



**AGENDA**  
**for the Planning Commission**  
**of the Town of Palisade, Colorado**  
**341 W. 7th Street (Palisade Civic Center)**

**February 18, 2025**

**6:00 pm Regular Meeting**

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

**Meeting ID: 332 007 5780**

- I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. AGENDA ADOPTION**
- V. ANNOUNCEMENTS**
  - A. UPCOMING MEETINGS:**
    - 1. **Tourism Advisory Board** – Wednesday, February 19, 2025, at 9:00 am
    - 2. **Board of Trustees**– Tuesday, February 25, 2025, at 6:00 pm-
  - B. TOWN HALL WILL BE CLOSED** on Monday, February 17, 2025, in observance of Presidents Day.
  - C. PALISADE PLANNING COMMISSION** has four (4) openings for members. Applications will be accepted through March 14, 2025, and interviews & appointments will be on March 25, 2025, at the regularly scheduled Board of Trustees meeting.
- VI. APPROVAL OF MINUTES**
  - A.** Minutes from January 21, 2025, Regular Planning Commission Meeting
  - B.** Minutes from February 4, 2025, Regular Planning Commission Meeting
- VII. TOWN MANAGER REPORT**

## **VIII. PUBLIC HEARING**

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

1. Staff Presentation
2. Applicant Presentation
3. Public Comment
4. Board Discussion
5. Applicant Closing Remarks
6. Decision - Motion, Second, and Rollcall Vote to: *Approve or deny the variance request for 398 West First Street to allow a 2300 sq ft. accessory structure with a height of 29 feet, with or without the following conditions, finding that the application meets or does not meet the criteria for variance approval under Section 4.12.F of the Land Development Code.*

## **IX. CONTINUED BUSINESS**

### **A. Minimum Residential Lot Sizes – Section 5.03**

*The Planning Commission will review and discuss draft regulations for minimum lot sizes in residential districts.*

1. Staff Presentation
2. Public Comments and Questions - *Please state your name and address, keep comments on the current planning topic, and 3 minutes or less.*
3. Board Discussion
4. Direction – *Direct staff to make further edits or schedule the required public hearing for the proposed amendments to Section 5.03 Residential Districts regarding minimum lot size requirements.*

## **X. PUBLIC COMMENT – For items not on the Public Hearing agenda**

*Please keep comments to 3 minutes or less and state your name and address. Neither the Planning Commissioners nor staff will respond to comments at this time. The Commission may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.*

## **XI. ADJOURNMENT**



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
January 21, 2025**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas. Present were Commissioners LisaMarie Pinder, Brandon Burke, Don Bosch, Alex Sparks, Dave Hull, and Vice-Chair Ed Seymour. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Community Development Director Devan Aziz, and Town Clerk Keli Frasier.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Hull, seconded by Commissioner Bosch, to approve the agenda as presented.

A voice vote was requested.

Motion carried unanimously.

**APPROVAL OF MINUTES**

*Motion #2* by Commissioner Bosch, seconded by Commissioner Hull, to approve the minutes of the Palisade Planning Commission from January 7, 2025.

A voice vote was requested.

Motion carried unanimously.

**TOWN MANAGER REPORT**

Town Manager Janet Hawkinson reviewed the current and ongoing projects led by the Town of Palisade.

**PUBLIC HEARING I**

**Conditional Use Permit Processing of Food and Related Products at 3810 North River Rd – Monumental Mushrooms**

Chair Gekas opened the hearing at 6:09 pm.

Community Development Director Aziz gave a brief presentation, including the findings of fact, to discuss a proposed Conditional Use Permit (CUP) to allow the processing of food and food-related products at 3810 North River Rd as applied for by Monumental Mushrooms.

Applicant Rhysa Ferris gave a presentation regarding why the proposed CUP is being requested and what kinds of products they grow and sell.

Chair Gekas opened the hearing to public comments. None were offered.

Chair Gekas opened the hearing to Commission discussion.

Members of the Commission and Community Development Director Aziz discussed the following items and concerns:

- Food safety
- Department of Agriculture Regulations
- Time in operation

*Motion #3* by Commissioner Burke, seconded by Vice-Chair Seymour, to forward a recommendation to the Board of Trustees to approve a Conditional Use Permit (CUP) for Monumental Mushrooms located at 3810 North River Rd to allow processing of food and related food products with staff recommended conditions.

A roll call vote was requested.

**Yes:** Commissioner Bosch, Commissioner Hull, Vice-Chair Seymour, Commissioner Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder

**No:**

**Absent:**

Motion carried.

Chair Gekas closed the hearing at 6:252 pm.

## **PUBLIC HEARING II**

### **Variance for Accessory Structure (Garage) Height at 398 West First Street**

Chair Gekas opened the hearing at 6:25 pm

Community Development Director Aziz gave a brief presentation, including findings of fact, to discuss a request for a variance request to allow the construction of a garage with a maximum height of 29 feet, which exceeds the current 15-foot height limitation by approximately 14 feet at 398 W 1st Street as applied for by Tony Ware.

Applicant Tony Ware gave a presentation about his history, as well as why the proposed height variance is needed in order to match the existing historic home.

Chair Gekas opened the hearing to public comments.

Tammy Craig of Palisade spoke in support of the application and asked the Commission to approve the request.

Bill McDonald of Palisade asked if the request was granted, if then the applicant would be allowed to turn the structure into a VRBO. Community Development Director Aziz answered no.

Chair Gekas opened the hearing to Commission discussion.

Members of the Commission and Community Development Director Aziz discussed the following items and concerns:

- Cohesiveness with the surrounding neighborhood, seeing as none of them have matching structures
- Height in relation to the existing home (the accessory structure would be 2ft shorter than the home as proposed)
- The difference between what was submitted in the Commission packet and the applicant's presentation
- The desire to see the actual dimensions and square footage of the proposed structure

The applicant closed by stating how important it is to him to match the proposed structure to the existing home due to the historic integrity of the property.

*Motion #4* by Commissioner Burke, seconded by Commissioner Bosch, to postpone the hearing until the regularly scheduled meeting on February 4, 2025, in order to obtain more information.

A roll call vote was requested.

**Yes:** Commissioner Hull, Commissioner Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Bosch

**No:** Vice-Chair Seymour

**Absent:**

Motion carried.

Chair Gekas closed the hearing at 7:07 pm.

### **CONTINUED BUSINESS**

#### **Review of Draft STVR Regulations**

Community Development Director Aziz gave a brief presentation and led Commission discussion on additional edits to the draft ordinance amending section 7.01 of the Palisade Land Development Code concerning short-term vacation rentals (STVRs).

Chair Gekas opened the discussion to public comment.

JoAnn Rasmussen of Palisade spoke in favor of STVRs, recounting various stays at local rentals, and proclaimed her dismay at the idea of owners being required to be present at all times during a rental.

Matt Payne of Palisade expressed concerns about the lack of infrastructure to support additional tourists if more STVRs are allowed. He also disagreed with the idea of non-owner-occupied rentals due to documented issues that have arisen in other cities and towns.

Tammy Craig of Palisade expressed support for increasing the number of STVRs allowed and requested light restrictions be added.

*The consensus of the Commission is for staff to schedule a work session for the Planning Commission to have further detailed discussions on the proposed regulations.*

### **PUBLIC COMMENT**

Carina Scott of Palisade expressed concerns regarding affordable housing in Palisade, and the effect VRBOs may have on housing for locals.

Matt Payne, Palisade, CO, voiced concerns and suggestions regarding a park along irrigation thoroughfares, tourism, and farmers, as well as dark-sky goals.

Sarah Owens of Palisade requested an invitation to the work session of the Planning Commission and asked them to view VRBOs as a renter and if they would want to rent a place where the owner is in the house with them.

### **ADJOURNMENT**

*Motion #5* by Commissioner Bosch, seconded by Commissioner Hull, to adjourn the meeting at 7:53 pm.

A voice vote was requested.

Motion carried unanimously.

**X**

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Keli Frasier, CMC  
Town Clerk

**X**

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Amy Gekas  
Planning Commission Chair



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
February 4, 2025**

A work session of the Planning Commission for the Town of Palisade was opened at 6:00 pm to discuss accessory structures and uses along with short-term vacation rental regulations. Present were Chair Amy Gekas, Vice-Chair Ed Seymour, Commissioners LisaMarie Pinder, Don Bosch, David Hull, Alex Sparks, and Brandon Burke. Community Development Director Devan Aziz was also in attendance.

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:59 pm by Chair Amy Gekas. Present were Vice-Chair Ed Seymour, Commissioners LisaMarie Pinder, Don Bosch, David Hull, Alex Sparks, and Brandon Burke. A quorum was declared. Also in attendance were Community Development Director Devan Aziz, Special Event Coordinator Rebecca Loucks, and Parks Maintenance and Projects Manager Dennis Lytle.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Sparks, seconded by Vice-Chair Seymour, to approve the agenda as presented.

A voice vote was requested.

Motion carried unanimously.

**APPROVAL OF MINUTES**

*Motion #2* by Commissioner Bosch, seconded by Commissioner Hull, to postpone the approval of the Minutes of February 4, 2025, to review amendments to reflect public comment given by JoAnn Rasmussen and Tammy Craig regarding STVR's, correction of a spelling error on Commissioner Bosch's name, and the correct name for the closing of the second public hearing to reflect Chair Gekas.

A voice vote was requested.

Motion carried unanimously.

**TOWN MANAGER REPORT**

Community Development Director Devan Aziz reviewed the current and ongoing projects led by the Town of Palisade.

**PUBLIC HEARING I**

**Variance for Accessory Structure (Garage) Height at 398 West First Street**

Chair Gekas opened the hearing at 7:05 pm

Community Development Director Aziz gave a brief presentation to inform the Commissioners that the Board of Trustees tabled this agenda item to the February 25, 2025, regular Board of Trustees meeting for accessory structure (garage) height at 398 West First Street.

*Motion #3* by Vice-Chair Seymour, seconded by Commissioner Burke, to continue this agenda item to the February 18, 2025, Planning Commission meeting for accessory structure (garage) height at 398 West First Street.

A voice vote was requested.  
Motion carried unanimously.

Chair Gekas closed the hearing at 7:06 pm.

## **NEW BUSINESS**

### **CXT Restroom Renovation – Riverbend Park**

Parks and Maintenance Manager Dennis Lytle gave a brief presentation and led Commission discussion on proposed renovation plans for the public CXT restroom facility in Riverbend Park. The session focused on design elements that reflect local heritage while ensuring practical maintenance and durability.

Chair Gekas opened the discussion for public comment.

Matt Payne of Palisade, CO, expressed support for getting the High School involved in the artwork.

Greg Tenet of Palisade, CO, also supported getting the High School involved.

*The consensus of the Commission is to paint the back exterior wall and one interior wall with the desire to have the High School engage in the artwork for the facility to have the project completed by the 2025 festival season.*

### **Review of Schedule for LDC Update**

Community Development Director Aziz gave a brief presentation to the Commission regarding the updated Land Development Code schedule dates, which are set to be completed by June 2025.

*The consensus of the Commission is to have staff look into future vacancies and how they may affect voting on the items. Community Development Director Aziz assured the Commission he would get clarity on the matter. The Commission thanked Community Development Director Aziz for all his hard work in updating the schedule.*

## **PUBLIC COMMENT**

JoAnn Rasmussen of Palisade, CO, Sarah Owens of Palisade, CO, and Greg Tenet of Palisade, CO, all expressed concerns about the possible new short-term rental regulations.

Matt Payne, Palisade, CO, voiced concerns and suggestions regarding keeping the view shed for the Town and concerns about affordable housing for employees.

Carisa Authier of Palisade, CO, expressed her support for the cap and diversity with STVRs.

Jody Corey of Palisade, CO, expressed support for STVRs with concerns regarding new possible fees.

Rondo Bechleler of Palisade, CO, expressed concerns about the new LDC and STR regulations.



**ADJOURNMENT**

*Motion #4* by Commissioner Bosch, seconded by Commissioner Burke, to adjourn the meeting at 7:41 pm.

A voice vote was requested.

Motion carried unanimously.

**X**

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Keli Frasier, CMC  
Town Clerk

**X**

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Amy Gekas  
Planning Commission Chair



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## COMMUNITY DEVELOPMENT VARIANCE: GARAGE HEIGHT – STAFF REPORT

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Relief From Height Restriction for Accessory Structure (Garage)

LOCATED AT 398 West First ST, PARCEL # 2937-092-35-001

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

### LDC - SECTION 4.12 VARIANCE

#### SECTION 4.12.A. PURPOSE

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

### APPLICATION INFORMATION

Applicant and Owner: Tony Ware

Zoning District: Mixed Use (MU)

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

Current Use: Residential

Primary Structure Habitable Space: 2398 sq ft.

Proposed Accessory Structure: 2300 sq ft.

Parcel Size: 0.49 Acres

### APPLICATION SUMMARY

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

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

#### **SECTION 4.12.F. FINDINGS OF FACT**

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

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

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

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

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

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

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

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

*A literal interpretation of the Land Development Code's 15-foot height limitation and accessory structure size restrictions would deprive the applicant of rights commonly enjoyed by other residents in the district, as evidenced by existing neighborhood character. The Town of Palisade has previously recognized this potential deprivation by approving a similar height variance at 404 W. 1st Street, allowing an accessory structure height of 22 feet.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Findings**

The property presents exceptional conditions through its dual street frontage and historic Queen Anne Victorian architecture dating to 1907, which create unique constraints for accessory structure placement and design compatibility.

The variance request is based on documented historical architectural features and site constraints that would be equally applicable to similar properties in the district, rather than seeking special privileges.

A literal interpretation would deprive the applicant of rights commonly enjoyed by others, as evidenced by the presence of larger accessory structures in the neighborhood.

The proposed structure maintains substantial separation distances from neighboring properties (110 feet primary dwelling to the north, 70 feet east to nearest structure, 170 feet to primary dwelling to the east), demonstrating harmony with code intent without creating adverse impacts.

The special circumstances arise from the historic architecture (1907) and lot configuration that predate current ownership and regulations.

The architectural plans, refined through multiple iterations and consultation with staff, demonstrate that 28'5½" represents the minimum height necessary and square footage to achieve architectural compatibility while meeting functional requirements.

**Considerations**

Bringing the primary structure into compliance with the 2018 International Property Maintenance Code of 2018 within a timeline of two (2) years.

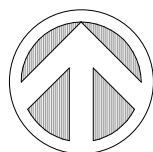
The appropriateness of the proposed architectural features in maintaining historical compatibility while minimizing impact on adjacent properties.

**ATTACHMENTS:**

**Site Plan**

**Letter of Intent**

**Letter of Support**



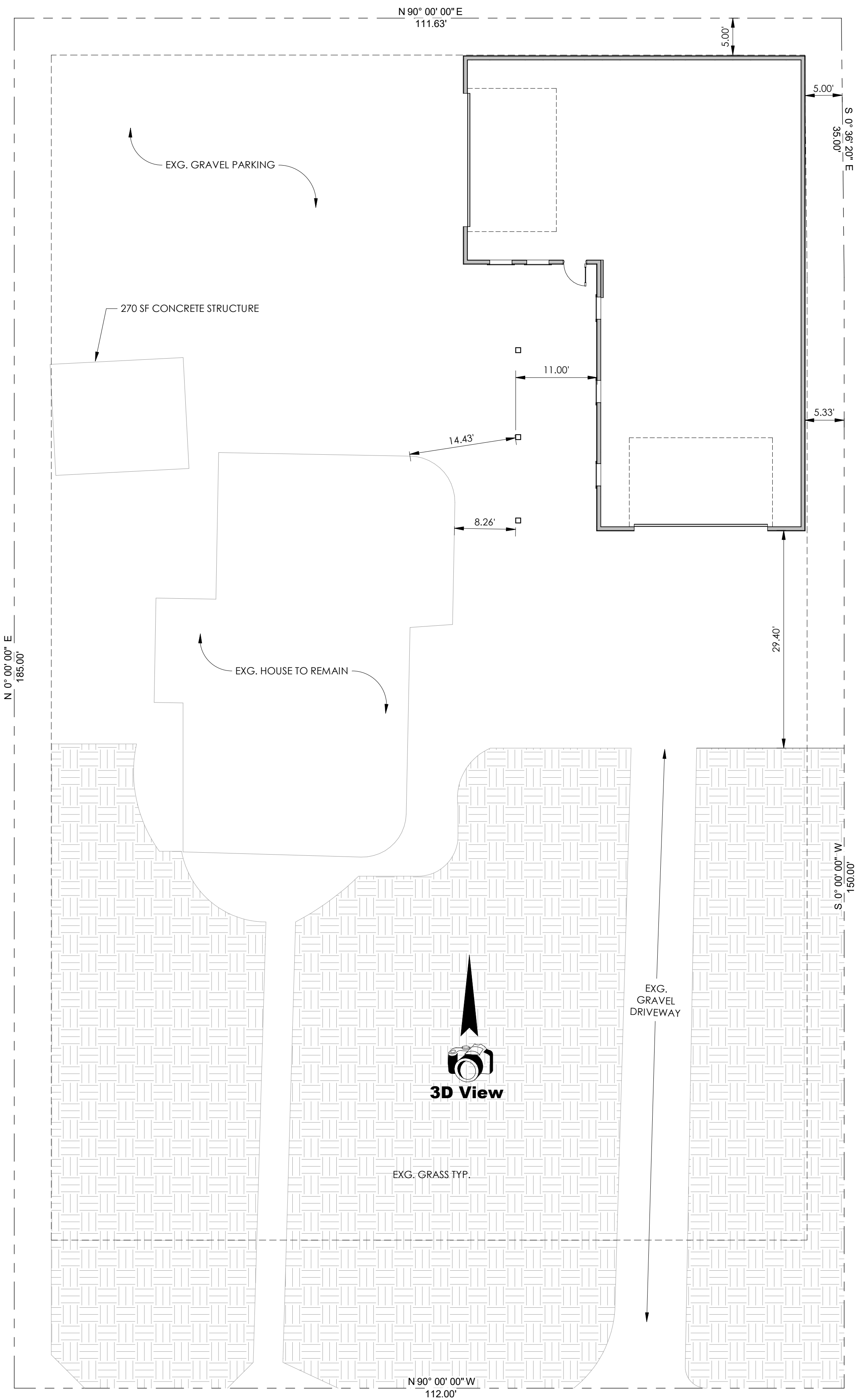
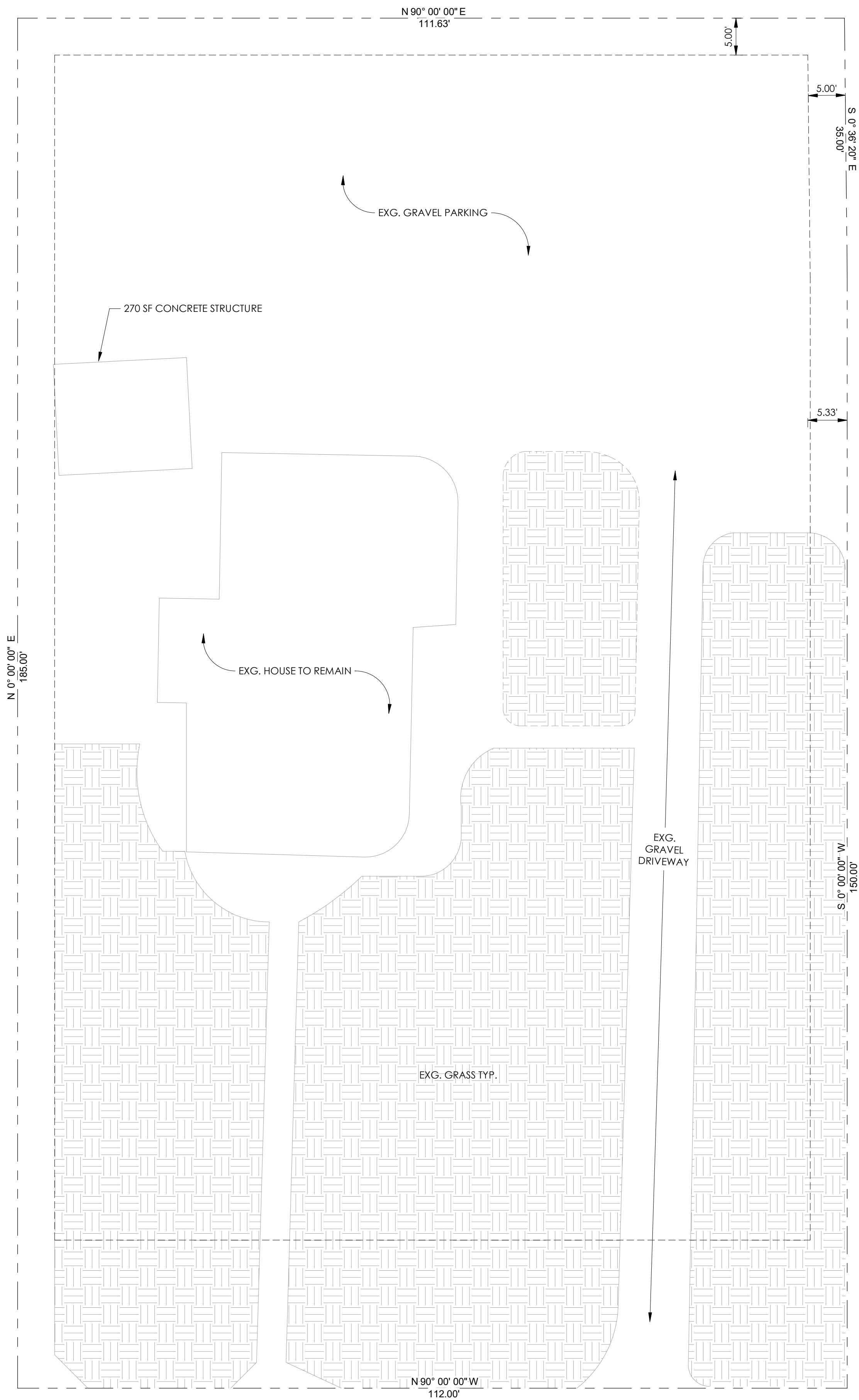
1  
C1.1

EXISTING SITE PLAN  
1" = 10'-0"



2  
C1.1

SITE PLAN  
1" = 10'-0"



# TONY WARE BARN/GARAGE

398 W. FIRST STREET PALISADE, CO

REVISION(S):		
#	DATE	COMMENTS

DESIGN  
DEVELOPMENT

PROJECT NO:  
2448

SHEET NAME:  
SITE PLAN

DATE: 02/03/2025

SHEET NO:

C1.1

SCALE: 1" = 10'-0"

NOT FOR CONSTRUCTION



GENERAL FLOOR PLAN NOTES

A. REFER TO SHEET T1.0 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES

B. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.

C. ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.

D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.

E. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS.

F. TYPICAL INTERIOR STUD WALLS ARE DIMENSIONED AS 3-1/2" (2X4) THICK AND PLUMBING WALLS AS 5-1/2" (2X6) THICK.

G. PROVIDE SOUND INSULATION WALLS AT LAUNDRY ROOMS, BATHROOMS, AND HVAC CLOSET.

H. PROVIDE WOOD STUD BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK AND OTHER WALL MOUNTED ITEMS.

I. BATHROOMS MIRRORS TO BE INSTALLED 42" A.F.F. AND CENTERED ON LAVATORY.

J. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.

K. EXTEND FLOOR FINISHES UNDER SHELVING, DISHWASHER AND REFRIGERATOR, AND CABINETS.

L. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.

M. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS. MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.

N. REFER TO DOOR AND WINDOW SCHEDULE FOR DOOR AND WINDOW SIZES.

O. DOORS NOT DIMENSIONED ARE TO BE CENTERED IN WALL OR TO BE 4" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE.

P. CRAWLSPACE ACCESS THROUGH THE FLOOR SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES. ACCESS THROUGH PERIMETER WALL SHALL NOT BE LESS 16 INCHES BY 24 INCHES. ACCESS THROUGH A WALL BELOW GRADE SHALL HAVE AN AREAWAY NOT LESS 16 INCHES BY 24 INCHES.

Q. CRAWLSPACE ACCESS DOORS TO UNCONDITIONED CRAWLSPACE SHALL BE WEATHERSTRIPPED AND INSULATED TO MATCH THE INSULATION LEVEL ON SURROUNDING SURFACES.

SQUARE FOOTAGE TABULATION

BARN/GARAGE FLOOR AREA:

2,296 SQ. FT.

TOTAL FINISHED AREA:

2,296 SQ. FT.

LOAD BEARING HEADER TABLE

OPENING WIDTH	HEADER SIZE	# TRIMMER	# KING
X < 2'-1 1/2"	(2) 2X8 HEM FIR #2	1	1 (2X6)
3'-0" < X < 7'-1 1/2"	(2) 2X10 HEM FIR #2	2	2 (2X6)
8'-0" < X < 13'-1 1/2"	(2) 2X12 HEM FIR #2	2	2 (2X6)
14'-0" < X < 19'-0"	(2) 1.75 X 9.25 LVL	2	3 (2X6)

MECHANICAL VENTILATION

MECHANICAL VENTILATION SHALL BE IN ACCORDANCE WITH 2018 IRC SECTION M1505 (REFER TO TABLES BELOW)

- FOR CONTINUOUS WHOLE-HOUSE MECHANICAL REFER TO TABLE M1505.4.3(1)
- FOR INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION REFER TO TABLE M1505.4.3(2)
- FOR KITCHENS AND BATHROOMS MINIMUM REQUIRED LOCAL EXHAUST RATES REFER TO TABLE M1505.4.4

TABLE M1505.4.3(1)

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS			
	0 - 1	2 - 3	4 - 5	6 - 7
< 1,500	30	45	60	75
1,500 - 3,000	45	60	75	90
3,000 - 4,500	60	75	90	105
4,500 - 6,000	75	90	105	120
6,000 - 7,500	90	105	120	135
> 7,500	105	120	135	150

For 50 cfm per square foot < 0.06029 m³/s; 1 cubic foot per minute = 0.000473 m³/s.

TABLE M1505.4.3(2)

INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS\*\*

RUN-TIME PERCENTAGE IN EACH 8-HOUR PERIOD	25%	33%	50%	66%	75%	100%
Minimum Factor*	4	3	2	1.5	1.3	1

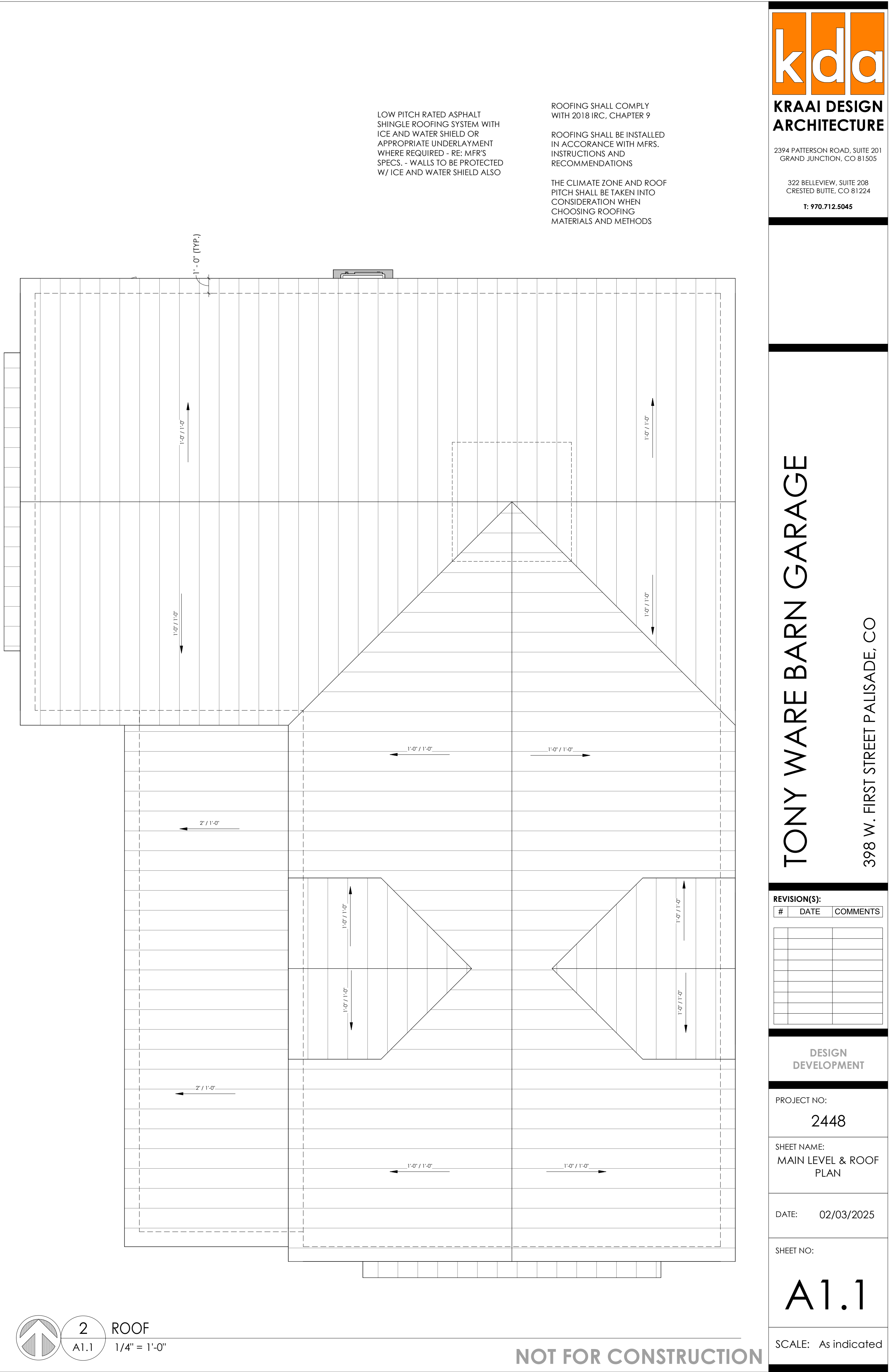
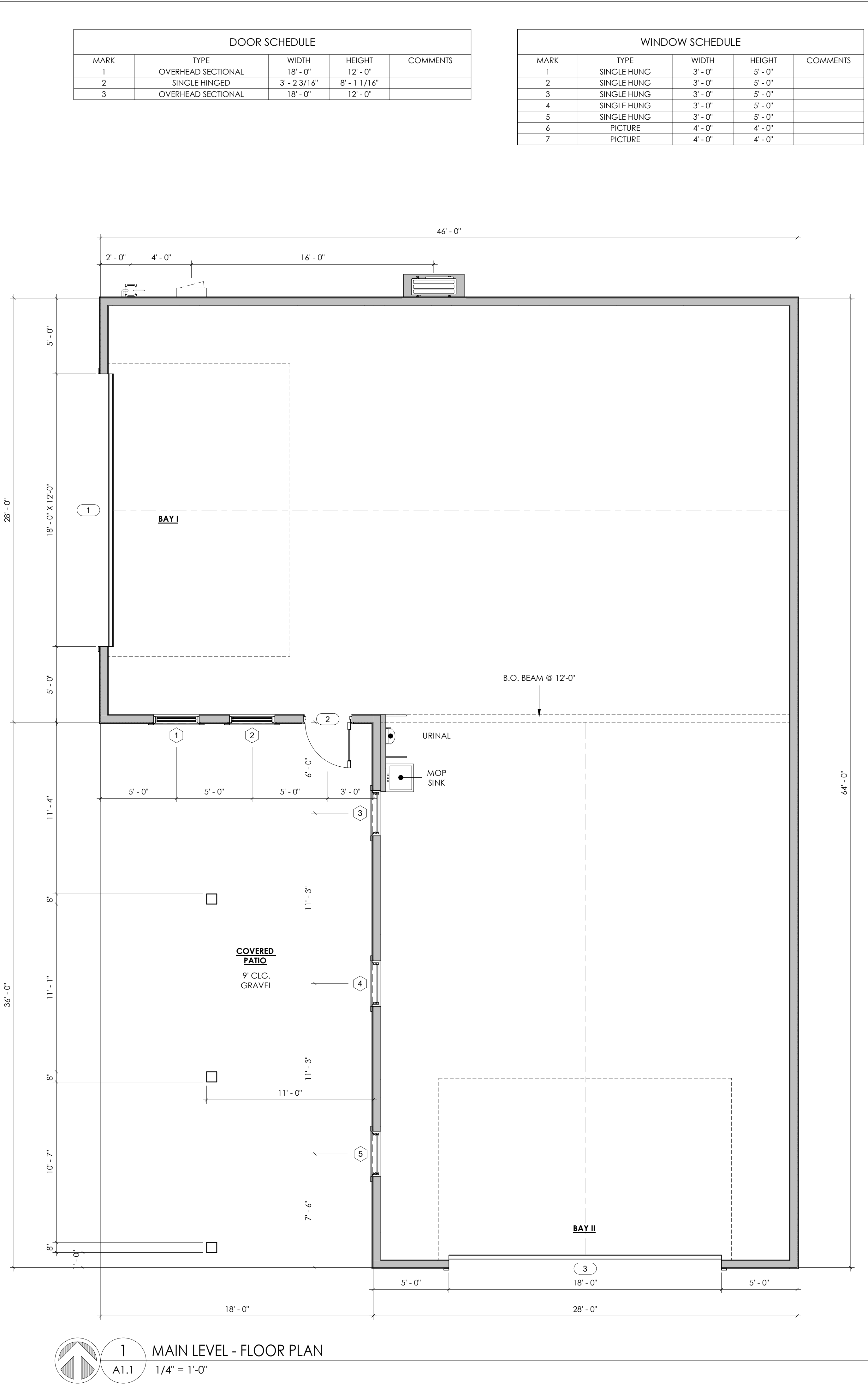
\* For ventilation operation when values between these given, the factors are permitted to be determined by interpolation.  
\* Interpolation beyond the table is prohibited.

TABLE M1505.4.4

MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms: Toilet Room	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous

\* For 1 cubic foot per minute = 0.000473 m³/s.



kda

KRAAI DESIGN

ARCHITECTURE

2394 PATTERSON ROAD, SUITE 201  
GRAND JUNCTION, CO 81505

322 BELLEVUE, SUITE 208  
CRESTED BUTTE, CO 81224

T: 970.712.5045

TONY WARE BARN GARAGE

398 W. FIRST STREET PALISADE, CO

REVISION(S):

#	DATE	COMMENTS

DESIGN DEVELOPMENT

PROJECT NO:

2448

SHEET NAME:

MAIN LEVEL & ROOF PLAN

DATE:

02/03/2025

SHEET NO:

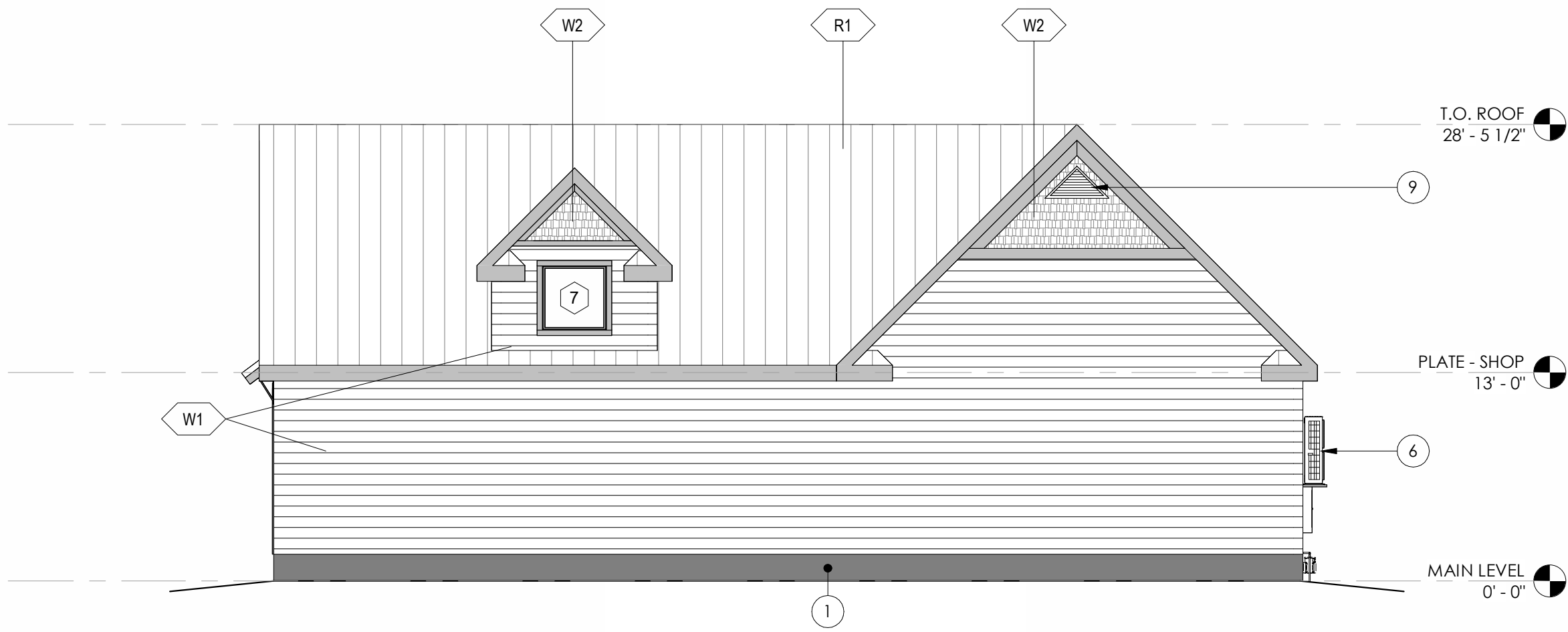
A1.1

SCALE:

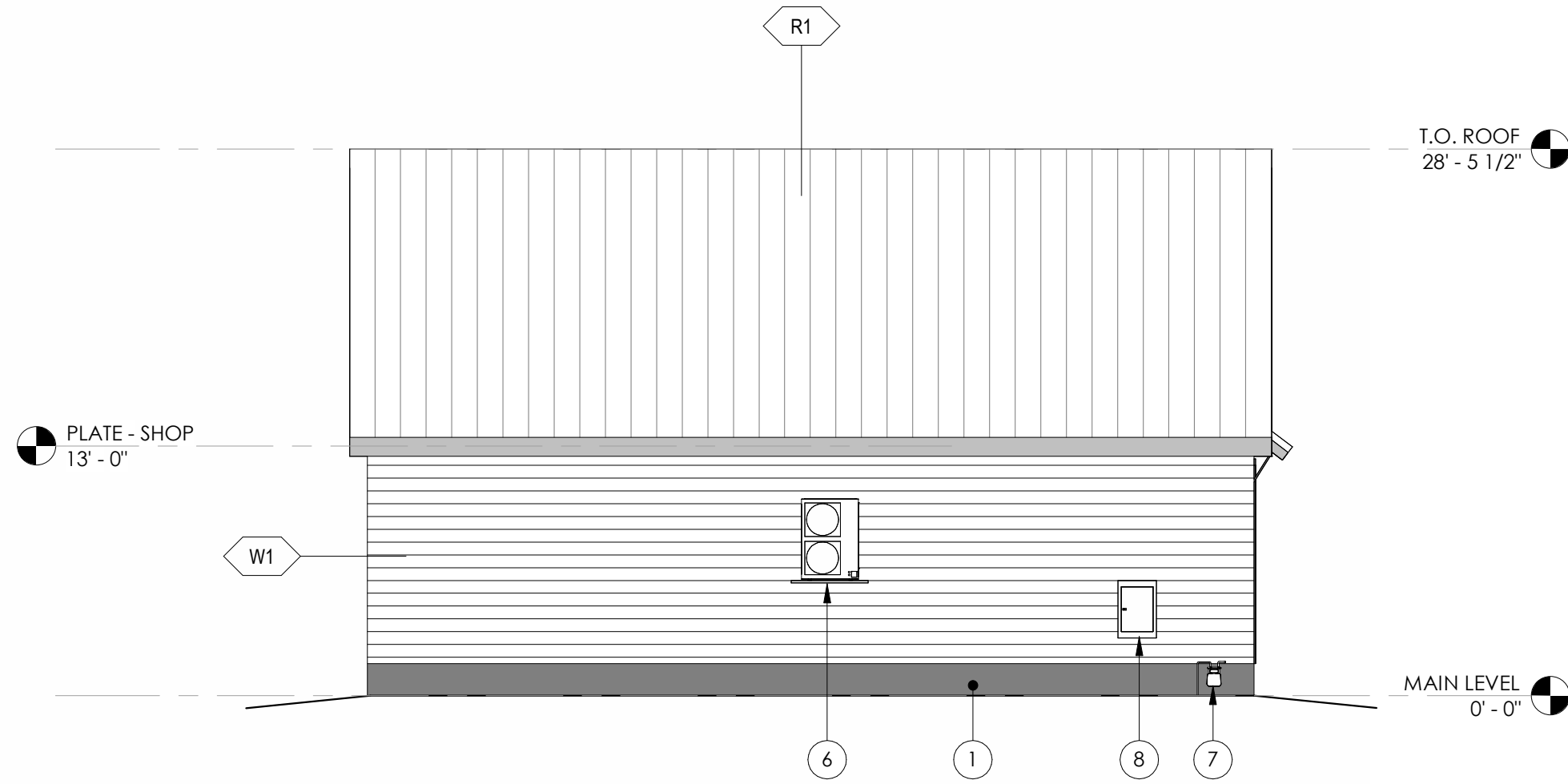
As indicated

NOT FOR CONSTRUCTION





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



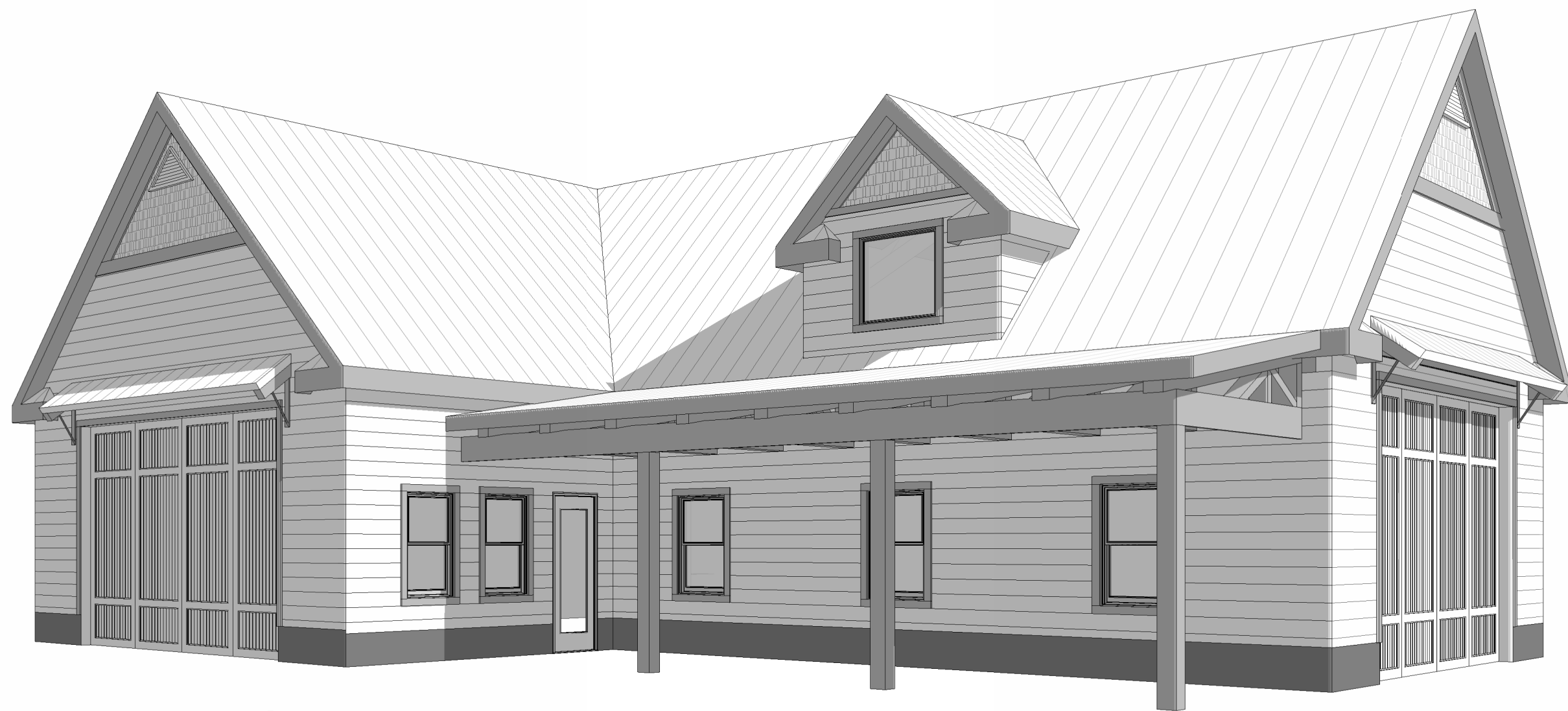
2 NORTH ELEVATION  
A2.1 1/8" = 1'-0"



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



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



#### GENERAL EXTERIOR ELEVATION NOTES

- REFER TO SHEET T1.0 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS.
- KEEP SCREENS OR FLASHING AT BOTTOM OF WALL MATERIAL SHALL NOT BE LESS THAN 6" ABOVE GRADE OR 2" ABOVE PAVED AREAS.

#### EXTERIOR ELEVATION MATERIAL SYMBOL

- W1 1X4 DUTCH COVE SIDING - CASTLE CREAM PNT. (INSTALL PER MANUF. SPECIFICATIONS)
- W2 FISH SCALE SIDING (MATCH MAIN HOUSE) (INSTALL PER MANUF. SPECIFICATIONS)
- R1 GALVALUME STANDING SEAM METAL ROOF

#### EXTERIOR ELEVATION KEYNOTES

- 18" HT. RIM SKIRTING (MATCH MAIN HOUSE).
- 8X8 TIMBER COL. RE: STRUCT.
- 6X8 BEAM, RE: STRUCT.
- WD TRUSS.
- WD BRACKET W/ CABLE TENSION ROD.
- MINI-SPLIT ON PLATFORM.
- GAS METER.
- ELECTRICAL PANEL.
- CABLE VENT

#### EXTERIOR ELEVATION FINISH NOTES

- PAINT:**
- MATCH TO HOUSE PAINT PALETTE
  - SIDING - CASTLE CREAM
  - ALL TRIM - CONSERVATORY
  - WINDOW AND DOOR HEADERS - VINTAGE CROWN
- TRIM:**
- WINDOW, MAIN DOOR AND GARAGE DOORS TRIM AT 4 1/4" WIDE X 4/4" THICK - BUFFALO LUMBER
  - CORNER TRIM 5 1/2" WIDE X 4/4" THICK - BUFFALO LUMBER
  - WINDOW AND DOOR HEADER TRIM - LINCOLN WOODWORKERS
  - HEADER COPPER FLASHING - WARE HOUSE FABRICATORS
  - SIDING - BUFFALO LUMBER
  - RIM SKIRTING - STEEL ALL AROUND
- RAIN GUTTERS:**
- COPPER 6"

#### REVISION(S):

#	DATE	COMMENTS
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#### DESIGN DEVELOPMENT

PROJECT NO:

2448

SHEET NAME:  
EXTERIOR ELEVATIONS

DATE: 02/03/2025

SHEET NO:

A2.1

SCALE: As indicated

NOT FOR CONSTRUCTION

Tony L Ware  
398 West First Street  
Palisade Colorado, 81526

December 3, 2024, revised January 7, 2025

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

Dear Mr. Aziz,

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

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

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

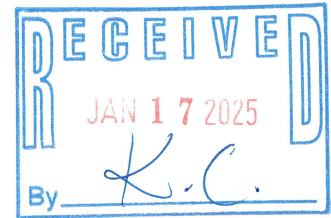
As designed, the accessory structure has a max height of 28 feet, 5 ½ inches which exceeds the LDC max height requirement of 15 feet for a garage.

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

Sincerely,

Tony L Ware  
[Tware@acsol.net](mailto:Tware@acsol.net)

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



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

Respectfully,

  
Lafe Wood

  
Lauren Wood



**PALISADE PLANNING COMMISSION**  
**Agenda Item Cover Sheet**

**Meeting Date:**            **February 14, 2025**

**Presented By:**        **Devan Aziz, Community Development Director**

**Department:**        **Community Development & Planning**

**Re:**                        **LDC Update**

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**SUBJECT:**

The proposed amendments would reduce minimum lot sizes across all residential use types in the AFT, SFR MFR, and MU Districts while maintaining all existing setback requirements, height limitations, and impervious surface standards. Analysis demonstrates these reductions maintain building feasibility while promoting more efficient land use.

Staff has analyzed the buildable area potential under the reduced lot sizes to confirm development feasibility. The analysis shows that even with the smallest permitted lot sizes, reasonable building footprints are achievable:

- Single-Family/Alley-Loaded (reduced from 5,000 to 3,500 sq ft lot): Maintains 975 sq ft buildable area per floor
- Zero Lot Line (reduced from 5,000 to 3,500 sq ft lot): Maintains 1,625 sq ft buildable area per floor
- Two-Family (reduced from 10,000 to 7,000 sq ft lot): Maintains 3,250 sq ft total buildable area per floor
- Townhouse (reduced from 2,000 to 1,800 sq ft lot): Maintains 925 sq ft buildable area per floor for interior units

All development types can utilize two stories within the existing 28-foot height limitation, effectively doubling the potential living space. The existing setback requirements and impervious surface limitations remain unchanged, ensuring:

- Consistent neighborhood character
- Adequate spacing between buildings
- Compatible scale with existing development

The proposed lot size reductions maintain viable building envelopes while promoting more efficient land use. By retaining all existing setback requirements, the amendments preserve neighborhood character and development quality while offering opportunities for more attainable housing options.

**DIRECTION:**

*Direct staff to make further edits or schedule the required public hearing for the proposed amendments to Section 5.03 Residential Districts regarding minimum lot size requirements.*

**TOWN OF PALISADE, COLORADO**

**ORDINANCE NO. 2025-XX**

**AN ORDINANCE AMENDING SECTION 5.03 RESIDENTIAL DISTRICTS AND SECTION 5.04 NONREDISENTIAL DISTRICTS OF THE PALISADE LAND DEVELOPMENT CODE CONCERNING INFILL DEVELOPMENT AND EFFICIENT LAND USE STANDARDS**

**WHEREAS**, pursuant to Section 31-23-305, C.R.S., the Board of Trustees may adopt, alter or amend zoning and regulations; and

**WHEREAS**, the Palisade Comprehensive Plan establishes “Goal 2.1: Balance growth with preserving the agricultural heritage to maintain a sense of community” and “Strategy 2.1B: Continue evaluating existing zoning regulations to determine if it promotes balance growth with community preservation”; and

**WHEREAS**, efficient use of land and infrastructure is essential for the economic vitality and sustainable growth of the Town of Palisade; and

**WHEREAS**, infill development helps reduce sprawl, preserve agricultural lands, and maximize the use of existing utilities and infrastructure; and

**WHEREAS**, the Board of Trustees finds that encouraging infill development will help implement the Comprehensive Plan while providing additional housing options and economic development opportunities for the community; and

**WHEREAS**, the Board of Trustees desires to amend Section 5.03 to establish regulations promoting infill development and efficient land use; and

**WHEREAS**, the Town's Planning Commission has recommended to the Board of Trustees that the amendments to the Land Development Code contained in this Ordinance be adopted; and

**WHEREAS**, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-306, C.R.S., on \_\_\_\_\_, a public hearing was held before the Planning Commission to consider a recommendation of an amendment of the Land Development Code to the Board of Trustees as set forth herein, following public notice as required by law; and

**WHEREAS**, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-304, C.R.S., on \_\_\_\_\_, a public hearing was held before the Board of Trustees to consider the amendment of the Land Development Code as set forth herein, following public notice as required by law; and

**WHEREAS**, the Board of Trustees finds and determines that the amendments to the Land Development Code, as contained herein, are necessary and designed for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Palisade and are consistent with the Town's Comprehensive Plan and the Town's other goals, policies and plans.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO, AS FOLLOWS:**

The foregoing recitals are incorporated herein as if set forth in full.

**Section 1.** Land Development Code Section 7.06 Infill Development Standards, is hereby amended with new additions underlined and deletions in ~~strikethrough~~ as follows:

DRAFT

### Section 5.02 Established Zoning Districts

In order to implement the Palisade Comprehensive Plan and promote the purposes of this Land

<b>Table 5.1: Zoning Districts</b>	
<b>Residential Districts</b>	
<b>AFT</b>	Agriculture, Forestry Transitional
<b>SFR</b>	Single Family Residential
<b>MFR</b>	Multifamily Residential
<b>MU</b>	Mixed Use
<b>Nonresidential Districts</b>	
<b>TC</b>	Town Center
<b>CB</b>	Commercial Business
<b>LI</b>	Light Industrial
<b>HR</b>	Hospitality Retail
<b>CP</b>	Community/Public
<b>Special Purpose District</b>	
<b>PD</b>	Planned Development

Development Code, the following zoning districts are established:



### Section 5.03 Residential Districts

#### A. Agricultural and Forestry Transitional (AFT)

Established to provide for wineries, vineyards and related lodging and commercial activity compatible with the Town's rural and agricultural character. Development in the AFT district is compatible and complementary to the rural/agricultural surroundings.

The AFT district is intended to implement and correspond in part to the Comprehensive Plan's "Agricultural/Residential 2.5" and the "Agricultural/Residential 5" Land use designation.

Table 5.2: AFT District Standards		
Use		
Allowed uses	Single-family	Nonresidential Development(1)
Density (maximum)		
Density	1 dwelling unit per <del>2.5</del> <u>5</u> acres	N/A
Lot Requirements (minimum)		
Lot area (acres)	<del>2.5</del> <u>5</u>	<del>2.5</del> <u>5</u>
Lot width (feet)	150	150
Setback Requirements (minimum)(2)		
Street yard (feet)	35	35
Side yard – interior (feet)	25	35
Side yard – street (feet)	35	35
Rear yard (feet)	20	20
Building Requirements (maximum)		
Height (feet)	28	28
Impervious surface	15%	15%



## B. Single Family Residential (SFR)

Established to provide for orderly suburban residential development and redevelopment. Intended to maintain and protect residential areas at low to moderate densities, characterized predominantly by single-family detached units. The regulations for this district protect existing neighborhoods from undesirable uses and residential conversions.

The SFR district is intended to implement and correspond in part to the Comprehensive Plan's "Low Density Residential" land use designation.

Table 5.3: SFR District Standards			
Use			
Single-family		Alley-loaded	Nonresidential Development(1)
Density (maximum)			
Density		4.5 dwelling unit per acre	N/A
Lot Requirements (minimum)			
Lot area (square feet)	<del>7,500</del> <u>5,000</u>	<del>7,500</del> <u>5,000</u>	<del>9,000</del> <u>6,000</u>
Lot width (feet)	<del>65</del> <u>50</u>	<del>65</del> <u>50</u>	60
Setback Requirements (minimum)(2)			
Street yard (feet)	20	15	25
Side yard – interior (feet)	10	10	10
Side yard – street (feet)	10	10	20
Rear yard (feet)	20	20	20
Building Requirements (maximum)			
Height (feet)	28	28	28
Impervious surface	45%	55%	45%

### C. Multifamily (MFR)

Established to maintain and protect residential areas of higher density which include a variety of small lot residential development options. The MFR district allows moderate to high residential density development. Proximity to public parks and open space is an asset for MFR district development.

The MDR district is intended to implement and correspond in part to the Comprehensive Plan's "Medium Density Residential" land use designation.

Table 5.4: MFR District Standards						
Use						
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Nonresidential Development(1)
Density (maximum)						
Density	7 dwelling unit per acre					N/A
Lot Requirements (minimum)						
Lot area (square feet)	<del>5,000</del> <u>3,500</u>	<del>5,000</del> <u>3,500</u>	<del>5,000</del> <u>3,500</u>	<del>10,000</del> <u>7,000</u>	<del>2,000</del> <u>1,800</u>	<del>6,000</del> <u>4,000</u>
Lot width (feet)	<del>55</del> <u>35</u>	<del>55</del> <u>35</u>	<del>45</del> <u>35</u>	<del>80</del> <u>70</u>	25	<del>60</del> <u>40</u>
Setback Requirements (minimum)(2)						
Street yard (feet)	20	15	15	15	15	20
Side yard – interior (feet)	10	10	0	10	10	10
Side yard – separation (feet)(3)	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	15	15	20
Rear yard (feet)	20	20	20	20	20	20
Building Requirements (maximum)						
Height (feet)	28	28	28	28	28	28

Impervious surface	55%	55%	55%	55%	80%	50%
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**E. Mixed Use (MU)**

Established to facilitate adaptive re-use and preservation of older residential structures and compatible new nonresidential development. The MU district is primarily a residential district, only modest-scale nonresidential uses are allowed. Nonresidential uses are encouraged to occupy existing residential structures without changing the character of such structures and to emphasize pedestrian rather than vehicular access. The MU district may be used as a transitional district between residential and nonresidential districts. The MU district is intended to implement and correspond in part to the Comprehensive Plan's "Residential Mixed Use" land use designation.

Table 5.6: MU District Standards						
Use						
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Nonresidential Development(1)
Density (maximum)						
Density	7 dwelling unit per acre					N/A
Lot Requirements (minimum)						
Lot area (square feet)	<del>5,000</del> <u>3,500</u>	<del>5,000</del> <u>3,500</u>	<del>5,000</del> <u>3,500</u>	<del>10,000</del> <u>7,000</u>	<del>2,000</del> <u>1,800</u>	<del>5,000</del> <u>3,500</u>
Lot width (feet)	<del>55</del> <u>35</u>	<del>55</del> <u>35</u>	<del>45</del> <u>35</u>	<del>80</del> <u>70</u>	<del>25</del> <u>20</u>	<del>50</del> <u>35</u>
Setback Requirements(2)						
Street yard (minimum feet)	20	15	15	15	15	25
Street yard (maximum feet)	N/A	N/A	N/A	N/A	N/A	30
Side yard – interior (feet)	10	10	0	10	15	10
Side yard – separation (feet)(3)	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	10	15	10
Rear yard (feet)	20	20	20	20	20	20
Building Requirements (maximum)						
Height (feet)	28	28	28	28	28	28
Impervious surface	55%	55%	55%	55%	80%	75%