



AGENDA
for the Planning Commission
of the Town of Palisade, Colorado

120 W 8th Street (Veteran Memorial Community Center)

March 2, 2021

5:00 pm Site Visit - Commission will visit site at 450 Wine Valley Road

6:00 pm Regular (Virtual) Meeting

- I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. AGENDA ADOPTION**
- V. ANNOUNCEMENTS / PRESENTATIONS**
- VI. APPROVAL OF MINUTES**

A. Minutes from February 16, 2021, Regular Planning Commission Meeting

VII. PUBLIC COMMENT

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.

VIII. PUBLIC HEARING

The following items will be presented before the Planning Commission of the Town of Palisade for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Board of Trustees of the Town of Palisade. For those items for which the Planning Commission retains Decision Maker status, they will weigh the options and cast a vote.

A. PRO 2020-34 – Subway CUP (Conditional Use Permit)

The Planning Commission will receive a presentation of a Subway restaurant 450 Wine Valley Road (Parcel # 2937-043-42-002). The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion
5. Applicant Closing Remarks
6. Decision (*motion, second, roll call vote*)

B. PRO 2020-33 – Wine Valley Subdivision

The Planning Commission will receive a presentation of a subdivision of the property at 450 Wine Valley Road (Parcel # 2937-043-42-002). The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion
5. Applicant Closing Remarks
6. Decision (*motion, second, roll call vote*)

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT



TOP Planning Commission Regular Scheduled Virtual Meeting Electronic Participation Instructions

Due to the rise in COVID-19 (coronavirus) cases in Mesa County, the Town of Palisade has decided to return to virtual public attendance at meetings.

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 5:15 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 comment or comment on a specific agenda item by sending an email to lreynolds@townofpalisade.org. The email must be received by 2:00 pm on the day of the meeting. **The Clerk will FORWARD THE EMAIL TO THE PLANNING COMMISSION.** *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 Commission directly.*



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
(Also Virtual Participation Via ZOOM)
February 16, 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: Hull, Wheeler, Prinster, Curry, Harbaugh (via ZOOM) and Hamilton. A quorum was declared. Also, in attendance were Town Manager Janet Hawkinson, and Community Development Director Brian Rusche and Planning Technician Lydia Reynolds attended via Zoom.

AGENDA ADOPTION

Motion #1 by Commissioner Prinster, seconded by Commissioner Wheeler, to approve the Agenda as presented.

A voice vote was requested.
Motion carried unanimously.

ANNOUNCEMENTS and PRESENTATIONS

A. Grand Valley Housing Needs Survey – www.research.net/r/GrandValleyHousing

Community Development Director Brian Rusche reported there is a survey being done by Grand Junction to determine housing needs in the Grand Valley and encouraged everyone to partake in the survey.

B. PRESENTATION – Palisade Marketing Plan - TAB (Tourism Advisory Board) & Slate Communications

Mr. Rusche introduced Julianne Adams, Chairman of the Tourism Advisory Board (TAB). Chairman Adams introduced Ryan Burke, and Kaylene Weingard from Slate Communications who are with the new marketing agency that is working with TAB.

Mr. Burke, Slate Communications, gave an overview of the Marketing Report that was in the meeting packet. He identified target markets, new partnership with Fruita and shared other ideas in the plan.

Gail Evans, 126 Majestic Ct., suggested that the marketing campaign emphasize a slower pace that Palisade has to offer.

Don Metzler, 834 Shiraz, thought the partnership with Fruita is an asset.

Commissioner Prinster asked why cross country skiing is never highlighted. Mr. Burke noted that his agency has just started the contract last month, and they have already started collecting photos to use to highlight that market. Commissioner Curry asked how Palisade can apply a throttle or breaks to the tourism impact. Mr. Burke replied that Palisade is not for everybody and they intend to target audiences that would appreciate what it has to offer. Also, they intend to market weekdays and off season to help businesses during those times and that would also spread out the impact from tourism.

MINUTES

A. Minutes from February 2, 2021, Regular Planning Commission Meeting

Commissioner Prinster noted that a letter was included in the minutes as public comments, however, they should be removed as they were not read into the minutes, therefore should not be part of the minutes.

Motion #2 by Commissioner Prinster, seconded by Commissioner Curry, to approve the Minutes as corrected.

A voice vote was requested.
Motion carried unanimously.

PUBLIC COMMENT

Carl Phillips, did not think the idea of Townhomes was a good idea. He expressed concern that they lose value and HOAs don't always last.

Adrian Wisniewski stated he is currently under contract on a house in Palisade. He would like to see the cap of Short Term Vacation Rentals in the Mixed Use zone district. Mr. Wisniewski read his comments into the record and will be attached to the minutes.

Gail Evans, 126 Majestic Ct., asked where in town is the area Mr. Wisniewski was commenting about. Chairman Parker noted that this was a public comment and not a discussion item.

PUBLIC HEARING

PRO 2021-2 Bella Palizzata Townhomes – Concept Plan

Staff Presentation

Community Development Director Brian Rushe explained that a concept plan is an opportunity for the applicant to present a concept of a project before submitting the Preliminary Plat. He explained that the applicant had presented a concept plan a couple of years ago, but chose not to move forward at the time.

Mr. Rusche explained that they are presenting a new concept plan that has one less townhome (14), grouped them differently and added additional parking.

Applicant Presentation

Kim Kerk, Kim Kerk Land Consulting & Dev. LLC stated she is representing Darin Carei, the owner and developer of the proposed townhomes. Ms. Kerk explained that they took many of the comments taken from the first concept plan and made adjustments to address those concerns. Ms. Kerk noted that the existing house will be remodeled and incorporated into the Tuscan themed development. The site plan was displayed. She noted a few other developments that Darin Carei has done in the Grand Junction area. Shutters, planters and landscaping will accent the Townhomes. The Townhomes are proposed to have 1 or 2 car garages and 2-3 bedrooms. There may be some variation among the townhomes. Chairman Parker noted that it appears that the development will have duplex and fourplexes, not a five-plex as previously submitted.

Mr. Rusche remarked that this is an opportunity for the applicant to glean what concerns the Planning Commission may have, before designing the Preliminary Plat. Commissioner Prinster noted that there had been concern that there was parking shown on Shirraz Dr. and was glad to see it was removed. Commissioner Hull stated he thinks there should be at least 2 bedrooms, 2 bathrooms and preferably a 2 car garage.

Commissioner Harbaugh stated that this zone district only allows 80% impervious surface and was concerned they didn't have yards. Ms. Kerk said there were proposing trees, shrubs and grasses. Discussion continued regarding impervious surface and area. Chairman Parker reminded the Commissoiners that this is at the concept plan phase. Commissioner Curry asked for clarification about the plans for the existing house. Ms. Kerk explained that it is still under design.

Public Comment

Gail Evans, 126 Majestic Ct. asked if it has been established that there will be townhomes there. Ms. Evans concern was that, in some townhome developmmments, people eventually stop paying their dues and it becomes a problem for the town. She said they often become rentals, however recognized the need for this type of housing for seniors.

Don Metzler, 834 Shiraz Dr. stated he had attended the previous meetings for this previous concept plan. Mr. Metzler read his email into the record and this email will be a permanant attachment to these minutes.

Brian Moffat, 844 Shiraz Dr. asked what the square footage of the townhomes were and how much the sale price will be. Chairman Parker explained that those design questions are not part of the concept plan phase and will be addressed at the Preliminary Plat phase.

Planning Commission Discussion

Commissioner Harbaugh restated that he is concerned about the percentage of impervious surface. Commissioner Prinster expressed concern about parking. Discussion continued regarding the fact that their concerns will need to be addresses with the Preliminary Plat submittal after the design is completed.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Motion #3 by Commissioner Hull, seconded by Commissioner Curry. Chairman Parker adjourned the meeting at 7:46 pm.

X

Riley Parker
Planning Commission Chairman

X

Lydia Reynolds
Planning Technician

I've prepared some thoughts that I will read from since I get a little nervous speaking in public.

Adrian Wisniewski, currently under contract on 573 E. Main Street

Thank you to the Planning Commission for your time. I would like to put forth a motion to revise the cap for Short Term Vacation Rentals or STVR's within the Mixed-Use Zoning area. This would not affect the existing STVR cap in the Low, Medium or High Density Residential areas. It is my understanding the Commission is working hard to balance the very fine line of retaining the small-town community feel that we love about Palisade alongside the ability for local businesses to prosper against the increased traffic flow that comes along with that prosperity. I have had personal experiences with STVR's damaging the sense of community within a neighborhood and it should be avoided at all costs. It is imperative to retain the small town feel while getting the most out of on those who want to use our natural resources that include mtn biking, wineries, peach orchards, hiking, cross country skiing, rafting, fishing among many others.

My proposal is that by reducing or removing the cap limit within the Mixed-use areas, it provides the best of both worlds. The vast majority of the Mixed-Use properties are adjacent to the Town Center OR are bordering a major thoroughfare. By allowing more STVR's in this zone, it would allow for added lodging near the town center but without the worry of affecting the more family centric residential areas by either damaging the neighborhood feel or adding to the existing roadway or parking infrastructure. It would provide a place for paying tourists to lodge and use as a homebase, but in a walkable format.

I also feel that the time is now to act on this alteration to the Development Code. If an amendment to the ordinance isn't made until this spring or summer, the STVR's won't be ready until it is too late in the prime tourism season resulting in the Town possibly missing out on a lot of potential income for the local businesses that are likely just barely hanging on due to the pandemic. It feels like the time is now to consider this revision so that when the warm weather arrives and the Palisade Plunge opens, the Town can prosper from it appropriately. With everyone being cooped up for so long, this spring and summer is going to be an incredibly busy tourist season. Then you add to that scenario that the Plunge is finally opening after 10 years of development, and it could be the perfect storm for a pandemic recovery.

Along with that potential, add to it that most travelers are not yet comfortable staying in hotels, but they are happy to stay in a home to themselves through VRBO or AirBnb. I worry that, without enough lodging options, many of those who are coming for the inaugural season of the Plunge, which is the most anticipated new trail in the state, will just come to use the trail and then leave town. They will be only adding to the negative affects of such a great place, without the positive. If they have a variety of lodging options, ideally they will stay in town to use the local businesses instead of just leaving town and spending their money elsewhere.

I ask the Planning Commission to seriously consider revising the current development code to add more Short Term vacation Rental lodging options to share this beautiful town with those who want to enjoy it respectfully.

Comments for Planning Commission of the Town of Palisade
February 16, 2021 (Virtual) Meeting

Subject: Pro 2021-2 – Bella Palizzata Townhomes – Concept Plan

- 1) Is there an existing irrigation line that serves the subject property? If yes, is this irrigation system/line shared with other users?
- 2) How will the landscaping and green belt(s) be irrigated and where will the tail water go?
- 3) Will there be a storm water retention pond associated with this development?
- 4) How will the issue of elevated arsenic in the soils be addressed? This environmental issue forced a past Grand Junction developer to abandon his plans to develop the property a few years ago due to high costs associated with the remediation of the soils. The environmental report and past developer proposed plans are part of the public record.
- 5) Has the developer given full consideration towards the safe egress of traffic leaving Shiraz Drive and turning left onto G road if the townhouses block a clear view looking to the northwest and G road traffic/pedestrians are proceeding easterly? A few years ago, a large real estate sign blocked this view and was unsafe for the Shiraz drivers leaving Shiraz Drive unto G road. This issue was discussed with the Real Estate company and the Town of Palisade and the sign was removed. The developer might have to consider a reasonable setback as to not block a clear view of traffic/pedestrians.
- 6) Will the existing home be left on-site and remodeled to fit the style of the townhouses. I remember the Palisade mayor and commissioners telling the developer this was NOT a good plan for a number of reasons.
- 7) Will townhouse residents be forced to park second cars and/or associated visitor cars on Shiraz Drive?
- 8) Can a fire truck adequately enter and leave the proposed cul-de-sac?
- 9) Will there be a side walk/bike lane from Palisade High School to Shiraz Drive installed as part of this development?

**PRO 2020-33, WINE VALLEY SUBDIVISION, A SUBDIVISION OF THE PROPERTY
BOTH LOCATED AT 450 WINE VALLEY ROAD, PARCEL # 2937-043-42-002**

Staff received a request for a subdivision of the property located at 450 Wine Valley Road (Parcel # 2937-043-42-002) for the purpose of constructing a Subway restaurant. The property consists of 4.62 acres created in 2017 as Lot 2 of the GG Palisade Subdivision (during the development of the Golden Gate convenience store). The proposed lot size of 1.02 acres would accommodate a restaurant of approximately 2000 square feet, with the balance remaining undeveloped and owned by Golden Gate.

The Town recently passed Ordinance 2021-03, which modified the Land Development Code (LDC) to require a Conditional Use Permit (CUP) for a restaurant *with drive-through* in the HR (Hospitality Retail) zone district. As such, the request was modified to a CUP for the restaurant, as it does incorporate a drive-through.

This report combines the provisions of Section 4.07 – Conditional Use and Section 4.04 – Minor Subdivision, as this is essentially one request. The Community Development Director may review development applications concurrently (Section 3.06.C.1). However, a separate public hearing for each has been placed on the agenda, to focus the Planning Commission and Board of Trustees on the specific criteria for each piece of this request.

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 March 9, 2021 and make a final decision.



The proposed Subway restaurant would be approximately 2000 square feet, located immediately adjacent (to the east) of the existing gas station. Wine Valley Road was platted as a public street, but not constructed in its entirety. Infrastructure will be extended on both sides of the street to match the development of the proposed lot.

Pursuant to Section 4.07.D.2, a site plan has been submitted showing the location of the restaurant and drive-through, along with associated parking. However, there are some minor changes to the site plan that will be necessary to meet other provisions of the LDC. These will be incorporated as conditions in order that they are carried forward to the next stage of the project.

Likewise, the subdivision application includes the required civil drawings necessary for the extension of the utilities to the newly created lot. The infrastructure will be completed in conjunction with the construction of the restaurant, rather than prior to recording the subdivision plat, for efficiency purposes. To ensure that the improvements will be completed appropriately, a Subdivision Improvement Agreement (SIA) will be recorded. The improvements will need to be completed prior to receiving a Certificate of Occupancy (CO) for the restaurant.

A copy of the site plan and associated drawings are attached to this report.

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 Planning Commission must make certain findings about the request (in the form of a recommendation to the Board of Trustees):

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 proposed 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 proposed drive-through provides sufficient queuing for automobiles at the order box (6 vehicles) and the pick-up window (4 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 23 spaces are 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 two conditions relative to accessing the property: 1) That a shared access be created between the proposed restaurant site and the remaining outparcel (as required by Section 10.07.G.1 – Nonresidential driveway access to adjacent development) and 2) That a pedestrian walk be constructed from the public sidewalk on the north side of Wine Valley Road to the primary entrance of the restaurant (as was required of the Golden Gate convenience store).

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 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.

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 (and could be expanded) 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. See attached renderings.

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 property that was platted at this location – due to the construction of public infrastructure. The extension of this infrastructure and the establishment of a complimentary use to the gas station will only increase the value of the remaining parcel. These public improvements will also allow better access to agricultural properties to the east.

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. The adjacent Golden Gate convenience store make the proposed restaurant and drive-through a complimentary use, consistent with the standard of development found at major interstate exits.

In addition, the orientation of the drive-through adjacent to the existing parking lot, along with the creation of a remnant parcel, mean little to no impact on agricultural uses further east.

RECOMMENDATION ON THE CONDITIONAL USE PERMIT

Staff recommends approval of the proposed conditional use permit (CUP) for a drive-through Subway restaurant, with the findings of fact as stated above, and with the following conditions:

- 1) A shared access be created between the proposed restaurant site and the remaining undeveloped lot;
- 2) A pedestrian walk be constructed from the public sidewalk on Wine Valley Road to the entrance of the restaurant;
- 3) A Subdivision Improvements Agreement be recorded in conjunction with the Wine Valley Subdivision plat related to the extension of public infrastructure in Wine Valley Road. Said infrastructure must be completed prior to issuance of a Certificate of Occupancy (CO) for the restaurant;
- 4) A Site Plan shall be approved by the Community Development Director prior to issuance of a Planning Clearance/Building Permit for the proposed restaurant.

Section 4.04 Minor Subdivision:

A minor subdivision is any division of land into three (3) lots or less that does not require dedication of rights-of-way or easements. The procedure for approval of a minor subdivision is intended to simplify processing of routine small subdivision and replats with due regard to protection of the public interest.

The proposed subdivision is a replat of Lot 2 of the GG Palisade Subdivision. The right-of-way for Wine Valley Road has already been dedicated; however, it was not constructed in its entirety. The easements shown on the plat are all existing from the previous subdivision.

The Code states that, following a public hearing, the Community Development Director shall make a decision regarding the subdivision.

Section 4.04.E. Minor Subdivision Approval Criteria:

Minor subdivisions shall be approved only when the following conditions are found to be met:

1. Consistency with the adopted plans and policies of the Town;
The proposed lots are properly zoned HR (Hospitality Retail) and the lot sizes exceed the minimum required for this zone.
2. The plat complies with the standards of Article 9, Subdivision Regulations, and any other applicable requirements of this LDC;
The plat complies with these requirements.
3. The plat indicates that all subject lots will have frontage on existing approved streets;
Both lots will front on Wine Valley Road.
4. New or residual parcels conform to the requirements of this LDC and other applicable regulations;
The proposed lots are properly zoned HR (Hospitality Retail) and the lot sizes exceed the minimum required for this zone.
5. No new streets are required or are likely to be required for access to interior property;
Both lots will front on Wine Valley Road.
6. No drainage or utility easements will be required to serve interior property;
All necessary easements to service the irrigation ditch have been created with the original subdivision.
7. No extension of public sewerage or water lines will be required;
Utilities will be extended as they were not constructed with the original subdivision – this will be accomplished in conjunction with the development of Lot 1 and enforced via an SIA.
8. The proposed subdivision will not adversely affect permissible development of the remainder of the parcel or of adjoining property; and
The proposed subdivision will not adversely affect future development of the remainder of the parcel.
9. No waivers from Article 9, Subdivision Regulations, have been requested.
No waivers have been requested.

RECOMMENDATION ON THE MINOR SUBDIVISION

Staff recommends approval of the proposed Wine Valley Subdivision, with the approval criteria as stated above, and with the following condition:

- 1) A Subdivision Improvements Agreement be recorded in conjunction with the Wine Valley Subdivision plat related to the extension of public infrastructure in Wine Valley Road. Said infrastructure must be completed prior to issuance of a Certificate of Occupancy (CO) for the restaurant (approved under the CUP).

ATTACHMENTS

Letter of Intent

Site Plan

Elevations (computer generated)

Subdivision Plat

Civil Plans

Letter of Intent
For
Wine Valley Subdivision & Conditional Use For Drive Thru Restaurant
450 Wine Valley Road

February 12, 2020

Dear Ms. Hawkinson,

Soul Deep Development is submitting this application for a minor subdivision and conditional use approval for a drive-thru restaurant located at 450 Wine Valley Road. Please find a description of the proposed development below.

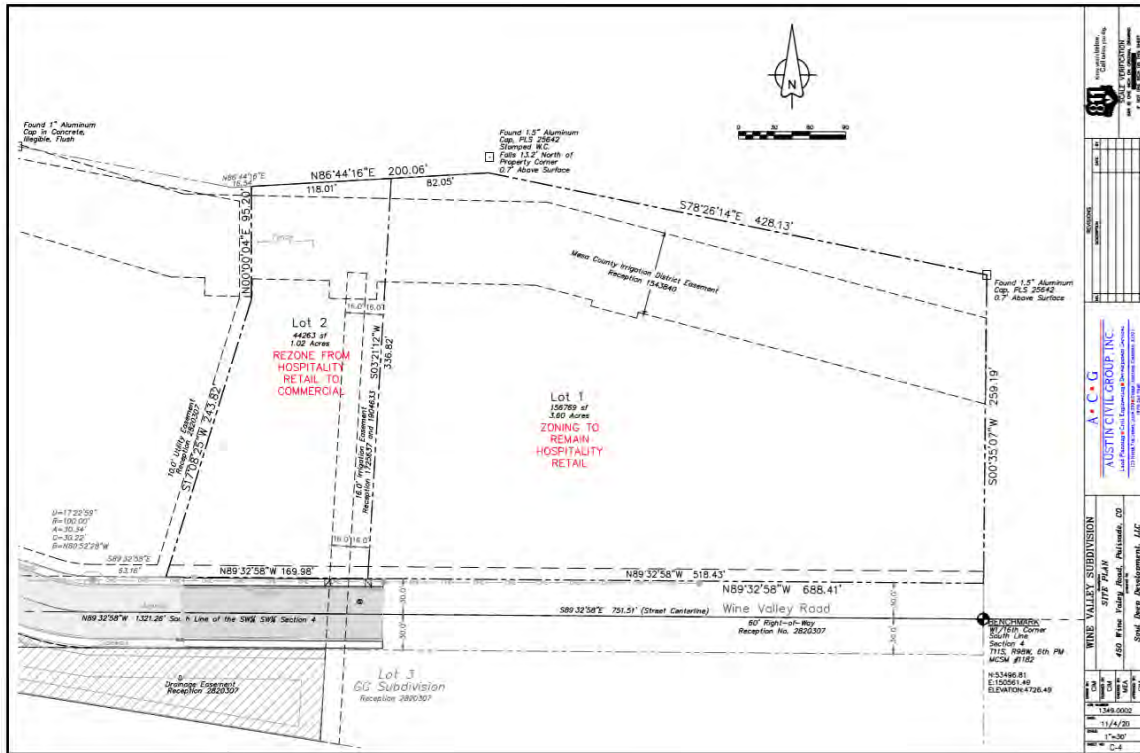
Project Description (location, Acreage, Proposed Use):

The purpose of this application is to obtain approval from the Town of Palisade to subdivide a parcel of land located at 450 Wine Valley Road into two lots and rezone the western lot of this subdivision from Hospitality Retail to Commercial. The general location of the parcel is listed below:



The 4.59-acre Hospitality Retail lot was developed as part of the GG Palisade subdivision in 2017. The site consists of one lot that will be subdivided into two. The western lot is proposed to be developed for a Subway Drive Thru Restaurant. The eastern lot will remain Hospitality Retail zoning. A map depicting the subdivision is depicted below:

Letter of Intent
For
Wine Valley Subdivision & Conditional Use For Drive Thru Restaurant
450 Wine Valley Road



The proposed Lot 1 will be located on the eastern portion of the property and be approximately 3.60 acres in size. The proposed Lot 2 will consist of the remaining western portion of the parcel and be approximately 1.02-acres in size.

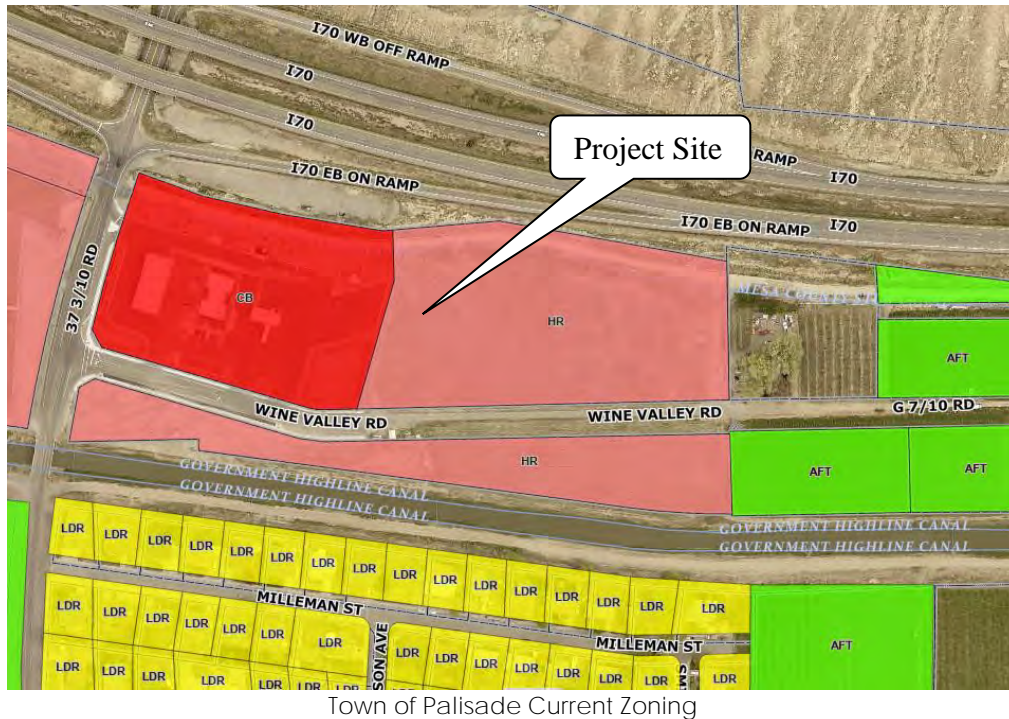
Wine Valley Road will be extended along the southern boundary of the new Lot 2. Extensions of the City's water and sewer mains will also be provided under the new asphalt roadway.

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:

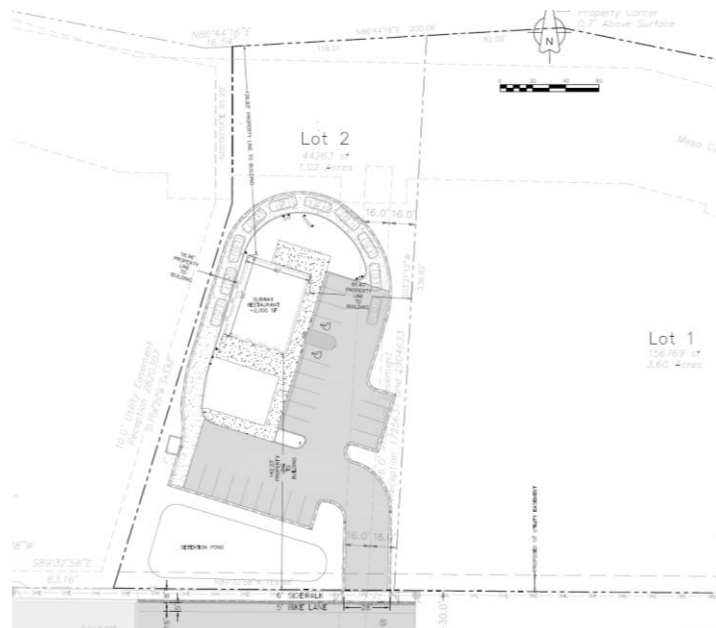
DIRECTION	ZONING	CURRENT LAND USE
North:	N/A	I-70
South:	HR	Agricultural
East:	N/A	Agricultural
West:	CB	Commercial

Letter of Intent
For
Wine Valley Subdivision & Conditional Use For Drive Thru Restaurant
450 Wine Valley Road



Conditional Use Approval

The applicant is proposing to construct a new 2,000 square foot drive thru restaurant. The restaurant will have some interior seating and patio area seating and will accommodate 10 car stacking in the drive thru lane. A copy of the proposed development plan is listed below:



Letter of Intent
For
Wine Valley Subdivision & Conditional Use For Drive Thru Restaurant
450 Wine Valley Road

Section 4.07.E 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 Commercial Business zone allows for commercial and business type uses, including office and retail. The site is adjacent to an existing gas station/convenience store and restaurant uses, including drive thru, are typical in commercial business areas, especially when near major transportation systems.

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;*

4. Response: The properties adjacent to this area are Commercial uses or lands zoned specifically for commercial and Business type. The site is adjacent to an existing gas station/convenience store and restaurant uses, including drive thru, are typical in commercial business areas, especially when near major transportation systems.

5. *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.

Roads and Access

Wine Valley Road will be extended approximately 170 feet to the east to provide access to new Lot 2 of this subdivision. The road will have a 16' driving lane and a 5' bike lane in each direction. Six foot wide sidewalks will be extended along with the road way.

Letter of Intent
For
Wine Valley Subdivision & Conditional Use For Drive Thru Restaurant
450 Wine Valley Road

Utilities

There is an existing fire hydrant to the south of Lot 2 and an existing 8" water main in Wine Valley Road. The 8" main will be extended past the east edge of Lot 2. The 8" main will be plugged for future connection as development proceeds east.

There is an existing 4" water main located in Wine Valley Road which services a property to the east. The portion of the 4" main located within the limits of the extension of Wine Valley Road will be abandoned and a new connection will be made to the 4" line just east of the extension of Wine Valley Road.

There is an existing 8" sanitary sewer main approximately 140' west of Lot 2 which will be extended to the east end of Lot 2 past the limits of the extension of Wine Valley Road.

Electric is available adjacent to the project site.

Irrigation is provided by Mesa County Irrigation District. There is an existing irrigation line running north-south through the east side of Lot 2 as well as an existing irrigation box in Lot 2.

Stormwater Drainage

Stormwater from the extension of Wine Valley Road will flow to an existing inlet located just south of the west property line. Stormwater then flows to a retention pond where it infiltrates into the ground.

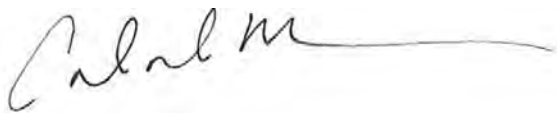
Each individual lot will be responsible for onsite stormwater retention as they develop.

Schedule:

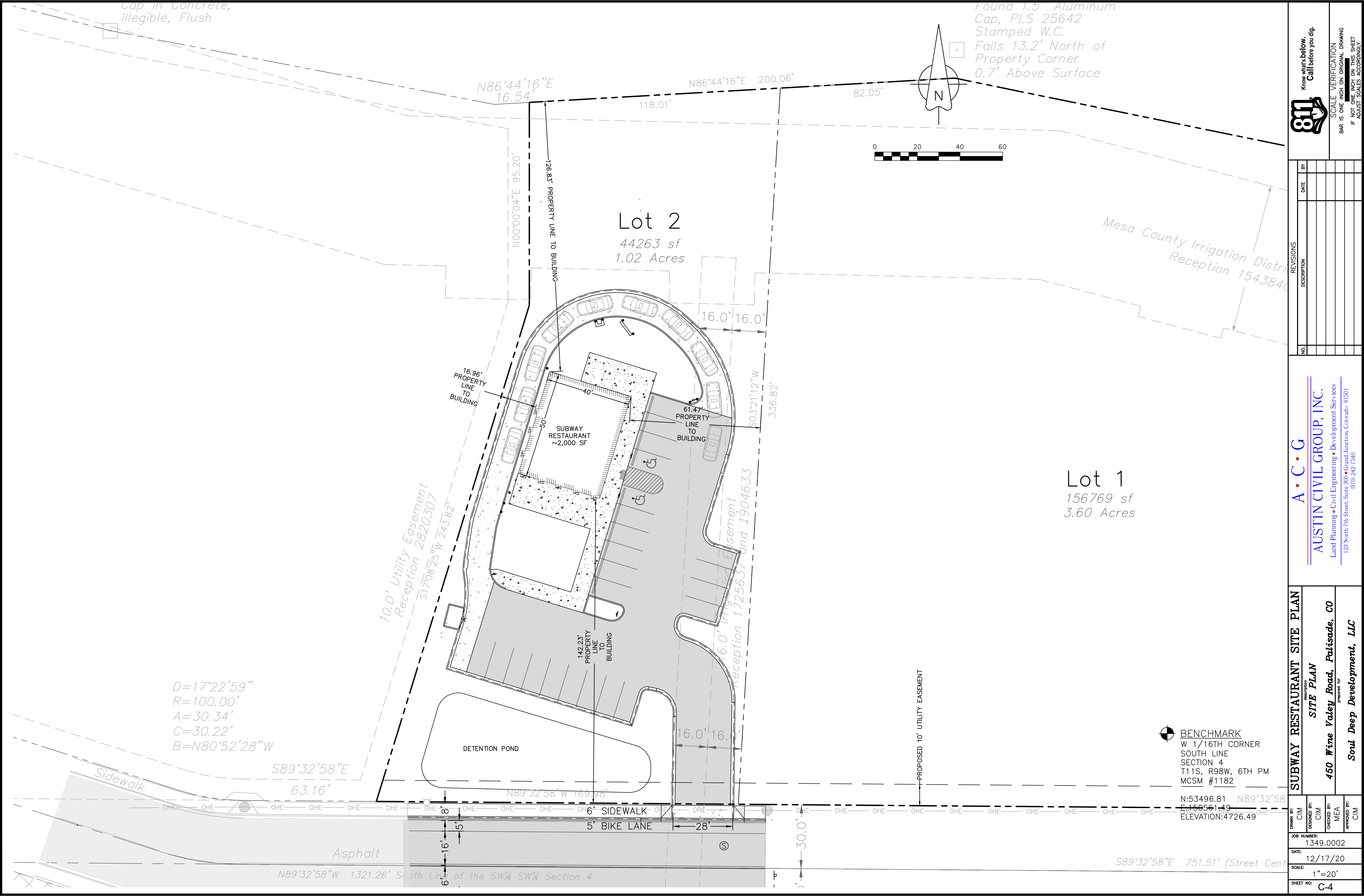
The applicant anticipates starting construction in the spring of 2021.

If you have any questions regarding this application, please contact Caroline Morrison with Austin Civil Group at 970-242-7540.

Sincerely,



Caroline Morrison, P.E.
Civil Engineer
Austin Civil Group



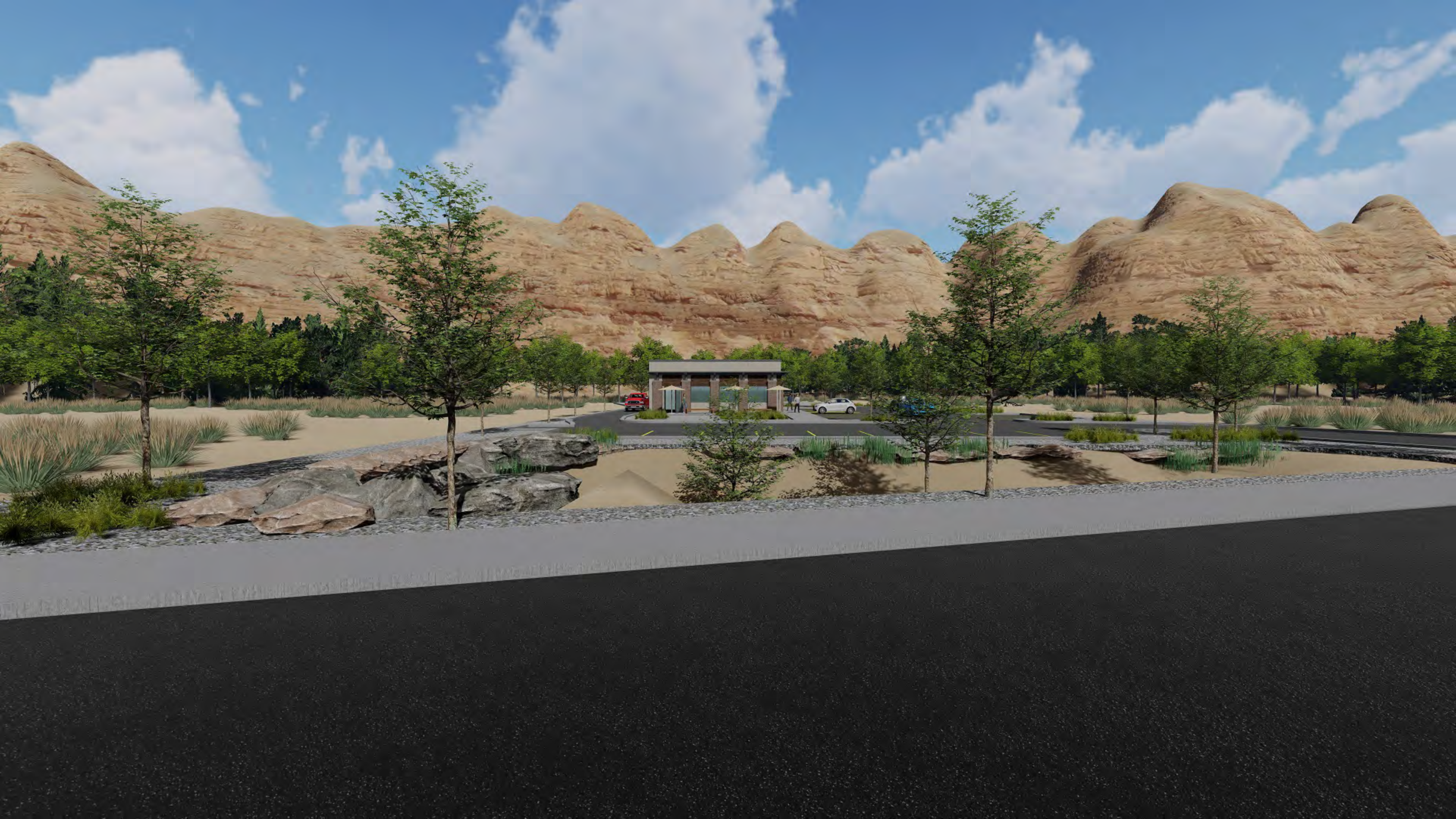
Know what's below. Call before you dig.		SCALE VERIFICATION SCALE IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	
811			
REVISIONS			
DESCRIPTION			
NO.			
DATE			
BY			
A • C • G			
AUSTIN CIVIL GROUP, INC.			
Land Planning • Civil Engineering • Development Services			
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501			
(970) 242-7540			
SUBWAY RESTAURANT SITE PLAN			
SITE PLAN			
450 Wine Valley Road, Palisade, CO			
Soul Deep Development, LLC			
DRAWN BY: CIM			
DESIGNED BY: CIM			
CHECKED BY: MEA			
APPROVED BY: CIM			
JOB NUMBER: 1349.0002			
DATE: 12/17/20			
SCALE: 1"=20'			
SHEET NO: C-4			



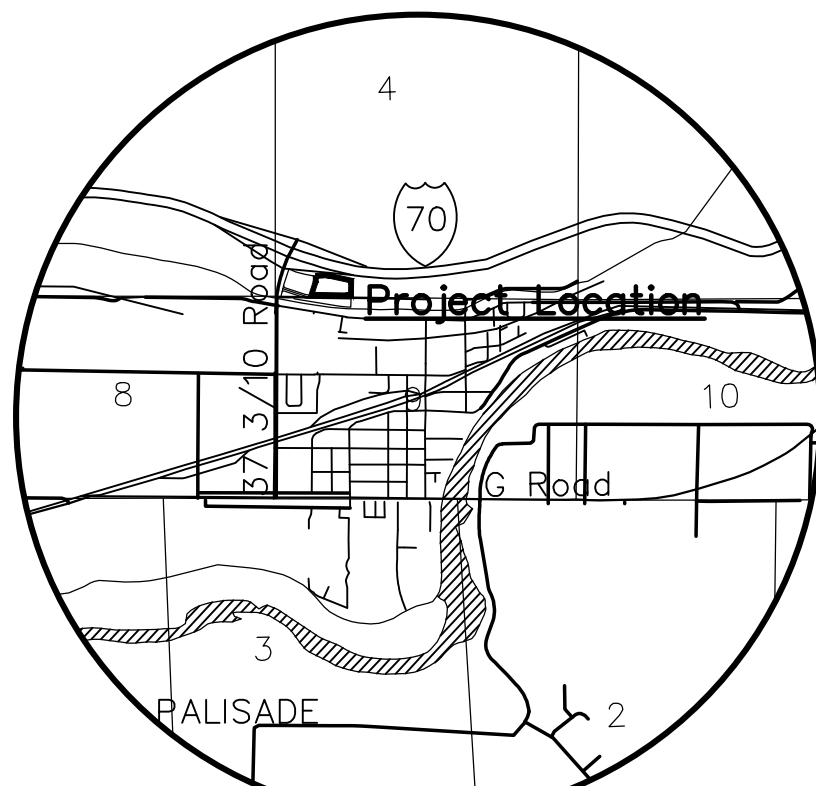
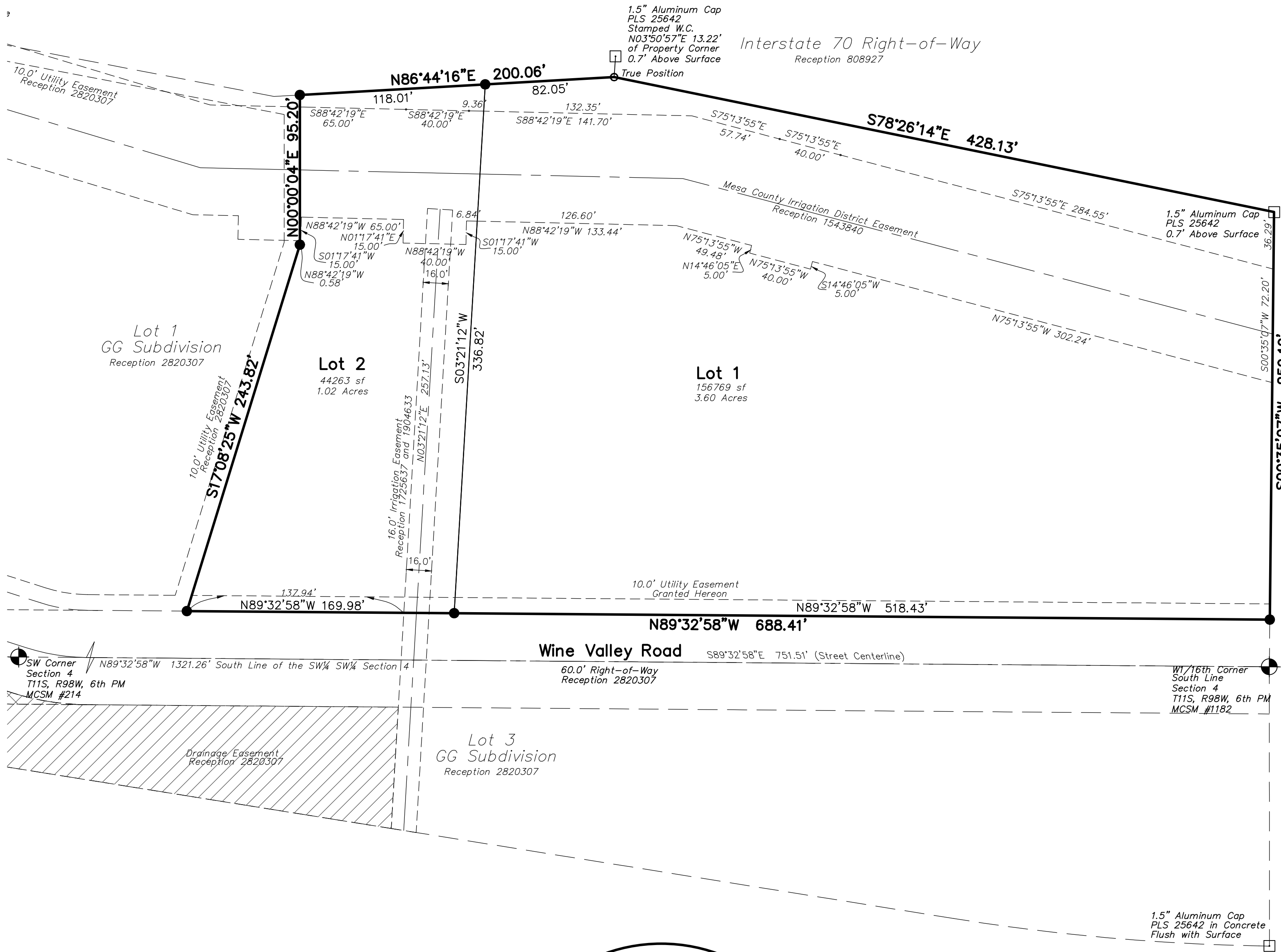








WINE VALLEY SUBDIVISION
A REPLAT OF A PARCEL LOCATED IN
LOT 2, GG PALISADE SUBDIVISION, RECEPTION 2820307
SW1/4 SECTION 4, T11S, R98W, 6th PRINCIPAL MERIDIAN
PALISADE, MESA COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

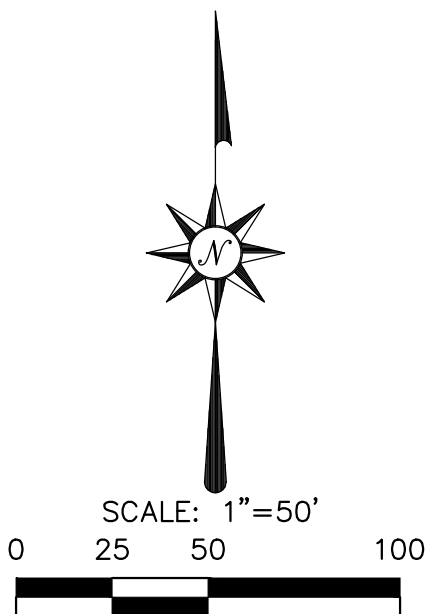
LEGEND

- ALTIQUOT SURVEY MARKER, AS NOTED
- SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 24953 PER CRS-38-51-105, IN CONCRETE
- FOUND EVIDENCE, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953 (20'=Distance W=Direction to Corner - WC=Witness Corner)
- A DURABLE CAP ON No. 5 REBAR SHALL BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

AREA SUMMARY

LOTS	=	4.62 Acres	100.00%
TOTAL	=	4.62 Acres	100.00%



DEDICATION

Know All Persons By These Presents:

The undersigned, Golden Gate Petroleum of Nevada, LLC, a Nevada limited liability company is the owner of record of that real property situated in the Southwest Quarter (SW1/4), Section 4, Township 11 South, Range 98 West, 6th Principal Meridian in Palisade, Mesa County, Colorado, the ownership of which is demonstrated at Reception Number 2837661 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

A replat of LOT 2, GG PALISADE SUBDIVISION, Reception 2820307, Mesa County records. DESCRIPTION

That ten foot wide utility easement to the Town of Palisade for Public Use.

Said owner has caused the described real property to be surveyed, laid out and to be publicly known as WINE VALLEY SUBDIVISION. Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

Said owner hereby acknowledge that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owner do subscribe hereunder this _____ day of _____, 20____.

(Signature of Owner)
for: Golden Gate Petroleum of Nevada, LLC, a Nevada limited liability company

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by _____, for Golden Gate Petroleum of Nevada, LLC, a Nevada limited liability company this _____ day of _____, A.D., 20____.

Witness my hand and official seal:

Notary Public
My Commission Expires _____

GENERAL NOTES:

Basis of bearings is the South line of the SW1/4 SW1/4 of Section 4 which bears North 89°32'58" West, a distance of 1321.26 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

All lineal units shown hereon in U.S. Survey feet.

Easement and Title Information provided by Abstract & Title Company of Mesa County, Inc., Commitment No. 21159CEM, dated August 26, 2020.

The Declaration of Covenants and Restrictions are recorded in Reception _____ Mesa County Records.

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

This Plat approved by the Town of Palisade, Community Development Director pursuant to Town of Palisade Land Development Code Section 4.04.D.4.a this _____ day of _____, 20____

Community Development Director

TITLE CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I, _____, as agent for Title Company, do hereby certify that I have examined the title to the hereon described property, that we find the title to the all the lands shown on this plat and that title to such lands is vested to _____ free and clear of all liens and encumbrances except as follows:

- _____
- _____

EXECUTED: _____, 20____

Title Company: _____

Agent or Attorney: _____

PLANNING COMMISSION CERTIFICATE

This plat is approved by the Town of Palisade Planning Commission this _____ day of _____, 20____

Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

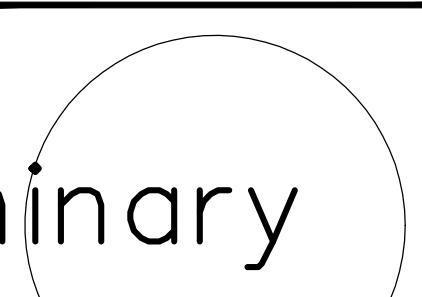
I hereby certify that this instrument was filed in my office at _____ o'clock ____M., _____, A.D., 20____, and was duly recorded in

Reception No. _____ Drawer No. _____ Fees: _____

Clerk and Recorder

By: _____
Deputy

Preliminary



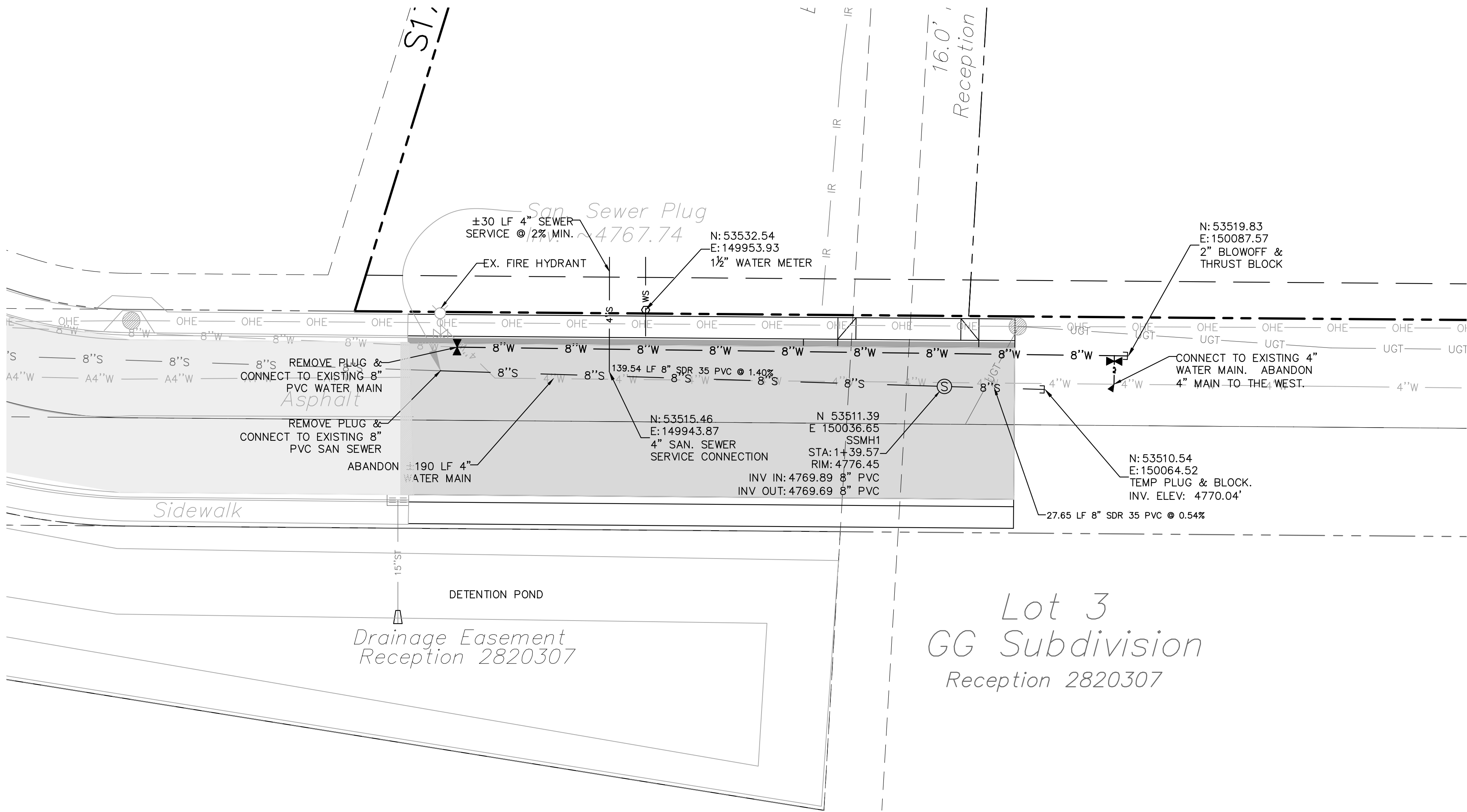
Primary

Jeffrey C. Fletcher
 COLORADO PROFESSIONAL LAND SURVEYOR
 P.L.S. NO. 24953

WINE VALLEY SUBDIVISION
 A REPLAT OF
 LOT 2, GG PALISADE SUBDIVISION
 RECEPTION 2820307
 SW¼ SW¼ SECTION 4, T11S, R98W, 6th PM
 PALISADE, MESA COUNTY, COLORADO

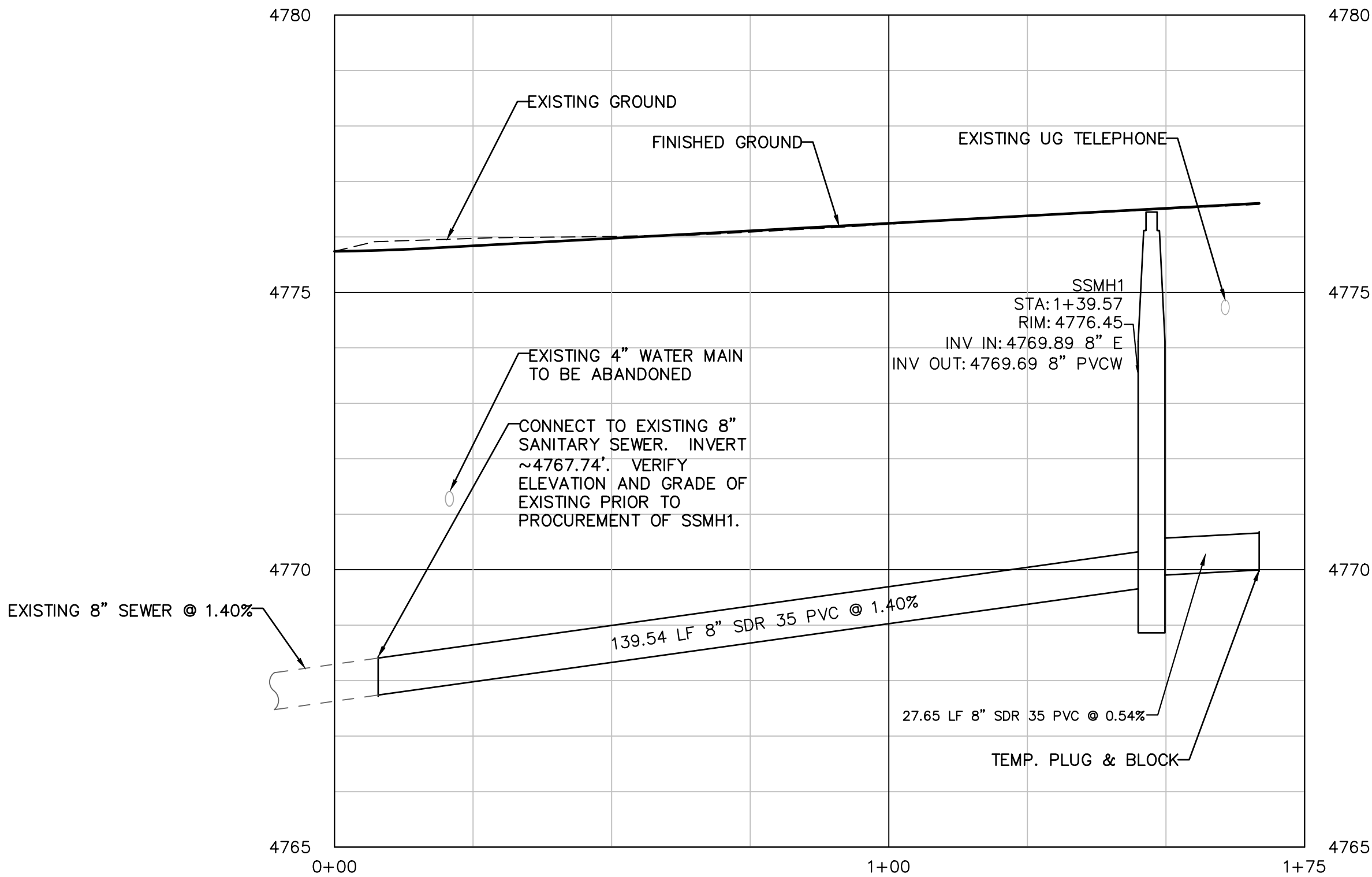
High Desert Surveying, LLC
 1673 Highway 50 Unit C
 Grand Junction, Colorado 81503
 Telephone: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 19-141	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: October, 2020	xxx	knr	jcf	1	1



GENERAL NOTES:

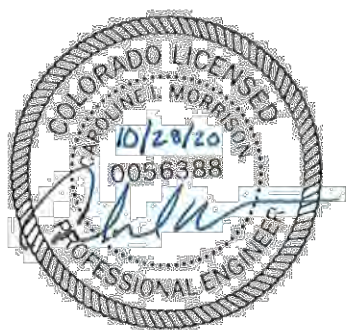
- ALL EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS IS A QUALITY LEVEL "C", UNLESS OTHERWISE NOTED.
- FIELD VERIFY INVERT ELEVATION AND GRADE OF EXISTING SANITARY SEWER CONNECTION PRIOR TO PROCUREMENT OF SSMH1.



WINE VALLEY ROAD (1)
HORIZONTAL: 1"=20', VERTICAL: 1"=2'

UTILITIES AND AGENCIES

TOWN OF PALISADE PUBLIC WORKS	MATT LEMON	464-1116
MESA COUNTY IRRIGATION DISTRICT	TRENT PRALL	260-3920
CITY OF GRAND JUNCTION PUBLIC WORKS	BRENDA GOES	244-1554
XCEL ENERGY	CHRIS JOHNSON	244-2681
CENTURY LINK	JOHN VALDEZ	244-4333
CHARTER		245-8750



TOWN OF PALISADE PUBLIC WORKS	
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.	
BY:	DATE:
ACCEPTED AS CONSTRUCTED	
BY:	DATE:

ACCEPTANCE BLOCK
THE TOWN OF PALISADE REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

TOWN DEVELOPMENT ENGINEER DATE



Know what's below.
Call before you dig.

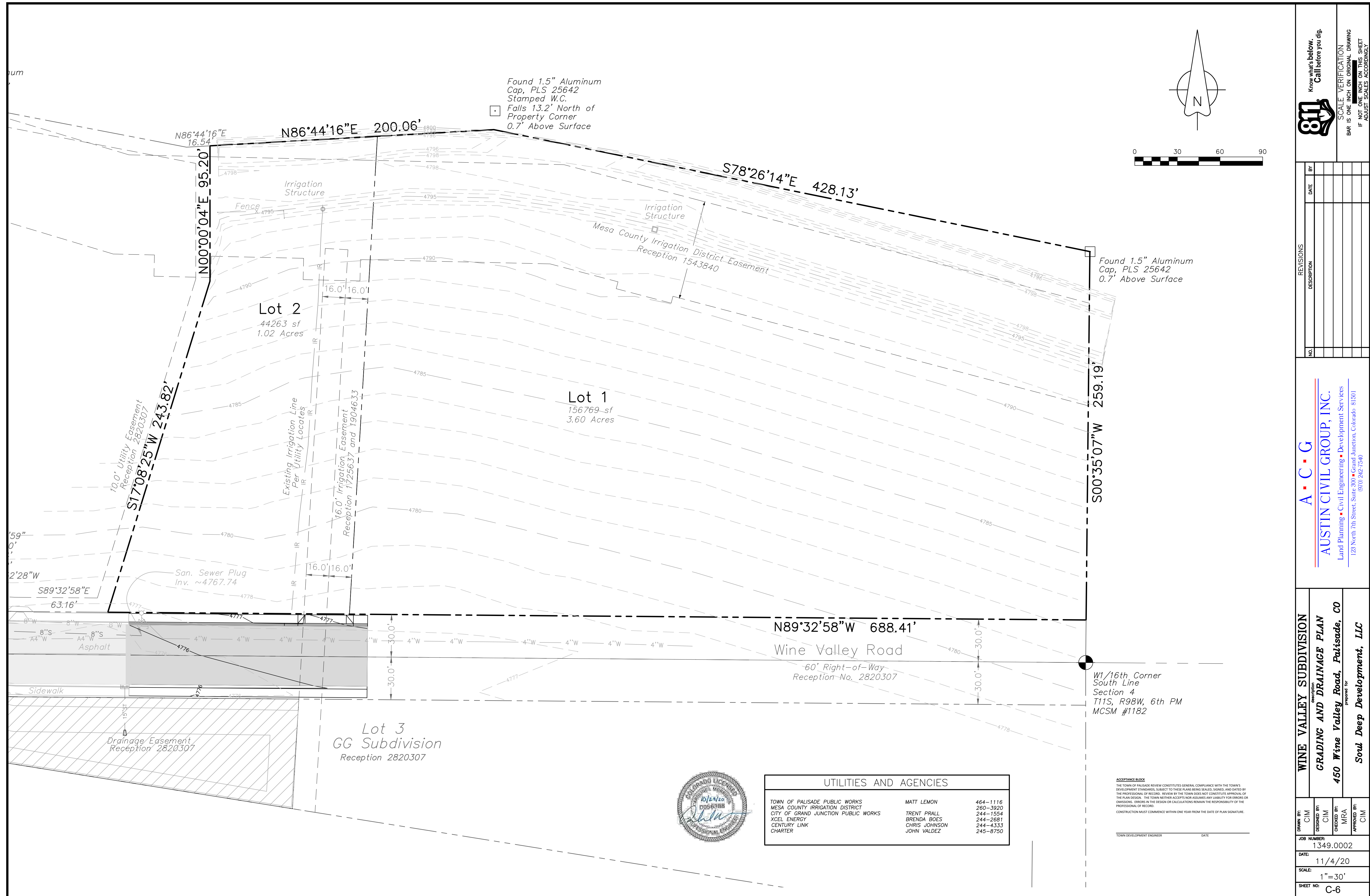
SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

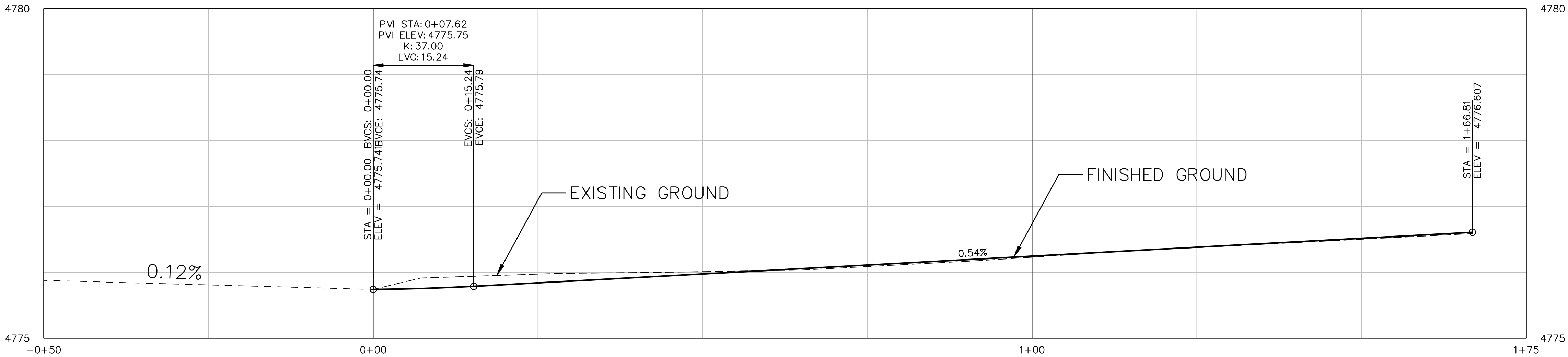
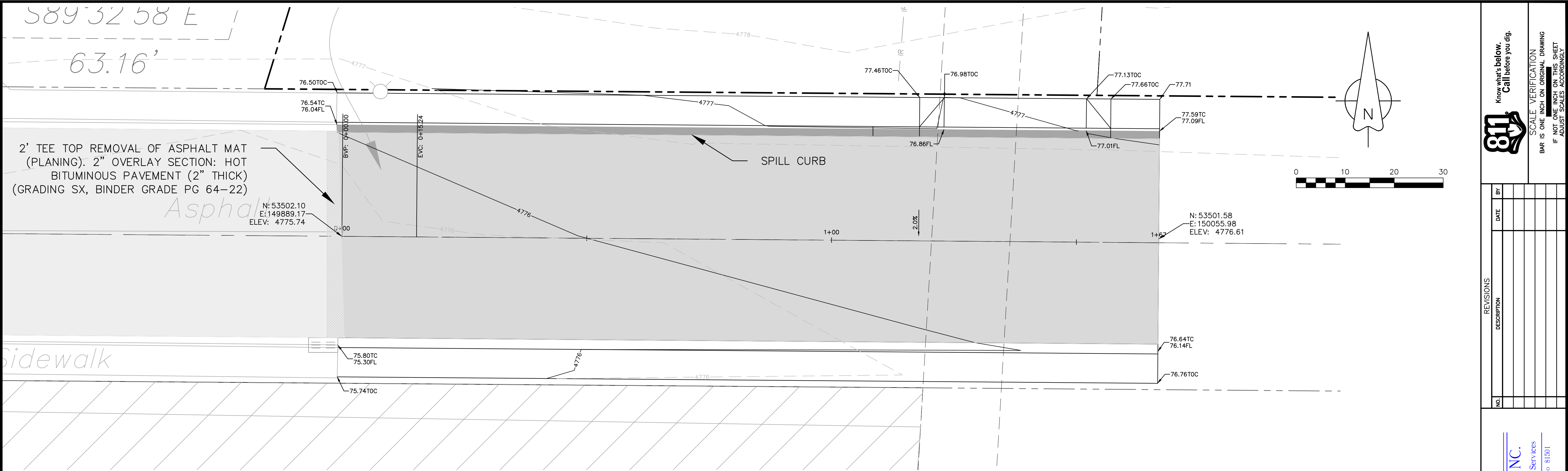
NO.	REVISIONS	DESCRIPTION	DATE	BY

A • C • G
AUSTIN CIVIL GROUP, INC.
Land Planning • Civil Engineering • Development Services
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

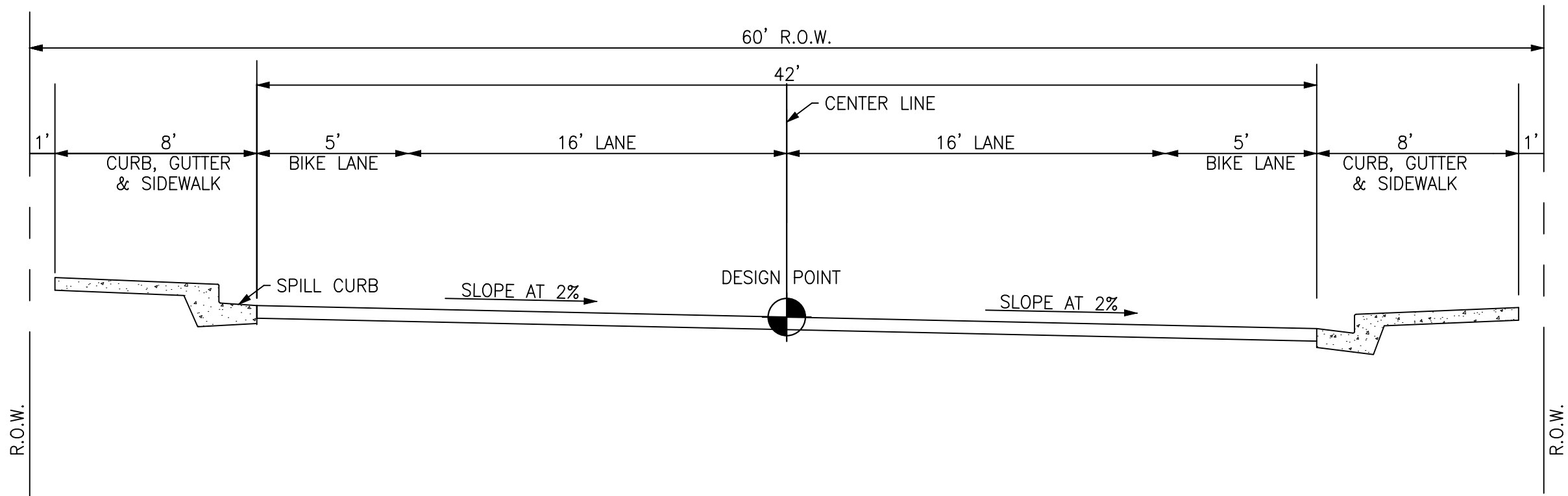
WINE VALLEY SUBDIVISION
UTILITY COMPOSITE PLAN
450 Wine Valley Road, Palisade, CO
Soul Deep Development, LLC

DRAWN BY:	CIM
DESIGNED BY:	CIM
CHECKED BY:	MFA
APPROVED BY:	CIM
JOB NUMBER:	1349.0002
DATE:	11/4/20
SCALE:	1"=20'
SHEET NO:	C-5





WINE VALLEY ROAD
HORIZONTAL: 1"=20', VERTICAL: 1"=2'



UTILITIES AND AGENCIES		
TOWN OF PALISADE PUBLIC WORKS	MATT LEMON	464-1116
MESA COUNTY IRRIGATION DISTRICT		260-3920
CITY OF GRAND JUNCTION PUBLIC WORKS	TRENT PRALL	244-1554
XCEL ENERGY	BRENDA BOES	244-2681
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN VALDEZ	245-8750



ACCEPTANCE BLOCK

THE TOWN OF PALISADE REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

TOWN DEVELOPMENT ENGINEER DATE

Know what's below.
Call before you dig.

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	REVISIONS DESCRIPTION	DATE	BY

A • C • G
AUSTIN CIVIL GROUP, INC.
Land Planning • Civil Engineering • Development Services
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

WINE VALLEY SUBDIVISION	WINE VALLEY ROAD PLAN & PROFILE	450 Wine Valley Road, Palisade, CO	Soul Deep Development, LLC
DRAWN BY: CIM	DESIGNED BY: CIM	CHECKED BY: MFA	APPROVED BY: CIM
JOB NUMBER: 1349.0002			
DATE: 11/4/20			
SCALE: 1"=10'			
SHEET NO: C-7			