



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

March 7, 2023

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. **PLANNING COMMISSION POSITIONS:** Interviews for applicants to the Planning Commission will be conducted at the regular Board of Trustees meeting on March 14, 2023.
- VI. **APPROVAL OF MINUTES**
 - A. **Minutes from February 7, 2023, Regular Planning Commission Meeting**
- VII. **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.

 - B. **PUBLIC COMMENT REMINDER:**

All emails are to be sent to the Community Development Director at brusche@townofpalisade.org. Emails for public comment on a specific agenda item received prior to the day packets are published will be included with the staff report. Emails received after the packets are posted will be forwarded to the Planning Commission. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in-person at the meeting and make said statements to the Commission directly.
- 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 2023-05 – TOWN CENTER OFFICE USE TEXT AMENDMENT

The Planning Commission will consider a text amendment to the Land Development Code (LDC) and Table 6.1 – Use Table relating to office uses within the TC (Town Center) zone district..

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. FUTURE AGENDA ITEMS / CURRENT PLANNING TOPICS

X. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
February 7, 2023**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas with Commissioners present: Riley Parker, David Hull, and Vice Chair Leora Ruzin. Absent were Commissioners Don Bosch and Ed Seymour. A quorum was declared. Also in attendance were Community Development Director Brian Rusche, GIS Coordinator Todd Widegren and Administrative Assistant Shelley Kopasz.

AGENDA ADOPTION

Motion #1 by Commissioner Riley Parker, seconded by Commissioner David Hull to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously.

ANNOUNCEMENTS

Community Development Director Brian Rusche announced that there are positions available for 4-year terms for the Planning Commission and will expire in February 2027. For more information, or if you want an application, please email brusche@townofpalisade.org by the end of February 2023.

APPROVAL OF MINUTES

Motion #2 by Commissioner David Hull, seconded by Commissioner Riley Parker to approve the Minutes from the January 17, 2023, Regular meeting of the Palisade Planning Commission, as presented.

Motion carried unanimously.

PUBLIC COMMENT

Lisa Marie Pinder, 411 W. 1st Street commented that she has been in the cannabis industry for several years. She stated that she looked at the numbers for 2020 and 2021 for cannabis revenue; the numbers have taken a downturn with a 25% revenue loss in the State of Colorado in 2022. She commented that with the opening of Grand Junction cannabis sales in 2023, Palisade will take a “very large hit” on the tax revenue with the Town of Palisade. She would like the Town to consider that impact of the decline regarding tax revenue and budgeting in the next 3 to 4 years.

David Walker, 588 W. 1st Street, announced that the intersection of First and Elberta is a main thoroughfare in the Town of Palisade with a lot of traffic. He continued to state that there are no crosswalks on First Street, east of Elberta Avenue, for pedestrians to safely cross. He suggested that a crosswalk on Kluge and Peach could improve safety for pedestrians. Mr. Walker also brought to the attention of the Commissioners that he would have liked to see a traffic count for Elberta Ave on the

agenda. He suggested the Commissioners and the Board of Trustees get the information of a traffic study from the Town so that there is better understanding of the traffic problems on Elberta Ave.

Gail Evans, 126 Majestic Court, expressed her concerns that Gubbini Wine located at 305 Main Street was evicted when the business was just starting to make money. Her opinion is that J U B Engineers is going to take up the store front. It is her impression that there is an ordinance in place for retail establishments implying that Farmers Insurance, the Chamber of Commerce, and J U B Engineers are offices with no retail. She is concerned that Sandy King Studio is up for a sale and questioning if the space will be retail or office space.

RESOLUTION 2023-01 – 2022 PALISADE GAME PLAN

The Planning Commission is authorized by Section 31-23-206, C.R.S. to approve a comprehensive plan for the Town. Section 31-23-208, C.R.S. provides for the approval of the Plan by each governmental body of the territory affected; therefore, the Board of Trustees will also consider adoption of the Palisade Game Plan after the Planning Commission completes its work.

Chair Amy Gekas opened the hearing at 6:13 p.m.

Community Development Director Brian Rusche initiated the presentation by giving his thanks to the Planning Commission for their hard work in this process of being a steering committee for the Palisade Game Plan.

Kris Valdez of Community Planning Strategies presented the final comprehensive plan to the Planning Commission.

PUBLIC COMMENT

Jan Miller, 347 Troyer Ave, questioned the process of the plan and how it gets adopted by the Commissioners and wants clarification on this process of the Comprehensive plan.

Community Development Director Rusche explained the comprehensive plan is a vision for the community and not necessarily a zoning or a quasi-judicial activity that the Planning Commission is accustomed to. He explained that if this plan was adopted tonight it goes to the Board of Trustees. He suggested that he would meet anyone during business hours to explain this whole process including Ms. Miller's specific vacant lot in which she inquired.

David Walker, 588 W. 1st Street, stated that his name was on the last comprehensive plan as he was the mayor at that time, commenting that he is very pleased with the document. He wanted to see more public comments but loved that it is a very clear process. He questioned the statistic of 1,254 housing units in Palisade and he assumes it is a zip code count and should be clarified in the Comprehensive Plan.

He further explained that on page 34 of the Comprehensive Plan, the future land map indicates First Street is going to change from mixed-use to residential. He stated the importance of having First Street as mixed-use because he asked how the Town of Palisade would grow the business structure with it changing to residential. He continued to comment that on Page 36 of the Comprehensive Plan, there is a line item that refers to a buffer zone between Palisade and Clifton that has been in place since 2007. He wanted to point out that it is not proposed but an existing plan preventing sewer tie-ins and things of that nature. He pointed out that on Page 42 and 43 of the Comprehensive Plan regarding Hazards, there is no mention of the hazards that are being trucked through the town off Exit 42 currently and would like to see it in the Plan. He mentioned that in Chapter 5 of the Transportation section, he was disappointed there was no mention of the G 7/10 Right of Way, and no mention of the truck routes. He brought up that in the Future

Capital Projects section, he states water is critical and there is no mention of the plan regarding surface activity on the land that the Town owns or controls.

Gail Evans, 126 Majestic Court, agrees with Mr. Walker with businesses on First Street being important and agrees with Mr. Walker on the “water issue”. She added that she did not feel that the Palisade Game Plan platform was easy to use with the QR Code.

COMMISSIONER COMMENT

Vice Chair Leora Ruzin wanted clarification of First Street going back to residential asking if the businesses would be grandfathered in and recommended that it should be changed to residential simply because the traffic is so bad in that area. Community Development Director Rusche stated that it does not change anyone’s zoning, and that most of the street is existing residential uses.

Commissioner Parker agreed with Mr. Walker regarding our water in Cabin Reservoir with the water that exists, and it is an asset to this town. He also stated that he was not aware that the zoning was going to change on First Street and agrees with Mr. Walker about that comment. In conclusion, Commissioner Parker believes that this document is worthy of sending forward to the Board of Trustees.

Commissioner Hull commented that the zoning on First Street should be reconsidered after the adoption of the plan, when it gets presented to the Board of Trustees as to the zoning changes. He suggested that we have a paragraph in the history section of the Comprehensive Plan that recognizes the estimated value of the water by stating that we would not sell our water rights to Ute Water.

Motion #3

Vice Chair Ruzin made the motion, seconded by Commissioner Parker, to adopt the Resolution 2023-01 – 2022 Palisade Game Plan, with the condition that a paragraph be added to reflect the Town’s water in the chapter before it is presented to the Board of Trustees.

A roll call vote was requested.
Motion carried unanimously.

Chair Gekas closed the hearing at 7:15 p.m.

FUTURE AGENDA ITEMS

Community Development Director Rusche announced the Palisade Game Plan would be brought to the Board of Trustees in late February.

ADJOURNMENT

Motion #4 to adjourn by Commissioner Hull, seconded by Vice Chair Leora Ruzin at 7:18 p.m.

X

Amy Gekas
Planning Commission Chairperson

X

Shelley Kopasz
Administrative Assistant

DRAFT

PRO 2023-05, TOWN CENTER OFFICE USE TEXT AMENDMENT

Table 6.1 – Use Table

SUMMARY

On May 25, 2021, the Board of Trustees adopted Ordinance 2021-06, amending the Land Development Code (LDC), specifically Table 6.1 – Use Table. One of the amendments specifically relegated general and medical office uses (along with newspaper publisher and technical, trade, or business school) within the Town Center (TC) zone district to only the upper story of buildings, with the intent of reserving the street level space for uses that would promote shopping and dining within the Town Center, and, by extension, generate sales tax revenue for the Town. This change did not affect any of the existing office uses that were in place within this zone prior to the adoption of the Ordinance. Any existing office use not on the upper story within the TC zone would be categorized as legal nonconforming and be subject to the standards of Section 12.03 – Nonconforming Uses.

The owners of 305 Main Street, REO Holdings, LLC, have applied for a Text Amendment to allow general office use on street level in the TC zone with a conditional use permit. The impetus for this request is the proposed expansion of an existing engineering firm to a portion of the building previously containing retail use, which was vacated at the end of 2022. Since the retail space existed after the adoption of Ordinance 2021-06, a conversion of the space from retail use to office use is not currently permitted.

The applicants, in their letter of intent, express support for the policy limiting commercial uses on the street level in the Town Center, while noting that there are exceptions where commercial office space makes sense.

The proposed amendment, if adopted, would still require a review and approval of a Conditional Use Permit (CUP), which has specific criteria relating to public health and safety, standards of sound land use planning, impact upon the value of adjoining or abutting properties, and consistency with adopted plans and polices as well as character of existing development.

The 2022 Palisade Game Plan, the comprehensive plan adopted by the Planning Commission on February 7, 2023, did not make any immediate changes to the Land Development Code, as that requires a separate process. The Plan does acknowledge the importance of tourism to the economy of Palisade and the need for revenue from these activities to support services provided by the Town.

To provide some parameters for consideration of a CUP, if the amendment is adopted, additional standards for all office uses have been proposed by the Community Development Director and are included in the project request. The category of Office, Medical is proposed by the Director to be included in the requested amendment, as it has similar characteristics to the category of Office, General.

The Planning Commission is asked to review the proposed text amendment to the LDC and make a recommendation, based on the approval criteria found in Section 4.01.E, to the Board of Trustees. The Commission may revise or amend the proposed changes for consideration by the Board of Trustees, who will conduct a separate public hearing on the proposed text amendment.

LAND DEVELOPMENT CODE

Table 6.1, Use Table:

The following is the applicant's proposed amendment to Table 6.1, Use Table, which details the allowable uses allowed under the Land Development Code within specified zoning districts. Impacted sections are highlighted in **RED TEXT with new additions underlined and removals in strikethrough.**

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
Newspaper publisher						P	P	P	P			UPPER STORY ONLY IN TC
Office, general*	Advertising office; bank; business management consulting; data processing; financial business such as lender, investment or brokerage house; collection agency; real estate or insurance agent; professional service such as lawyer, accountant, bookkeeper, engineer, contractor or architect; sales office, travel agency or any similar use.				C	P	P	P	P			UPPER STORY ONLY IN TC <div style="border: 1px solid red; padding: 2px; display: inline-block;">Allowed on street level in TC only as conditional use</div> Section 7.03.O
Office, medical*	Doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical use.					P	P	P	P		P	UPPER STORY ONLY IN TC Section 7.03.O <div style="border: 1px solid red; padding: 2px; display: inline-block;">Allowed on street level in TC only as conditional use</div>
Outdoor recreation*	Any recreational facility where activity takes place primarily outdoors, including RV parks and campgrounds, miniature golf courses, motocross tracks, batting cages, swimming pool, driving range or any similar use.	C					C	C	P			<div style="border: 1px solid red; padding: 2px; display: inline-block;">Allowed on street level in TC only as conditional use</div>
Outdoor storage, general									P			Section 7.03I
Radio or television studio						P	P	P	P			
Recreational club or lodge, private								P				Section 7.03J
Restaurant		C			C	P	P	P	P	P		
Restaurant, drive through									C	C		
Retail, general*	Antiques; art; art supplies; bicycles; building supplies; cameras; carpet and floor coverings; crafts; clothing; computers; dry goods; electronic equipment; fabric; furniture; garden supplies; hardware; household products; jewelry; medical supplies; musical instruments; music; pets; pet supplies; printed materials; sporting goods auto parts (no service repair); plant nursery; plant nursery with landscape supply or any similar use.					C	P	P		P	C	
Retail Marijuana Cultivation Facility, Contiguous		C					C	C	C	C		Section 7.03M
Retail Marijuana Cultivation Facility, Noncontiguous		C					C	C	C	C		Section 7.03M
Retail Marijuana Products Manufacturer		C					C	C	C	C		Section 7.03M

The following amendment is proposed by staff to Section 7.03, Commercial Use Standards, with words changes highlighted in **RED TEXT with new additions underlined and removals in strikethrough**.

Section 7.03 Commercial Use Standards

O. Office Use Standards

Uses categorized as Office, general or Office, medical in Table 6.1 – Use Table shall contribute to the community by adherence to the following standards:

1. Offices shall be open to the public a minimum of 32 hours per calendar week, regardless of the type of work conducted or service offered.
2. Offices shall be designed to encourage walkability to other land uses, regardless of the zone district where the office use is located.
3. Offices shall orient public entrances/lobbies to the primary pedestrian access, with employee only entrances hidden or otherwise located on the side and/or rear of the building.

Section 4.01.E., Text Amendment Approval Criteria

In evaluating any proposed amendment of the text of the Land Development Code, the following shall be considered:

1. The extent to which the proposed text amendment is consistent with the remainder of the LDC, including, specifically, any purpose and intent statements;

The proposed text amendment would only impact general and medical office uses, and, in the case of the Town Center (TC) zone district, require additional review by the Planning Commission and Board of Trustees if located on the ground floor.

The purpose of the Town Center zone is to provide for business and civic functions that make up the Town core. The TC district has a strong pedestrian character and provides for concentrated commercial activity with buildings covering the entire street frontage. It contains a mix of business, commercial and residential uses and serves the needs of the entire community.

The TC district is intended to implement and correspond in part to the Comprehensive Plan's "Mixed Use" land use designation.

2. The amendment must not adversely affect the public health, safety or general welfare;

The proposed text amendment would not adversely affect the public health, safety or general welfare; in fact, it would allow for a greater review of this question on future projects by the Planning Commission and Board of Trustees.

3. The amendment is necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas affected;

The proposed text amendment is specifically designed to address the economic conditions of the Town Center area, whereby a shortage of retail and/or restaurant space would impact the tourist draw that the intersection of Third and Main strives to be. Additional review and input by the Planning Commission and Board of Trustees is warranted for non-retail/restaurant uses to adequately reflect the community's desires for the Town Center area.

The square footage of 305 Main Street is 5700 square feet on the ground floor. For comparison, Town Hall is 5300 square feet and the Dollar General is 9240 square feet.

4. The proposed text amendment revises the LDC to comply with state or federal statutes or case law; or
The proposed text amendment does not go against any state or federal statutes or case law. The Town has broad statutory authority to regulate land use.

5. The proposed text is found to be consistent with the Town's adopted comprehensive plan.
The recently adopted Palisade Game Plan contains the following Goals, Strategies, and Actions that are relevant to the discussion of appropriate land uses in the Town Center zone:

Strategy 2.1B: Continue evaluating existing zoning regulations to determine if it promotes balance[d] growth with community preservation.

Action 2.1.C.2: Develop design guidelines for the Future Land Use Designations with input from the community as part of an update to the Land Development Code.

Action 2.1.D.1: Ensure a land use plan that generates additional revenue to support and enhance Palisade's services.

RECOMMENDATION

The Planning Commission is asked to review the proposed text amendment to the LDC and make a recommendation, based on the above approval criteria, to the Board of Trustees. The Commission may revise or amend the proposed changes for consideration by the Board of Trustees, who will conduct a public hearing on the proposed text amendment.

REO Holdings LLC

January 30, 2023

Re: **Letter of Intent For Request For Land Development Code Amendment And Conditional Use Permit**

To Whom it May Concern:

We own and manage REO Holdings LLC, which, in turn, owns the building at 305 Main St., Palisade, CO (the "Building"). Our tenant, J-U-B Engineering ("JUB"), currently rents a substantial portion of the first floor of the Building. JUB would like to expand into a vacant first floor unit adjacent to its current location in the Building, which was previously a retail space. However, our understanding is that the Town recently amended the Land Development Code (the "Code") to bar commercial office uses on the street level in the Town Center zoning district. We respectfully request that (1) the Code be amended to allow commercial office uses on the first floor in the Town Center as conditional uses, and (2) that JUB expanding into the vacant first floor unit in the Building be permitted as a conditional use.

1. The Land Development Code Should Be Amended to Allow Commercial Offices as a Conditional Use in the Town Center Zoning District

We respectfully request that the Code be amended to allow commercial offices on the street level in the Town Center. See Ex. 1, Proposed Code Amendment. First, we want to emphasize that we support the policy behind the recent change to the Code limiting commercial uses on the street level in the Town Center. We share a vision of a Town Center with vibrant retail spaces and busy restaurants. That said, we feel a blanket ban on commercial office uses on the street level goes too far. While the Code should put a thumb on the scale for retail and restaurant spaces, there are surely exceptions where commercial office space makes sense.

This proposal here is an example of such an exception. JUB is a vibrant commercial office space in downtown Palisade, employing eight high paid engineers, who work, eat, and shop in the Town Center every day. Moreover, JUB attracts clients to its office who add to this economic impact. JUB seeks to expand into the vacant adjacent space so it can add approximately seven more engineers. See Ex. 2, Expansion Plan. The new engineers will also be physically present in the Town Center each workday and add to the economic anchor that JUB represents. Moreover, JUB currently occupies 3,359.6 sq. ft. in the Building, and seeks a modest expansion into a vacant 474.8 sq. ft. vacant space. See Ex. 2, Expansion Plan. Quite simply, this small expansion will have a large economic impact.

Further, seven new engineers represent a significant increase in year-round, high paying jobs in the Town. Jobs like these are critical to sustainable growth. The soon to be approved Palisade Game Plan highlights concerns with the current trajectory of the Town and its current heavy reliance on tourism and recreation:

The recreation and tourism industries offer seasonal, lower-wage jobs based on data from the Bureau of Labor Statistics. As more of Palisade's workforce is employed in these types of jobs, unlimited expansion of tourism could impact the high poverty level in Palisade, which could adversely affect the levels of income, health, and other aspects of the community.

See Town of Palisade Game Plan 2022 at 105.

Maintaining a policy encouraging retail and restaurants on the street level of the Town Center, while leaving room for exceptions allowing commercial office space, makes sense to the Town and is consistent with the Town's comprehensive plan. We respectfully request that the Code be amended to allow commercial offices as a conditional use in the Town Center. See Ex. 1, Proposed Code Amendment.

2. JUB's Proposed Expansion Should be Allowed as a Conditional Use

If the Town were to amend the Code to permit commercial offices on the street level in the Town Center, we request that a conditional use permit be issued to allow JUB to expand into Unit 4 in the Building. See Ex. 2, Expansion Plan. Pursuant to Section 4.07(E) of the Code, the permit should be permitted for the following reasons.

- 1. 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.** JUB currently occupies 3,359.6 square feet in the Building adjacent to the proposed expansion. There will be no expansion to the footprint of the Building, nor will there be any material change to the façade of the building facing the street. The expansion will allow an increase in workers occupying the JUB office. But those workers and their associated economic impact will have the positive impact described above: eating in Town, shopping in Town, and paying significant sales tax to the Town by doing so.
- 2. The application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.** For the reasons described above, the proposal addresses the 2022 Game Plan's concerns with over reliance on the tourism and recreation industry. The proposed expansion is otherwise in compliance with the Code.
- 3. 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.** There will be no changes to the Building's footprint and no changes to the Building's street-facing façade. As previously described, the addition of seven high-paying jobs to the Town Center will support the current retail spaces and restaurants in the Town Center and, in turn, result in significant sales tax revenue for the Town. This year-round support for the Town economy is particularly important during the low season.
- 4. 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. As previously described, the proposal addresses concerns raised in the 2022 Game Plan and will support, rather than diminish, the Town Center's existing retail and restaurant spaces.

For all of these reasons, the Code should be amended to allow commercial offices on the street level as a condition use in the Town Center, and the proposed expansion should be allowed as such a conditional use.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexander Hood".

Alexander Hood
For REO Holdings LLC

A handwritten signature in black ink, appearing to read "Brian Quarnstrom".

Brian Quarnstrom
For REO Holdings LLC

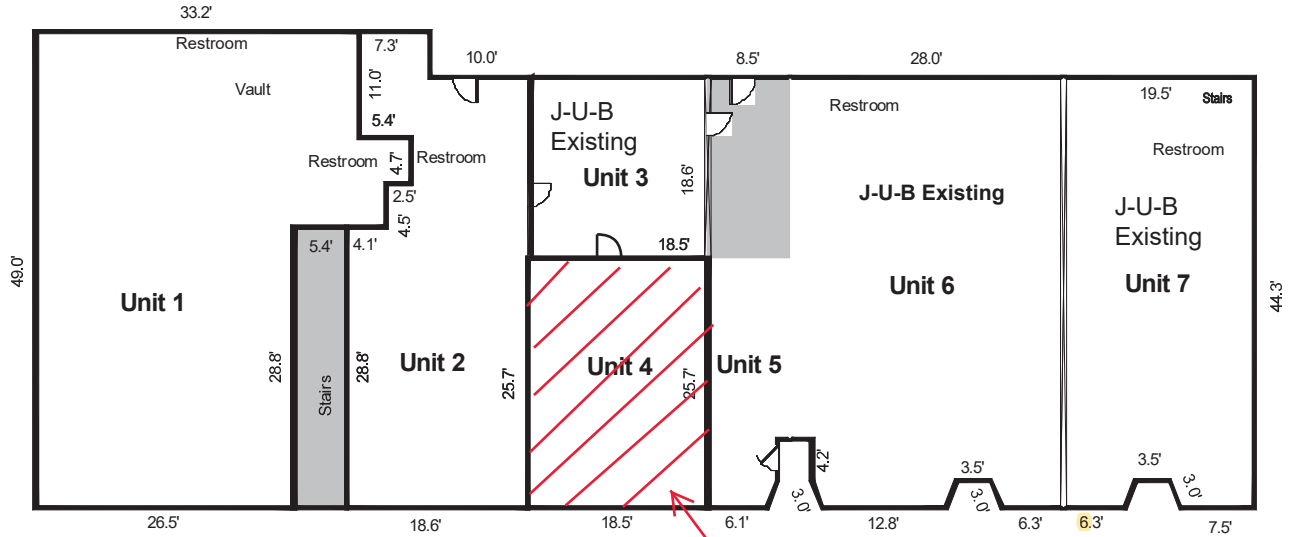
EXHIBIT 1

Table 6.1: Use Table

Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Newspaper publisher						P	P	P	P			<u>UPPER STORY ONLY IN TC</u>
Office, general*	Advertising office; bank; business management consulting; data processing; financial business such as lender, investment or brokerage house; collection agency; real estate or insurance agent; professional service such as lawyer, accountant, bookkeeper, engineer, contractor or architect; sales office, travel agency or any similar use.				C	P	P	P	P			UPPER STORY ONLY IN TC Allowed on street level in TC only as conditional use
Office, medical*	Doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical use.					P	P	P	P		P	<u>UPPER STORY ONLY IN TC</u>
Outdoor recreation*	Any recreational facility where activity takes place primarily outdoors, including RV parks and campgrounds, miniature golf courses, motocross tracks, batting cages, swimming pool, driving range or any similar use.	C					C	C	P			
Outdoor storage, general									P			<u>Section 7.03I</u>
Radio or television studio						P	P	P	P			
Recreational club or lodge, private								P				<u>Section 7.03J</u>
Restaurant		C			C	P	P	P	P	P		
Restaurant, drive through									C	C		
Retail, general*	Antiques; art; art supplies; bicycles; building supplies; cameras; carpet and floor coverings; crafts; clothing; computers; dry goods; electronic equipment; fabric; furniture; garden supplies; hardware; household products; jewelry; medical supplies; musical instruments; music; pets; pet supplies; printed materials; sporting goods auto parts (no service repair); plant nursery; plant nursery with landscape supply or any similar use.					C	P	P		P	C	
Retail Marijuana Cultivation Facility, Contiguous		C					C	C	C	C		<u>Section 7.03M</u>
Retail Marijuana Cultivation Facility, Noncontiguous		C					C	C	C	C		<u>Section 7.03M</u>
Retail Marijuana Products Manufacturer		C					C	C	C	C		<u>Section 7.03M</u>

EXHIBIT 2

305 Main St. First Floor



Main Level – 5,670.4 SF

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Stairs	156.2	
	Unit 1	1471.0	
	Unit 7	850.0	
	Unit 4	474.8	
	Unit 2	800	
	Rear Stairs	80	
	Unit 6	1545	
	Unit 3	343.6	5670.4
	#200	1498.4	
	Storage	48.0	
GBA2	Common Area	1119.4	
	#213	752.6	
	#214	695.4	
	#219	853.1	
	#215	756.8	5723.6
P/P	Covered entry	1000.0	
	Deck	38.0	1038.0
Net BUILDING Area		(Rounded)	11394

Unit 4 converted from retail to office space. Scope of work included in attached detailed bid for renovation of units 3 and 4.

Don & Shayne Shelton
 Do It All Handyman Service
 246 Nancy St
 Grand Junction, CO 81503
 Mobile 970-261-5696 or 970-261-2442
 skopanos@yahoo.com

Estimate



Project

JUB Engineering

Description	Quantity	Cost
Build Two Offices		\$7,985
Labor		\$3,360
Labor to build two offices with two doors in old wine shop.	1 Ea	\$3,360
Materials		\$4,625
1/2x4x12' drywall	18 Ea	\$514
2x4x10'	8 Ea	\$97
3 5/8 20 ga. 10' studs	40 Ea	\$778
3 5/8 20 ga. 10' track	10 Ea	\$186
4" rubber cove base	120 LF	\$168
36x80 solid core door	2 Ea	\$608
Corner bead	1 Ea	\$12
Cove base adhesive	3 Ea	\$29
Door and trim paint	2 Gallons	\$146
Door casing kit	4 Ea	\$117
Door hardware	2 Ea	\$109
Door shims, powder and pins, caulk	1 Ea	\$103
Drywall mud and mesh tape	1 Ea	\$67
Primer	10 Gallons	\$182
R13 insulation	4 Ea	\$355
Ram board, masking & painting supplies, duct tape.	1 Ea	\$510
Wall paint	8 Gallons	\$583
Zip strip	10 Ea	\$61

Build Storage Closet

\$2,880

Labor

\$1,764

Labor to demo old closet and build a new closet 6'x6' with a 36" door. 1 Ea \$1,764

Materials

\$1,116

1/2x4x8' drywall 8 Ea \$152

2x4x10' 3 Ea \$36

Description	Quantity	Cost
Build Storage Closet		
Materials		
3 5/8 20 ga 10' studs	12 Ea	\$233
3 5/8 20 ga 10' track	4 Ea	\$74
36x80" hollow core door	1 Ea	\$182
Corner bead	1 Ea	\$12
Door casing kits	2 Ea	\$58
Door hardware	1 Ea	\$55
Door shims and caulk	1 Ea	\$18
Drywall mud	2 Ea	\$27
Paint	1 Ea	\$243
Zip strip	4 Ea	\$24
Remove Exterior Door And Install Window		\$2,767
Labor		\$1,764
Labor to remove an exterior door, infill, and install a window.	1 Ea	\$1,764
Materials		\$1,003
1/2x4x8' drywall	1 Ea	\$19
1x4x10' exterior cedar trim	3 Ea	\$68
1x4x10' MDF Sill and casing	6 Ea	\$90
3'x6' window	1 Ea	\$608
4x8' exterior siding panel	1 Ea	\$73
Exterior paint and caulk	1 Ea	\$91
Roll insulation	1 Ea	\$55
Remove Interior Door For Walk Through		\$367
Labor		\$252
Labor to remove an interior door and door stop and repair hinge and strike and paint	1 Ea	\$252
Materials		\$115
Brown paint	1 Ea	\$73
Epoxy wood filler	1 Ea	\$24
Sanding discs	1 Ea	\$18
Install Door To Conference Room		\$1,291
Labor		\$756
Labor to cut an opening and install a door to conference room.	1 Ea	\$756
Materials		\$535
2x4x8'	5 Ea	\$33
36x80" solid core door	1 Ea	\$304

Description	Quantity	Cost
Install Door To Conference Room		
Materials		
Door and trim paint	1 Ea	\$73
Door casing kit	2 Ea	\$58
Door hardware	1 Ea	\$55
Door shims	1 Ea	\$12
Install Glass Window To Conference Room		\$1,504
Labor		\$1,008
Labor to cut opening and install a glass panel window in conference room.	1 Ea	\$1,008
Materials		\$496
1x4x10' MDF	4 Ea	\$61
1x6x16' MDF	1 Ea	\$49
2x4x8'	3 Ea	\$20
4x4 panel glass	1 Ea	\$243
Quarter round	32 LF	\$39
White paint and caulk	1 Ea	\$85
Enclose Two Doors With Drywall		\$764
Labor		\$672
Labor to cover two doors with drywall	1 Ea	\$672
Materials		\$92
1/2x4x8' drywall	2 Ea	\$38
2x2x8'	8 Ea	\$53
Demo		\$2,256
Labor		\$1,344
1). Labor to demo areas below display windows in wine shop	1 Ea	\$504
2). Labor to demo wall between wine shop and storage room.	1 Ea	\$840
Materials		\$912
Dumpster and clean up fees	1 Ea	\$912
Project Total		\$19,816

The customer hereby authorizes the contractor to perform the work as specified. Any changes will void this contract unless changes are written and signed by both parties. Material cost due up front and remaining balance due upon job completion.

Approved By: _____ Date: _____ Date: _____

Contractor _____ Customer _____

AFFIDAVIT OF PUBLICATION

State of Colorado, County of Denver, ss:

Leo Hentschker being first duly sworn, deposes and says:
That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agents of Grand Junction Daily Sentinel, a newspaper printed and published 5 days a week in the City of Grand Junction, County of Mesa, State of Colorado, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
19 Feb 2023

NOTICE ID: 8QagWBhhq1cavPz0KXps
PUBLISHER ID: BW158085
NOTICE NAME: Text Amendment - Office Use in TC Zone

Leo Hentschker
(Signature)

VERIFICATION

State of Colorado
County of Denver

Subscribed in my presence and sworn to before me on this: 02/24/2023

Bo-Shan Xiang

Notary Public
Notarized online using audio-video communication

NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held before the Planning Commission of the Town of Palsade, Colorado, at the Palsade Civic Center, 341 W. 7th Street, Palsade, Colorado at 6:00 p.m. on March 7, 2023 and before the Palsade Board of Trustees of the Town of Palsade, Colorado, at the Palsade Civic Center, 341 W. 7th Street, Palsade, Colorado at 6:00 p.m. on March 14, 2023 to consider text amendments to the Land Development Code and Table 6.1 Use Table relating to office uses within the TC (Town Center) zone district. All interested parties are encouraged to attend. Additional information may be obtained from the Town Clerk's office at 175 E. Third Street or by calling 464-5602. For virtual meeting information, please visit www.palsade.colorado.gov.

Published: February 19, 2023.

BO-SHAN XIANG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224021973
MY COMMISSION EXPIRES JUNE 2, 2026