA**

Prepared for: Town of Palisade

Prepared on: March 28, 2021



J-U-B ENGINEERS, INC.

Task No.	Description/Scope of Services	Senior Environmental Specialist	Biologist & Wetland Specialist	Environmental Planner	Clerical	Project Manager	Lead Engineer		Total Hours	Total Cost
1	Project Management	16	0	0	10	8	0	0	34	\$ 5,214.00
2	Agency Coordination, Scoping & Consultation	16	0	20	0	2	0	0	38	\$ 4,906.00
3	Draft Purpose and Need Chapter	2	0	8	0	2	2	0	14	\$ 1,742.00
4	Alternative Analysis	2	0	12	0	4	8	0	26	\$ 3,376.00
5	Affected Environment	2	12	8	0	2	4	0	28	\$ 3,574.00
6	Resource Evaluation & Environmental Consequences	6	40	40	0	0	0	0	86	\$ 9,740.00
7	Prepare Draft EA	4	8	34	0	2	4	0	52	\$ 5,742.00
8	Prepare Final EA	2	0	8	0	0	2	0	12	\$ 1,356.00
									0	\$ -
	<b>Total Hours</b>	<b>50</b>	<b>60</b>	<b>130</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>290</b>	
	<b>Labor Costs</b>	<b>\$ 8,500.00</b>	<b>\$ 7,680.00</b>	<b>\$ 11,700.00</b>	<b>\$ 950.00</b>	<b>\$ 3,860.00</b>	<b>\$ 2,960.00</b>	<b>\$ -</b>		<b>\$ 35,650.00</b>
	<b>Direct Costs</b>									
	Travel- assumes two day site visit for WRA/WD	\$ 500.00								
	Cultural Resource Survey	\$ 20,900.00								
	<b>Total</b>	<b>\$ 21,400.00</b>								
									<b>GRAND TOTAL</b>	<b>\$ 57,050.00</b>