



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

**August 3, 2021**

**6:00 pm Regular Meeting with In-Person Seating**

**NOTE: VIRTUAL PARTICIPATION by Zoom will no longer be available**

- I. **REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **AGENDA ADOPTION**
- V. **ANNOUNCEMENTS / PRESENTATIONS**
  - A. **PUBLIC COMMENT:** All emails are to be sent to the Community Development Director at [brusche@townofpalisade.org](mailto: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.
  - B. **PALISADE FARMERS MARKET on Sunday, downtown from 9:30 am – 1:30 pm**
- VI. **APPROVAL OF MINUTES**
  - A. **Minutes from July 6, 2021, 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.*

## 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 2021-13 – HAPPY CAMPER RELOCATION - CONDITIONAL USE PERMIT (CUP) AND MINOR SUBDIVISION FOR A RETAIL MARIJUANA STORE AT 400 WINE VALLEY ROAD**

*The Planning Commission will consider a Conditional Use Permit and associated minor subdivision for the relocation of the Happy Camper retail marijuana store to property located at 400 Wine Valley Rd. (Parcel # 2937-043-43-001, aka Lot 1 of Wine Valley Subdivision) as applied for by HC Properties LLC. 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. Recommendation (*motion, second, roll call vote*)

## IX. UNFINISHED BUSINESS

## X. NEW BUSINESS

## XI. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
341 W 7<sup>th</sup> Palisade Civic Center  
(Also Virtual Participation Via ZOOM)  
July 6th, 2021**

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

**AGENDA ADOPTION**

*Motion #1* by Commissioner Prinster, seconded by Commissioner Curry, to approve the agenda as presented.

A voice vote was requested.  
Motion carried unanimously.

**ANNOUNCEMENTS and PRESENTATIONS**

Community Development Director Brian Rusche announced there is a ribbon cutting party for the Palisade Plunge Trail in downtown Palisade on Friday, July 23 from 5pm until 9pm.

**MINUTES**

*Motion #2* by Commissioner Prinster, seconded by Commissioner Curry, to approve the Minutes of June 1st, 2021.

A voice vote was requested.  
Motion carried unanimously.

**PUBLIC COMMENT**

None

**PUBLIC HEARING**

***PRO 2021-12 – Conditional Use Permit for Mural at 305 Main St.***

**STAFF PRESENTATION**

Community Development Director Brian Rusche explained that the Town of Palisade has received an application from REO Holdings LLC, for a Conditional Use Permit (CUP) for a mural located at 305 Main Street (Parcel # 2937-091-04-001). The proposed mural would be located on the east side of the building, visible only from East Third Street. Previously, there was a drive-through window along this wall servicing the bank. This drive-through has been removed and the wall has been primed for the installation of artwork. If the mural will cover the entire side of the building and emphasize agriculture and wine according to the applicant. Mr. Rusche referred the Commissioners to the staff report that contains the Conditional Use Permit Findings of Fact in Sec. 4.07.E. The Planning Commission must make certain findings about the request in the form of a recommendation to the Board of Trustees.

### APPLICANT PRESENTATION

Alex Hood, applicant, and partner of REO Holdings LLC, owners of the building spoke via Zoom. Mr. Hood explained they will need to paint the building either way. He referred to the mural illustration being displayed by Mr. Rusche and noted an architectural feature of the building near the top that will not be painted and will become part of the Mt. Garfield illustration. Mr. Hood added that the artist plans to add bicyclists on the road and the word Palisade to the wine barrel in the mural. He noted that the artist lives in Grand Junction.

Mr. Hood commented that this is not public art with public involvement. It is private art funded by the owners and cost thousands of dollars. Mr. Hood stated they had over 20 applicants for the mural in response to an advertisement placed on the building. Commissioner Curry asked what they were going for with the glass of wine on its side, spilling over. Mr. Hood explained that the “wine” from the glass is spilling over to the sidewalk below; therefore, people can interact with the mural and take pictures with the mural.

### PUBLIC COMMENT

Gary Haushultz, 316 33 ¾ Rd stated he was an artist and Art Administrator. He stated that considering the proportions of the wine glass, the shape of the barrel, and Mr. Garfield etc., he did not feel this rendering was a “mature” vision. He was surprised that the applicants process considered the best of the best. He read his comments into the record, and they are attached to these minutes.

Don Metzler, 834 Shiraz Dr. stated that his reaction to this illustration, with the wine glass spilling, gives the impression that the tourists came, got drunk, left, and what is left behind is the spilled wine.

Mr. Hood responded that we are edging into very tricky territory when people’s comments start to verge into what they perceive the art to say or what they perceive the art to mean. He said he does not see that type of art as encouraging that behavior and cautioned the Commissioners from interpreting the art one way or another or accepting comments about the interpretation of the art one way or another. The applicants believe that this art represents what is good about Palisade.

Brian Moffett, 844 Shiraz Dr., stated that he agrees with Mr. Metzler and the spilling glass did not seem to “fit” into the Palisade image and questions how the spilled wine artistically lends itself to the mural.

### COMMISSIONER DISCUSSION

Commissioner Prinster stated that since the building owners are paying for it, they should have the right to pick the art unless it degrades the Town or makes people uncomfortable. She did not see anything wrong with it.

Commissioner Curry referred to the other mural of Mt. Garfield on a private house and questioned why the Commission reviews art on private property at all.

Commissioner Prinster stated that she does not understand why this is a Conditional Use Permit, especially if it is only approved for a specified length of time.

Community Director Rusche explained that the code currently stated a mural needs a CUP. The review, in part, is look out for the health and safety and welfare of the citizens. Commission Harbaugh asked if all CUPs come up for review at a certain time. Mr. Rusche explained that there is an option for the Commissioners to request that a CUP is brought back up before the board for review. He did not see that it would apply in this case.

Commissioner Prinster stated that it seems they used to have CUPs automatically come up for review after a specified time. She said over time, they have taken a less proactive stance, and CUPs have been reviewed if there was an issue (unless set up with a condition of review in the future).

Chairman Parker felt that his opinion of the art was not in the scope of the review. Commissioner Harbaugh noted that the code states (Sec. 4.07.i) a CUP expires in 3 years. Mr. Rusche's interpretation of that section is that the approval of a CUP is permanent unless the use ceases to exist. A condition of the CUP could be to require a review period.

**Motion #3** by Commissioner Prinster and seconded by Commission Harbaugh, to approve item **PRO 2021-12 – Conditional Use Permit for Mural at 305 Main St.**

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

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

**The motion passed 6-0.**

## **PUBLIC HEARING**

### **PRO 2021-11 – Stone Orchard Townhomes Preliminary Plat**

## **STAFF PRESENTATION**

Community Development Director Brian Rusche explained that the Town of Palisade has received an application for a Major Subdivision – Preliminary Plat application from Darin J. Carei for the Stone Orchard Townhomes, located at 3691 G Rd. (Parcel # 2941-041-00-079). The property is zoned Hospitality Retail (HR), and townhomes are a permitted use within the HR zoning. The project, formerly known as Bella Palizzata, has been presented to the Town previously, starting with an original concept plan on July 23<sup>rd</sup>, 2019. The proposed townhome development consists of fourteen (14) total units, with two buildings of four units each and three buildings of two units each. Two parking spaces, per code, will be provided for each unit via a one-car garage and associated driveway, with an additional parking area of five (5) spaces provided for guest parking. Landscaping will be provided as a buffer to the residences

to the south, as well as around each of the units. The access to the development is via a cul-de-sac, so there is no direct access from Shiraz Dr.

Mr. Rusche explained that subdivisions of ten (10) or more lots or ten (10) or more dwelling units shall occur in three (3) stages, beginning with review of a concept plan [completed], followed by review of a preliminary plat [this application], and a final plat. The Preliminary Plat requires two (2) public hearings: before both the Planning Commission and Board of Trustees. Within twelve (12) months of the date of approval of the preliminary plat, the applicant shall submit a final plat for at least one (1) section of the subdivision. This development is proposed for only one phase. Final Plat requires review by staff of all final construction documents and approval by the Board of Trustees but does not require a public hearing.

The applicant shall bear the costs of installation of all on-site improvements as required by this LDC, including provision for surface drainage, pavement, landscaping and utilities. The developer shall be responsible for construction and installation of all required improvements, unless otherwise provided, in accordance with the requirements of the LDC. A Subdivision Improvement Agreement will be required in conjunction with the Final Plat.

### APPLICANT PRESENTATION

Kim Kerk of Kerk Land Consulting and Development (Grand Junction) stated she was representing the owner and introduced Stephen Swindell, the project engineer with Vortex Engineering. Ms. Kerk explained they have taken the feedback from the previous concept plan presentations and made changes to address this feedback. Ms. Kerk noted that they will be using xeriscaping when possible. She presented power point slides with examples of some of the projects the owner has done, such as Graff Dairy and other local businesses, to highlight some of the owners' other developments.

### PUBLIC COMMENT

Don Metzler, 834 Shiraz Dr. stated he was Vice President of the Palisade Vineyard HOA on Shiraz. Mr. Metzler stated he had spoken with Chairman Parker and was advised to put his concerns in writing. Mr. Metzler reported that about 6 months ago he had submitted 9 concerns in writing but has not heard back. Arsenic in the soil was one concern after a previous owner walked away from a project for the property. Mr. Metzler noted that he had asked for a sidewalk along the highway and was told it was not required. In addition, he anticipates traffic turns in/out of the development will be a problem.

Brian Moffett, 844 Shiraz Dr., expressed concern about traffic that will be generated by the development. In addition, he was concerned that there will be overflow parking on Shiraz.

### COMMISSIONER DISCUSSION

Commissioner Prinster asked Mr. Rusche about the perceived arsenic in the soil issue. Mr. Rusche noted, and Mr. Swindell confirmed, that a soil analysis was completed and submitted and there was no remediation recommended. Commissioner Prinster commended the applicants for the changes they made to the application. Mr. Swindell noted that a sidewalk has been added to the north side of the development. Mr. Rusche stated that a traffic analysis was completed and submitted to CDOT.

**Motion #4** by Commissioner Prinster and seconded by Commissioner Hamilton, to pass on a recommendation for approval for **PRO 2021-11 – Stone Orchard Townhomes Preliminary Plat with a note that they have demonstrated good will and made changes as requested.**

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

**YES:** Chairman Parker, Commissioners: Harbaugh, Prinster, Hamilton, Curry and Wheeler

**NO:** None

**ABSENT:** Hull

**The motion passed 6-0.**

#### **NEW BUSINESS**

Mr. Rusche stated that there will be an educational joint workshop with the Board of Trustees at their July 27<sup>th</sup> meeting. There is no Planning Commission meeting on July 20<sup>th</sup>.

#### **ADJOURNMENT**

**Motion #5** by Commissioner Harbaugh and seconded by Commissioner Wheeler, to adjourn the meeting.

A voice vote was requested.  
Motion carried unanimously.

The meeting was adjourned at 7:11 pm.

**X**

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Riley Parker  
Planning Commission Chairman

**X**

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Lydia Reynolds  
Planning Technician



**PRO 2021-13, HAPPY CAMPER RELOCATION**  
**CONDITIONAL USE PERMIT (CUP) AND MINOR SUBDIVISION**  
**FOR A RETAIL MARIJUANA STORE,**  
**LOCATED AT 400 WINE VALLEY ROAD, PARCEL # 2937-043-43-001**  
**AKA LOT 1 OF WINE VALLEY SUBDIVISION**

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## SUMMARY

The Town of Palisade has received a request from HC Properties LLC for a Conditional Use Permit (CUP) to relocate a retail marijuana store (THC2, Inc, d/b/a The Happy Camper Cannabis Company) to the property located at 400 Wine Valley Road (Parcel # 2937-043-43-001). This property is also known as Lot 1 of the Wine Valley Subdivision (previous address of 450 Wine Valley Road), which was approved on March 9, 2021, by the Town (PRO-2020-33). Lot 1 consists of approximately 3.60 acres. The applicant has submitted a concurrent Minor Subdivision to further subdivide this lot to create an approximately 1.18-acre lot for the proposed retail marijuana store, leaving 2.41 acres remaining for future development.

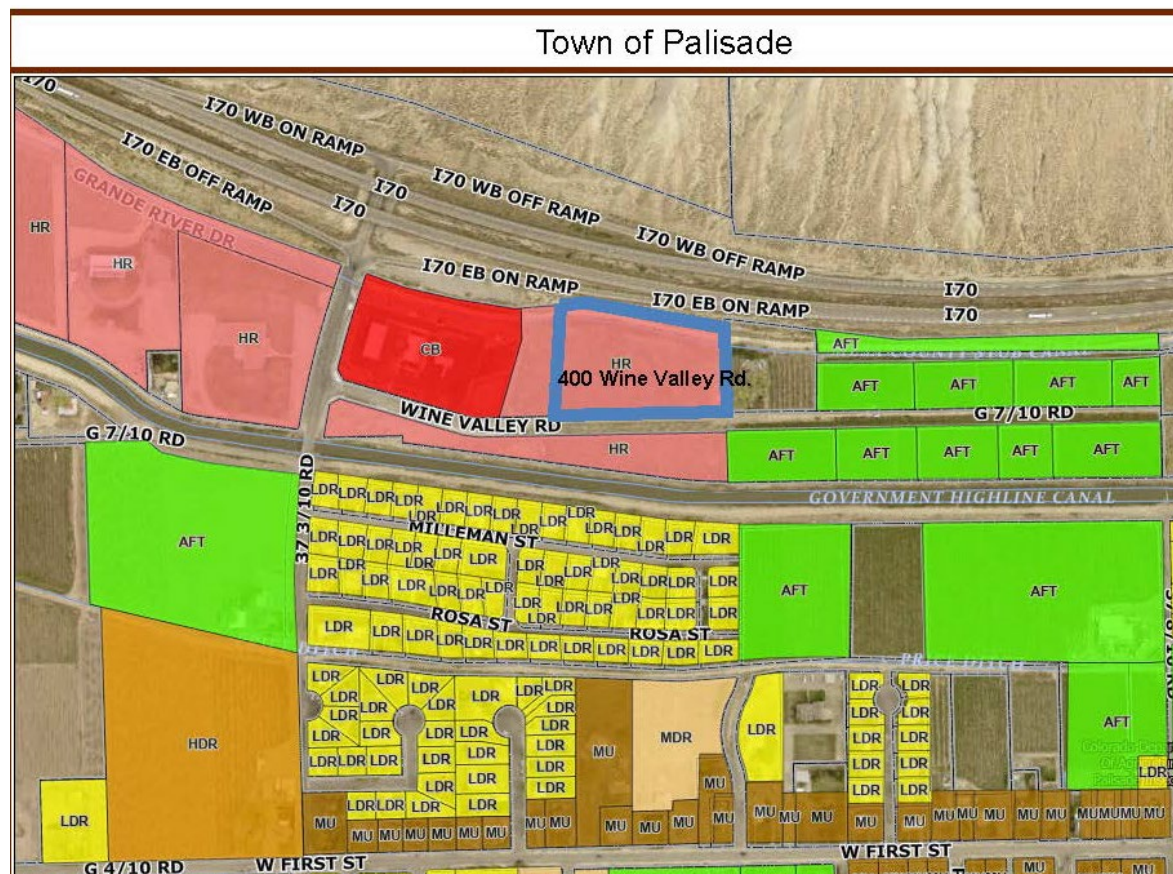
The property is zoned Hospitality Retail (HR), which requires a retail marijuana store to receive approval of a Conditional Use Permit (CUP) under the Palisade Land Development Code (LDC).

This report combines the provisions of Section 4.04 – Minor Subdivision and Section 4.07 – Conditional Use, as this is essentially one request. The Community Development Director may review development applications concurrently (Section 3.06.C.1), and both requests were advertised as a part of this public hearing.

**The Planning Commission is being asked to review the application and make a recommendation to the Board of Trustees.** The Board of Trustees will review the application at their public hearing scheduled for August 10, 2021, for a final decision.

## ZONING HISTORY

The subject property was zoned Hospitality Retail (HR) on May 9, 2017, as part of the GG Palisade Annexation (during the development of the Golden Gate convenience store). On May 23, 2017, the LDC was amended to include retail marijuana store as a conditional use within certain zones, including the Hospitality Retail (HR) Zone.





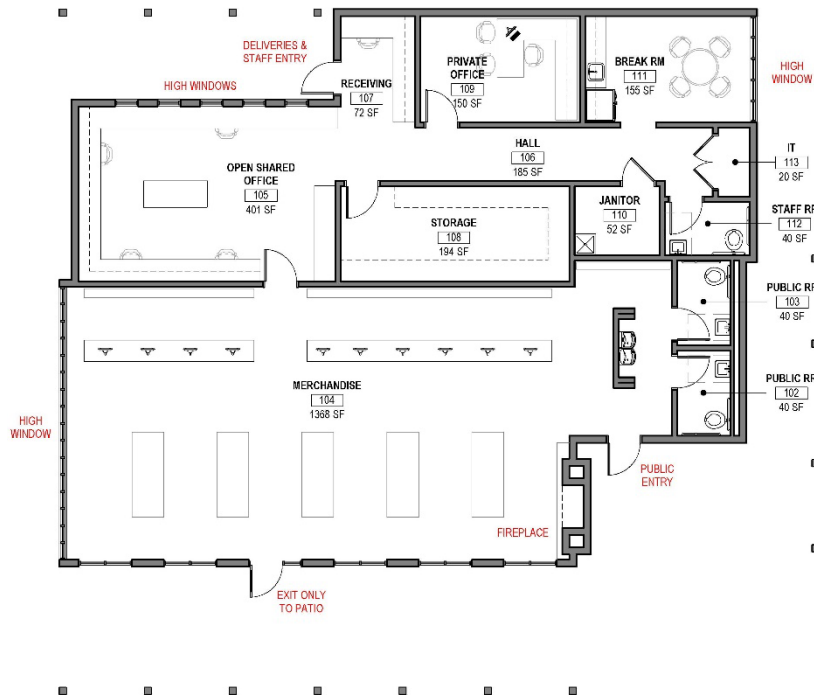
## SITE PLAN

Pursuant to Section 4.07.D.2, a site plan has been submitted showing the location of the proposed retail marijuana store, along with associated parking. The submitted plans are being reviewed administratively and review comments have been forwarded to the applicant. If the Conditional Use Permit is granted, the site must develop consistent with the submitted plans, subject to satisfying review comments and compliance with all conditions of CUP approval.

The site is immediately east of the approved but not yet constructed, Subway restaurant on Wine Valley Road. Wine Valley Road was platted as a local public street capable of serving new retail development. Infrastructure, including utilities and sidewalks, will be constructed to the east on both sides of the street at the expense of the developer to serve the proposed retail store. The applicant is currently working with the owner of the Subway on the timing of these improvements. The actual construction of the improvements would be best done as one project to serve both businesses, should this Conditional Use be approved. To ensure that the improvements will be completed appropriately, a Subdivision Improvement Agreement (SIA) should be recorded. Regardless of any agreement between the two neighbors, the improvements will need to be completed prior to receiving a Certificate of Occupancy (CO) for a new building.

Elberta Avenue (aka 37 3/10 Road) is owned by the Colorado Department of Transportation (CDOT) and, as such, the agency has jurisdiction at the intersection of Elberta and Wine Valley Road. A traffic study has been prepared and anticipates a level of impact that, while requiring additional permitting with CDOT, does not warrant physical changes to the intersection. A copy of the recommendations from the traffic study is attached.

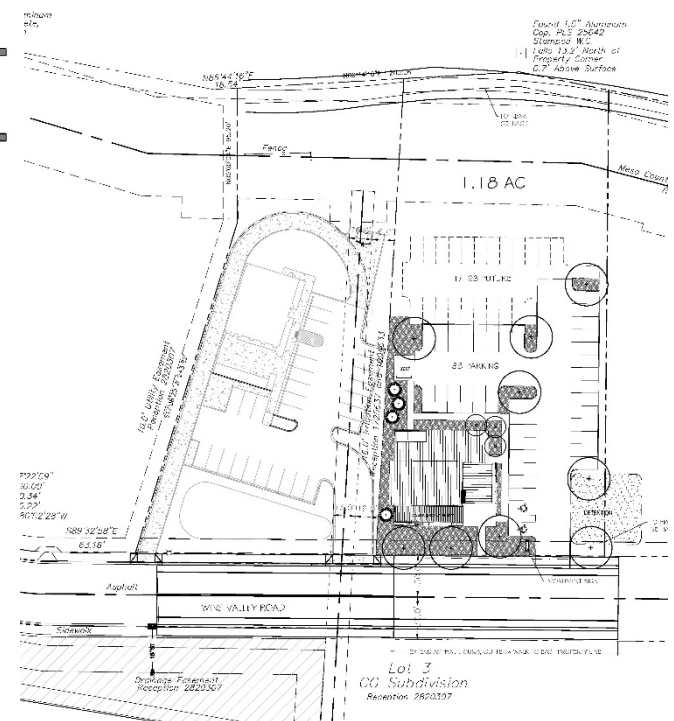
The proposed relocation of The Happy Camper Cannabis Company would allow the business to expand from its existing 2190 square foot building (with 255 square foot canopy) at 1043 North River Road to approximately 2717 square feet of indoor space, which includes 1368 square feet of sales area, in addition to 798 square feet of outdoor patio space (for a total footprint of 3515 square feet).



A total of 15 parking spaces (1 per 250 gross square feet) are required under the LDC,

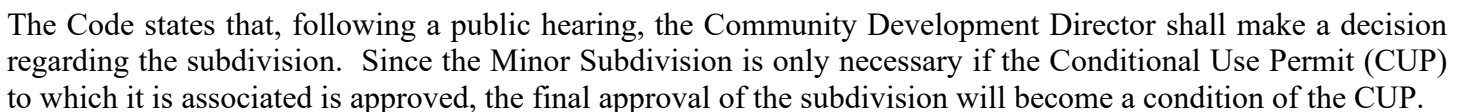
based on the square footage proposed. The applicant is proposing 38 paved parking spaces (including two handicapped) with the ability to expand by an additional 23 spaces, according to the site plan.

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



### Section 4.04 Minor Subdivision:

The proposed subdivision would create a lot of approximately 1.18 acres for the proposed retail marijuana store, leaving 2.41 acres remaining for uses allowed within the Hospitality Retail (HR) zone. The right-of-way for Wine Valley Road has already been dedicated; however, it has not been constructed in its entirety. The easements are all existing from the previous subdivision(s).



**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 the retail store and/or in coordination with the adjacent property to the west and can be enforced via an SLA and/or withholding of a certificate of occupancy (CO).*
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.*

### **Retail Marijuana Store**

On November 8, 2016, the citizens of the Town of Palisade voted during the general election to authorize the establishment and operation of retail marijuana stores, retail cultivation facilities, retail marijuana manufacturing facilities, and retail marijuana testing facilities. The Palisade Municipal Code and the Palisade Land Development Code (LDC) were amended in May of 2017 to establish the licensing and land use regulations for the approved businesses.

Under the Land Development Code, the application shall meet the standards of a retail marijuana establishment, which includes in its definition a retail marijuana store. **This report shall only cover the standards and approval criteria regarding the proposed land use as a retail marijuana store, which requires a Conditional Use Permit (CUP) within the HR (Hospitality Retail) zone district.** The process for a retail marijuana license is an additional, separate process through the State of Colorado and the Town of Palisade. Retail marijuana businesses are licensed and regulated by the State of Colorado through the Marijuana Enforcement Division of the Colorado Department of Revenue. The Town of Palisade licensing regulations and requirements are found in Article V of Chapter 6 of the Palisade Municipal Code.

The following section, Section 7.03.M., for retail marijuana establishments details the standards required for approval to operate a retail marijuana store under the Palisade Land Development Code.

#### **a. Section 7.03.M. Retail Marijuana Establishment:**

A retail marijuana establishment is permitted subject to the following standards:

1. Regardless of zoning, no retail marijuana establishment shall be located in the designated Retail Marijuana Free Zone in the downtown core as identified by the Retail Marijuana Free Zone Map:



2. Regardless of zoning, no retail marijuana establishment, with the exception of the retail marijuana testing facilities, shall be established closer than a one thousand (1,000) foot distance from any school or preschool as measured from the nearest property boundary of such school use to the boundaries of the proposed licensed premises.

*The proposed location is neither within the Retail Marijuana Free Zone area nor within 1000 feet of any school or preschool. The nearest preschools are nearly 3000 feet (as the crow flies) away.*

3. Retail marijuana stores may only be open to the public between the hours of 8:00 a.m. and 10:00 p.m. daily. A licensed cultivation facility or its contracted agent may deliver marijuana and marijuana products on any day of the week except between the hours of 9:00 p.m. and 7:00 a.m.
4. Shipping and receiving of products and supplies shall only occur between the hours of 4:00 a.m. and 10:00 p.m. daily for retail marijuana cultivation facilities, retail marijuana products manufacturing, and retail marijuana testing facilities.

*These standards must be followed during the duration of the use. Failure to do so may result in a revocation of the CUP.*

5. All retail marijuana businesses shall contain the best available filtration system, such as carbon air filter scrubbers or charcoal filtration systems.
6. For retail marijuana stores, the odor of marijuana must not be perceptible at the exterior of the building, the exterior of the licensed premises, or at any adjoining use of the property.
7. Retail marijuana cultivation facilities shall be indoor only.

*The applicant would need to comply with these standards, which would be implemented at the time of a site plan, planning clearance, or building permit issued for the property, should the CUP be approved. No cultivation has been proposed at this location.*

## 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. Conditional uses may be approved for the uses indicated in the use regulations of the zoning district of the property for which the conditional use is requested. 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 retail marijuana store would be located on Wine Valley Road, which has been designed and partially built to current development standards inclusive of sidewalks. More than twice the amount of required parking is provided based on the square footage of the store (using Table 10.1) with sufficient area for additional parking if necessary.*

*The proposed use is limited to a retail marijuana store and does not include any growing of marijuana on site. Its location is adjacent to an already approved drive-through restaurant as well as other existing auto-oriented uses and accessible via a public street, the extension of which will be paid for by the owner and not the Town, which makes the property immediately accessible to I-70, as this type of use attracts visitors from out of Town. The site includes parking areas that provide a greater amount than the required number of spaces under the Land Development Code, with all parking happening onsite.*

*One of the proposed conditions would include the approval of a landscape design, including ensuring the use of xeric landscaping.*

*CDOT and the applicant's engineer have been coordinating on obtaining an access permit, as required due to a projected increase in existing traffic volume indicated by the prepared traffic study; this increase, however, does not warrant physical changes to the intersection according to the traffic study.*

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 applicant shall comply with all required specifications and standards within the Land Development Code. The proposed use appears substantially compliant with parking, landscaping, trash containments, lighting, and all other required sections of the Land Development Code, based on the submitted site plan.*

*The retail marijuana store shall comply with the above-required standards for a retail marijuana establishment found in the Town of Palisade Marijuana Code and all applicable regulations of the State of Colorado.*

*The design of the proposed store is a low-rise building utilizing earth-tone colors and accents to ensure that it blends into the high-desert landscape. An outdoor patio area (shown on the elevations) is provided in front of the store, like that found at the existing Happy Camper location. Additional renderings are attached.*





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

*The property is currently a vacant commercial lot and has been vacant for some time. The development of the Golden Gate convenience store has undoubtedly increased the value of the remaining undeveloped commercial property due to the construction of public infrastructure. The establishment of complementary uses along the Wine Valley Road corridor will increase the value of the remaining parcels.*

*The nearest residential property to the east would remain separated from the proposed retail marijuana store by approximately two (2) acres of undeveloped commercial property. To the south, the residential Willow Tree Subdivision is separated by a canal with roads on both sides, a strip of undeveloped commercial property, and Wine Valley Road. As noted earlier, there will not be marijuana grown onsite. The LDC requires the property to remain free of odors.*

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

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

### 2007 Aerial Photo



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

*There are two distinct neighborhoods at Exit 42, with the west side of Elberta being more agricultural in look and feel (i.e., gravel roads, large acreage sizes, active agricultural uses) and the east side of Elberta*



*being more highway convenience-oriented (i.e., new road with sidewalk, ample paved parking, new buildings but with historical aesthetics).*

*The duly adopted Hospitality Retail zone was established to provide hospitality and retail development along I-70 in the vicinity of Exit 42, in a pedestrian-oriented village or mall environment, compatible with the character of the adjacent historic neighborhoods and existing uses. A retail marijuana store may be considered via this conditional use permit process in this zone. All retail marijuana applications must comply with all necessary standards within the adopted Marijuana Code and Land Development Code.*

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

In granting a conditional use permit, the Planning Commission may recommend conditions to the Board of Trustees. The Board of Trustees may impose reasonable conditions which serve to assure that the required findings are upheld.

**The Planning Commission is to make a recommendation to the Board of Trustees based on the Conditional Use Permit Findings of Fact. Staff recommends the following conditions be included in the recommendation on this application:**

1. The conditional use permit approval is based on the submitted plans, along with the supporting documents submitted with the application. No expansion of the area or use shall occur without the consideration and approval of the Board of Trustees. Development of any expansion shall be reviewed as an amendment to the approved conditional use permit and shall be subject to the notice and hearing procedures and standards which governed the initial approval, except that minor deviations may be approved by the Community Development Director pursuant to LDC Section 4.07.G.1.
2. The site plan for this use shall be reviewed by the Town administratively as per Section 4.06 of the Land Development Code. The applicant shall adequately address any comments that arise from the administrative review or from the public hearing. Any improvements to the building (structural, electrical, fire suppression, plumbing, and building) associated with this use require planning clearances and building permits before improvements commence; furthermore, a final occupancy shall not be issued until the applicant has demonstrated to the satisfaction of the Town this use will comply with all applicable building and fire codes.
3. No marijuana cultivation is permitted unless approved through a separate conditional use permit.
4. No “pole sign” shall be permitted that would be visible from either direction on I-70. Other signage, including wall and/or monument signs, shall meet the requirements of the LDC and Municipal Code. The term “cannabis” may not be used for exterior signage as per Section 6-129(a) of the Palisade Municipal Code.
5. The Conditional Use Permit is subject to a one-year review by the Town Board of Trustees. However, the Board may review the CUP at any time if complaints are received and the Board determines that the use and the associated operations are unreasonably impacting adjoining properties.
6. The Conditional Use Permit shall only be valid in conjunction with a retail marijuana license issued by the Town of Palisade.
7. The Conditional Use Permit shall only be valid in conjunction with a Business License issued by the Town of Palisade.
8. The Conditional Use Permit shall become null and void if the use is discontinued for 12 consecutive months.
9. The owner or operator of the retail marijuana store shall adhere to the “Right to Farm” ordinance - specifically Section 7-173 of the Municipal Code.
10. A final landscaping design will be required and shall make use of xeric/water-wise landscaping principles.
11. An Access Permit shall be required from the Colorado Department of Transportation (CDOT), per the recommendations found in the traffic study. Any improvements at the intersection of Elberta Avenue and Wine Valley Road that are required by either CDOT or the Town Engineer will be the responsibility of the applicant and not the Town of Palisade.
12. The associated minor subdivision shall receive final approval by the Community Development Director and shall be recorded prior to receiving a Certificate of Occupancy for the building.
13. The design of public infrastructure in Wine Valley Road shall be approved by the Town Engineer and infrastructure shall be completed prior to issuance of a Certificate of Occupancy (CO) for the building. A Subdivision Improvements Agreement may be recorded by the Town pursuant to the Land Development Code to ensure the completion of these improvements.

## **ATTACHMENTS**

- a. Letter of Intent
- b. Exhibits
- c. Letters received as of 7/30/2021

6-24-2021

450 Wine Valley Road – Conditional Use Permit

## **Letter of Intent**

### **Executive Summary**

At 450 Wine Valley Road there is a 3.56 acre parcel zoned HR. This parcel is vacant land adjacent to the recently approved Subway site. The owner/applicant, HC Properties LLC, is concurrently going through a Minor Subdivision with the Town of Palisade to subdivide a 1.18 acre lot directly east of Subway, leaving 2.41 acres of vacant land for future development. The reason for the Conditional Use Permit request is the owner/applicant intends to move the existing Happy Camper marijuana retail store from 1043 River Road to this location.

Supporting this Letter of Intent are specific noteworthy attachments:

- The Site Plan, which depicts the location of the property, the Happy Camper retail store, access (vehicular and pedestrian), parking (initial and 'future if needed'), conceptual landscape, detention, and monument signage at the access off of Wine Valley Road;
- Architectural Renderings which depict the character of the Happy Camper retail store from all sides, including its logo / brand signage at the top of the fireplace stack;

The remainder of this 'Letter' will focus on the specific criteria within the Palisade Town Code that pertains to a Conditional Use Permit.

1. No conditional use permit shall be approved unless the following findings are made concerning the application:

2. 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.

*Response: Correct. The application will not materially endanger the public health or safety. It will be developed according to the plans as submitted and approved. Currently The Happy Camper is located on River Road but anticipates benefits for the business and the community in relocating to this developing HR Zone that has better exposure and access from Interstate 70. This relocation would (1) reduce traffic on River Road, as well as 'destination traffic' using Elberta Avenue and First Street to currently get to Happy Camper; and (2) capture more 'pass-by' traffic from I-70 that might then explore the immediately surrounding businesses as well as the Downtown Businesses.*

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

*Response: The application meets the procedures of the Land Development Code as well as the standards of the HR zone which is "Hospitality Retail." The HR zone intends to "provide hospitality and retail along I-70 in the vicinity of Exits 42, in a pedestrian-oriented village or mall environment, compatible with the character of the adjacent, historic neighborhoods and existing uses." Nonresidential is an allowed use, but because it is a marijuana retail store it requires a Conditional Use Permit in the HR zone. Additionally, the application meets the required minimum of 20,000 sf lot area.*

4. 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.

*Response: The application will not injure the value of adjoining or abutting property. As noted above this east side of Elberta Avenue is developing with new businesses – Golden Gate, Palisade Fruit Shack, Subway - all of which will benefit from the presence of the others and the presence of Happy Camper. Rephrased, these businesses will continue to attract and bring customers to each other. Anticipating the 1.18 acre Minor Subdivision for Happy Camper, the remaining 2.14 acres of vacant land will be prime for future development of equally symbiotic hospitality and retail uses.*

5. 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.

*Response: Correct. The application meets the procedures of the Land Development Code as well as meets the standards of the HR zone. Palisade has purposefully created land use plans that encourage both 'preservation' and 'development' in this HR Zone. While the west side of Elberta maintains the more historic and agricultural ambiance with its winery's, vineyards, and the architecturally and use appropriate Wine Country Inn, the east side is the 'new' side which has developed with appropriate HR uses such as Golden Gate, Palisade Fruit Shack, the recent Subway, and now the opportunity for the relocated Happy Camper.*

## **Letter of Intent**

### **Executive Summary**

At 450 Wine Valley Road there is a 3.56 acre parcel zoned HR. This parcel is vacant land adjacent to the recently approved Subway site. The owner/applicant, HC Properties LLC, intends to subdivide off an additional 1.18 acres directly east of Subway, leaving 2.41 acres of vacant land for future development.

Supporting this Letter of Intent are a number of pertinent attachments, including but not limited to:

- The Site Plan, which depicts the location of the property, the Happy Camper retail store, access (vehicular and pedestrian), parking (initial and 'future if needed'), conceptual landscape, detention, and monument signage at the access off of Wine Valley Road;
- A Traffic Study which addresses the summary of traffic generated by Golden Gate, Palisade Fruit Shack, Subway, and the Happy Camper on the intersection of Elberta Avenue and Wine Valley Road, and along Wine Valley Road. While the report recognizes that a State Highway Permit will be required, it also states that "the intersection of Elberta Avenue and Wine Valley Road is sufficient to accommodate future traffic volumes".

The remainder of this 'Letter' will focus on the specific criteria within the Palisade Town Code that pertains to a Minor Subdivision.

#### **E. 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;**

Response: Correct. *The proposal is submitted under Article 4 Zoning and Development Procedures of the Palisade Land Development Code. The "Consistency with the adopted plans of the Town" relies on the Applicability statement in Section 4.04 Minor Subdivision:*

*"A minor subdivision is any minor division of land into three (3) lots or less that does not require dedication of rights-of-way or easements. Minor subdivisions may be used to allow adjustments and corrections to lot lines and boundary lines, to combine lots, or to otherwise replat land where no public dedication is required."*

*The proposed Minor Subdivision is for one lot, it does not require dedication of rights-of-ways or public easements, and therefore meets this Applicability Statement. The submitted project suggests creating a shared private easement for on-site detention for its use and to aid in future development of the remaining vacant 2.41 acres abutting on the east.*

##### **2. The plat complies with the standards of Article 9, Subdivision Regulations, and any other applicable requirements of this LDC;**

Response: *Correct. This land can be used safely for building purposes without danger to health or peril from fire, flood, or other menace and public facilities and improvements exist.*



3. The plat indicates that all subject lots will have frontage on existing approved streets;

Response: Correct. *The Wine Valley Road ROW exists, and the roadway is currently constructed across its frontage with Golden Gate gas station to the Subway lot. The development of the Subway lot will extend the developed road across their frontage to their eastern property line. This proposed lot, when developed, will extend Wine Valley Road along its frontage to its eastern boundary.*

4. New or residual parcels conform to the requirements of this LDC and other applicable regulations;

Response: Correct. *The new and residual parcel are less than three lots and do not require dedication of rights-of-way or public easements.*

5. No new streets are required or are likely to be required for access to interior property;

Response: Correct. *No new streets will be required for access. The construction of Wine Valley Road needs to be extended from the eastern property line of the Golden Gate gas station across the frontage of Subway in the existing ROW; this project extends the road construction across its frontage within the existing Wine Valley Road ROW.*

6. No drainage or utility easements will be required to serve interior property;

Response: Correct. *No off-site drainage or utility easements will be required. An on-site private drainage easement is proposed as it is advantageous to this proposed property and the residual parcel to the east.*

7. No extension of public sewerage or water lines will be required;

Response: *There is an existing 4" water line in Wine Valley Road. The Subway development will extend sewer in Wine Valley Road from Golden Gate to the Subway lot's east boundary. This project will extend the sewer from Subway, east to its east boundary.*

8. The proposed subdivision will not adversely affect permissible development of the remainder of the parcel or of adjoining property; and

Response: *No, the proposed subdivision will not adversely affect permissible development of the remainder of the parcel, and the proposed detention easement should aid in any permissible development. The residual 2.14 acres will continue to have Wine Valley Road ROW frontage.*

9. No waivers from Article 9, Subdivision Regulations, have been requested.

Response: Correct. *No waivers from Article 9, Subdivision Regulations, have been requested.*

## 6.0 Recommendations and Conclusions

The proposed marijuana dispensary project is anticipated to be successfully accommodated into the greater roadway system.

### Trip Generation:

The project can be anticipated to generate 733 vehicle trips per day (vpd) on an average weekday. This includes 61 morning peak hour trips (vph) and 87 evening peak hour trips. The project's peak traffic is anticipated to occur on the weekend. The project can be anticipated to generate 752 vehicle trips per day (vpd) on an average weekend day. This includes 106 peak hour trips.

### Access Locations:

The required access spacing for a 20 mph roadway is 115 feet. The proposed access has sufficient spacing from the Subway restaurant access for a 20 mile per hour roadway.

### State Highway Access Permit:

The proposed project is anticipated to increase traffic from the permitted volume by more than 20% percent at the intersection of Wine Valley Road and Elberta Avenue. A State Highway Access Permit will be required.

### Auxiliary Turn Lanes:

An existing driveway north of the intersection of Elberta Avenue and Wine Valley Road conflicts with the required auxiliary turn lane requirement. Therefore, a design waiver for a shorter southbound left deceleration lane at the intersection of Elberta Avenue and Wine Valley Road should be completed.

The existing northbound right turn lane at the intersection of Elberta Avenue and Wine Valley Road is sufficient to accommodate future traffic volumes.

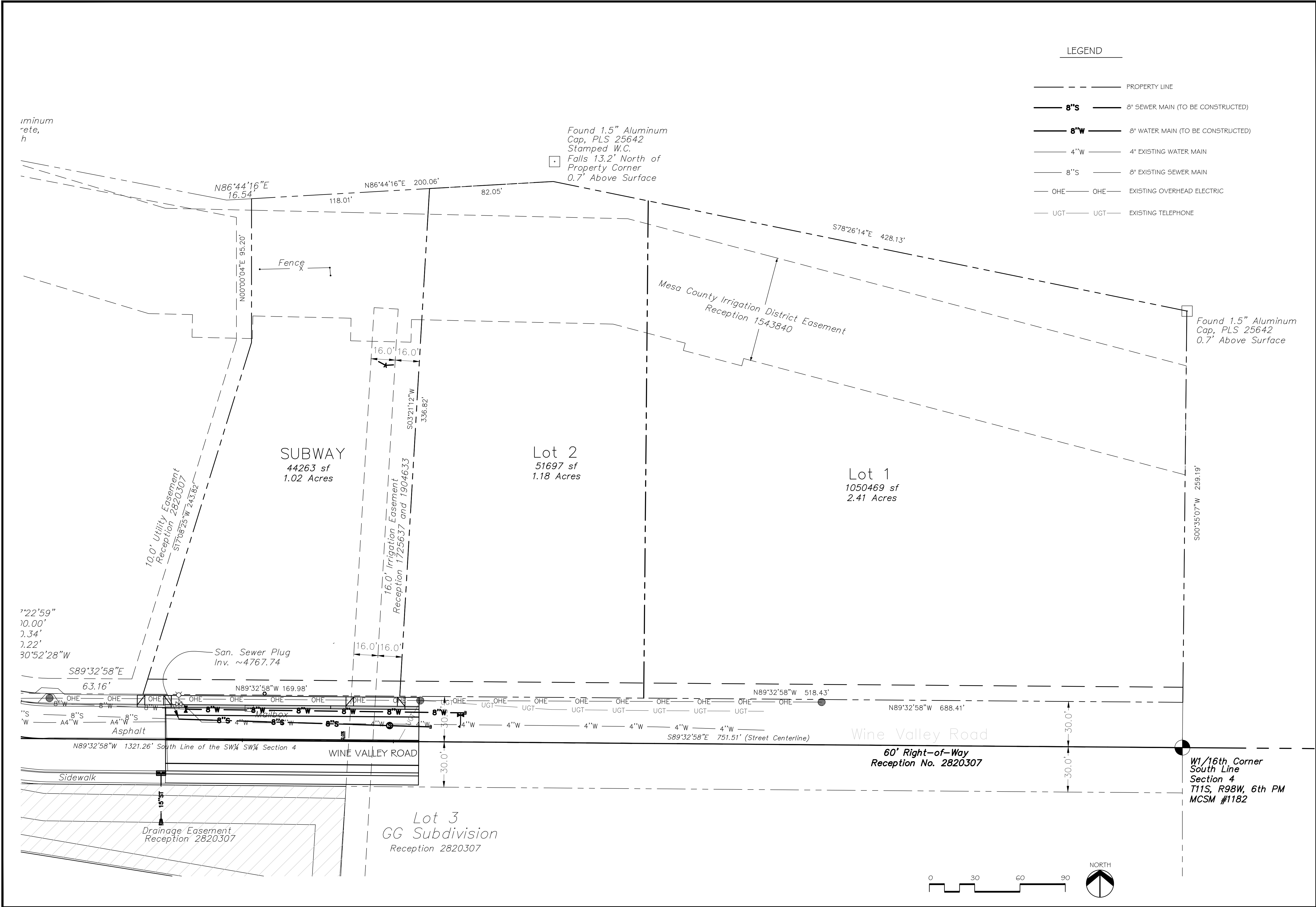
No additional auxiliary turn lanes on Wine Valley Road are required as a result of this project.

### Sight Distance:

The proposed site access will have adequate sight distance in both directions that exceeds the 425-foot requirement.

### Access Construction:

Pavement on Wine Valley Road should be extended to the eastern boundary of the project parcel.



DRAWN BY	MR
CHECKED	TC
JOB NO.	2031
DATE	06-24-2021
REVISIONS	

450 WINE VALLEY ROAD  
PALISADE, CO

CLAVONNE, ROBERTS & ASSOCIATES, INC.  
LAND PLANNING AND  
LANDSCAPE ARCHITECTURE  
222 N. 7TH STREET  
GRAND JUNCTION, CO 81501  
970-241-0745 P  
970-241-0765 F  
www.clavonne.com

450 WINE VALLEY ROAD

PROPERTY SURVEY

SHEET NO.  
2-6

DRAWN BY	MR
CHECKED	TC
JOB NO.	2031
DATE	06-24-2021
REVISIONS	

450 WINE VALLEY ROAD

PALISADE, CO



CLAVONNE, ROBERTS & ASSOCIATES, INC.

LAND PLANNING AND  
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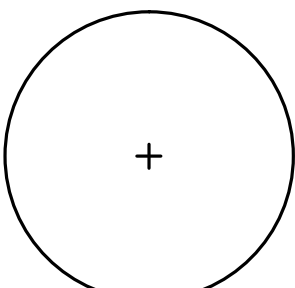
450 WINE VALLEY ROAD

SITE PLAN

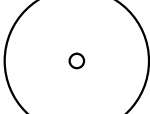
SHEET NO.

3-6


LANDSCAPE LEGEND




SHADE TREE




ORNAMENTAL TREE



EVERGREEN TREE



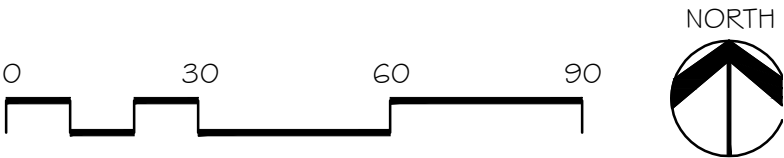
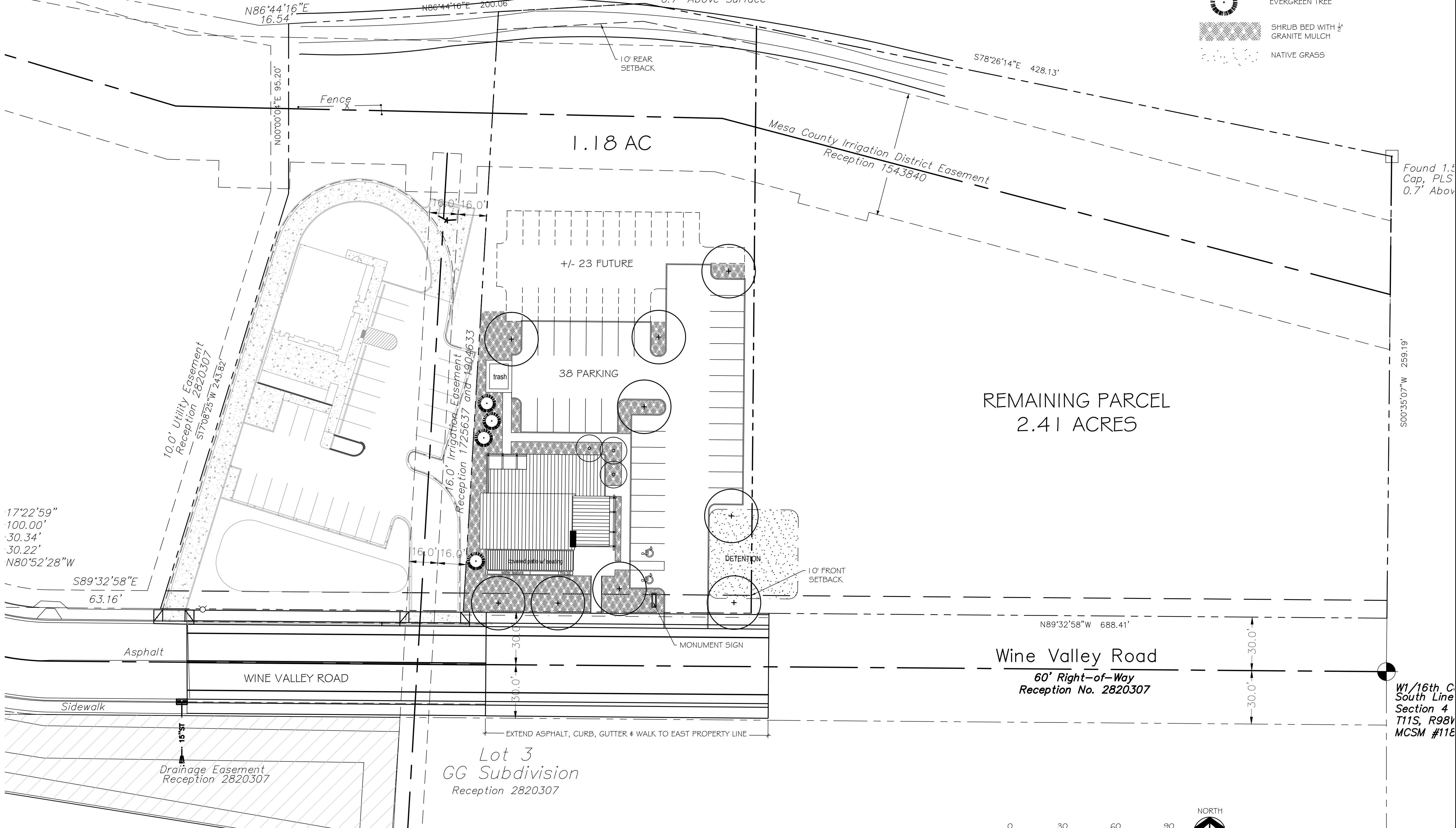
SHRUB BED WITH 1/2 GRANITE MULCH

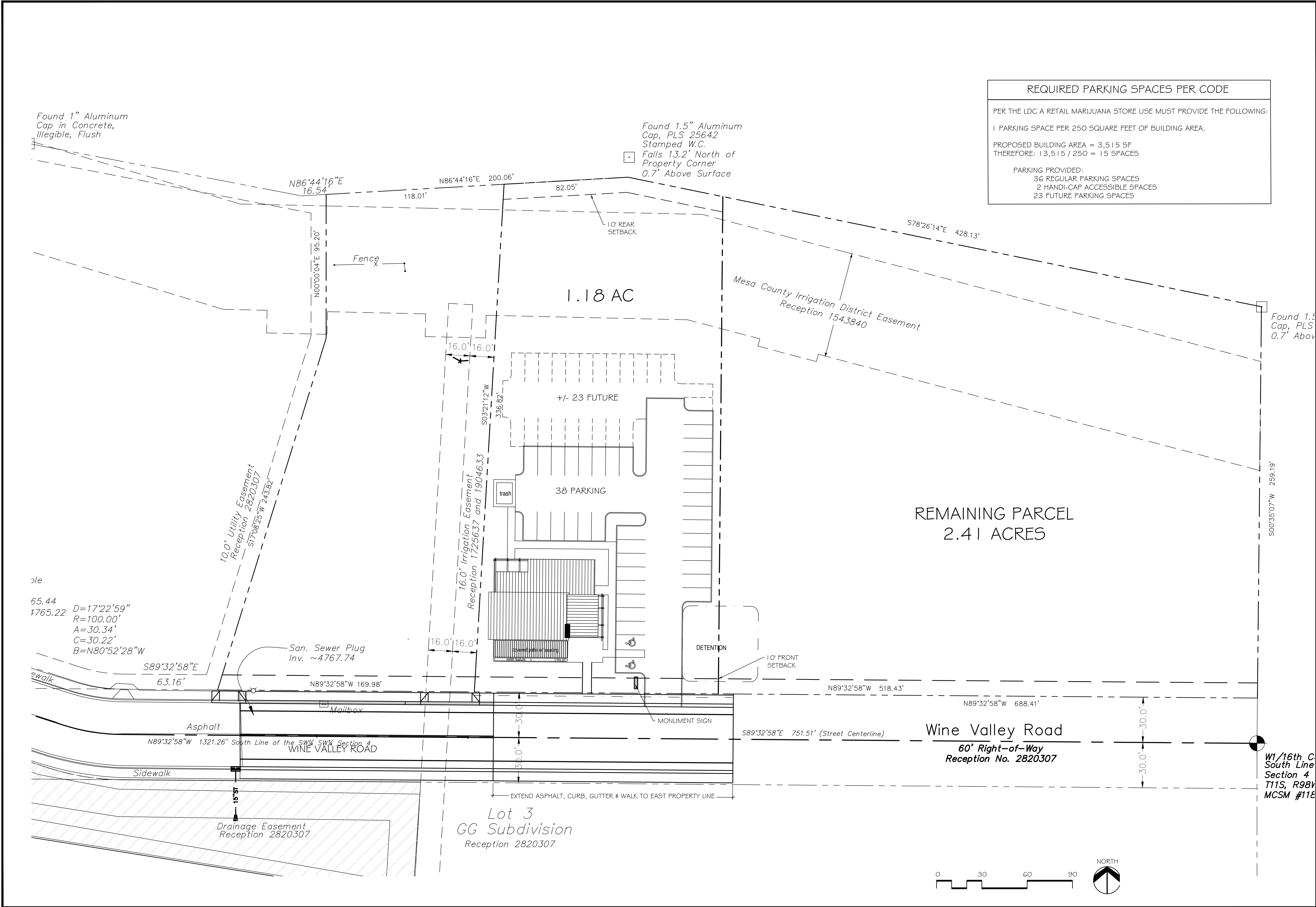


NATIVE GRASS

Aluminum  
crete,  
ush

Found 1.5" Aluminum  
Cap, PLS 25642  
Stamped W.C.  
Falls 13.2' North of  
Property Corner  
0.7' Above Surface





REQUIRED PARKING SPACES PER CODE	
PER THE LDC A RETAIL MARIJUANA STORE USE MUST PROVIDE THE FOLLOWING:	
1 PARKING SPACE PER 250 SQUARE FEET OF BUILDING AREA.	
PROPOSED BUILDING AREA = 3,515 SF THEREFORE: 13,515 / 250 = 15 SPACES	
PARKING PROVIDED: 36 REGULAR PARKING SPACES 2 HANDI-CAP ACCESSIBLE SPACES 23 FUTURE PARKING SPACES	

DRAWN BY MR  
CHECKED TC  
JOB NO. 2031  
DATE 06-24-2021  
REVISIONS

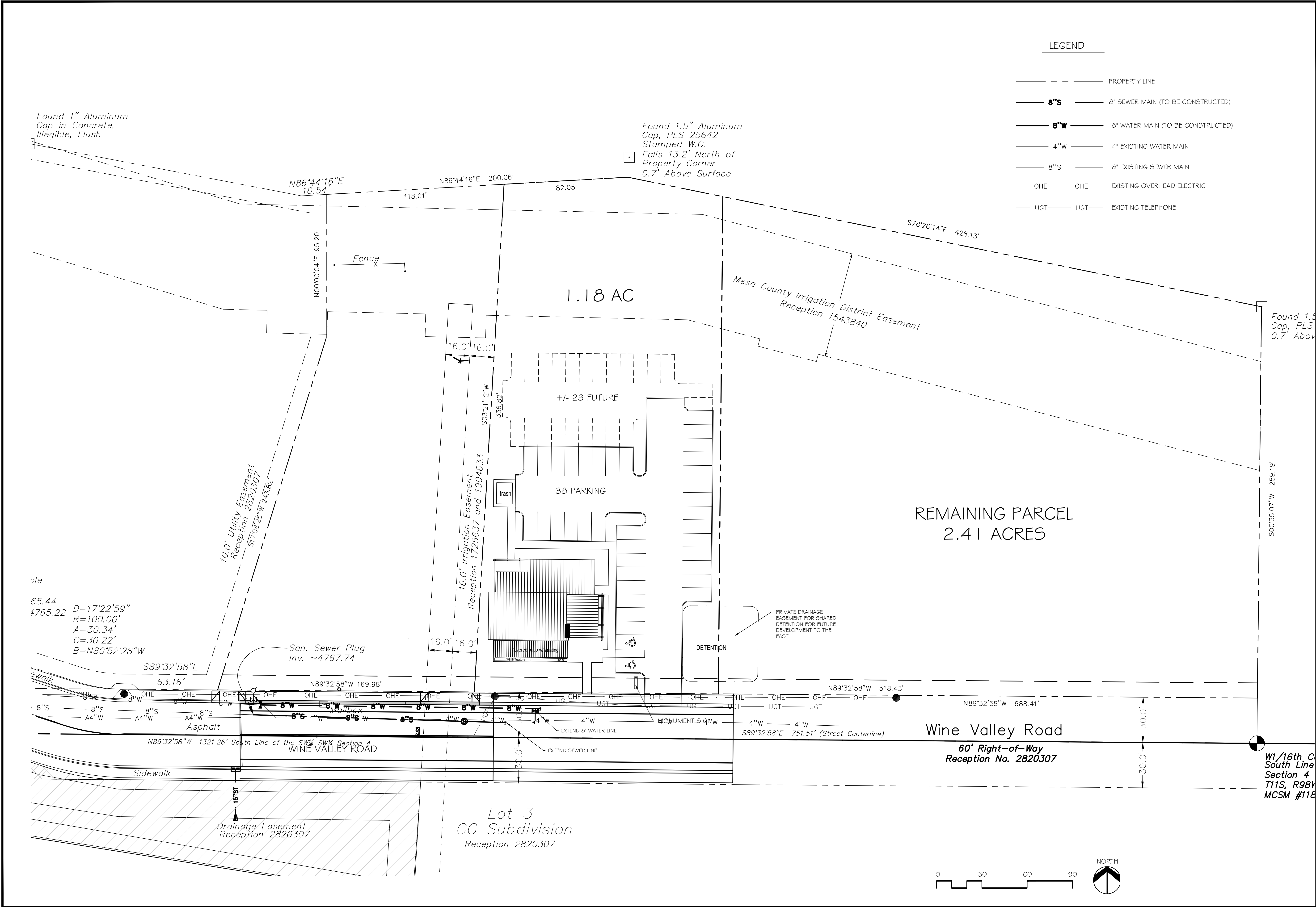
450 WINE VALLEY ROAD  
PALISADE, CO

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450 WINE VALLEY ROAD

PARKING PLAN

SHEET NO.  
4-6



DRAWN BYMR

CHECKEDTC


JOB NO.2031

DATE06-24-2021

REVISIONS

450 WINE VALLEY ROAD

PALISADE, CO



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LAND PLANNING AND

LANDSCAPE ARCHITECTURE

222 N. 7TH STREET

GRAND JUNCTION, CO 81501

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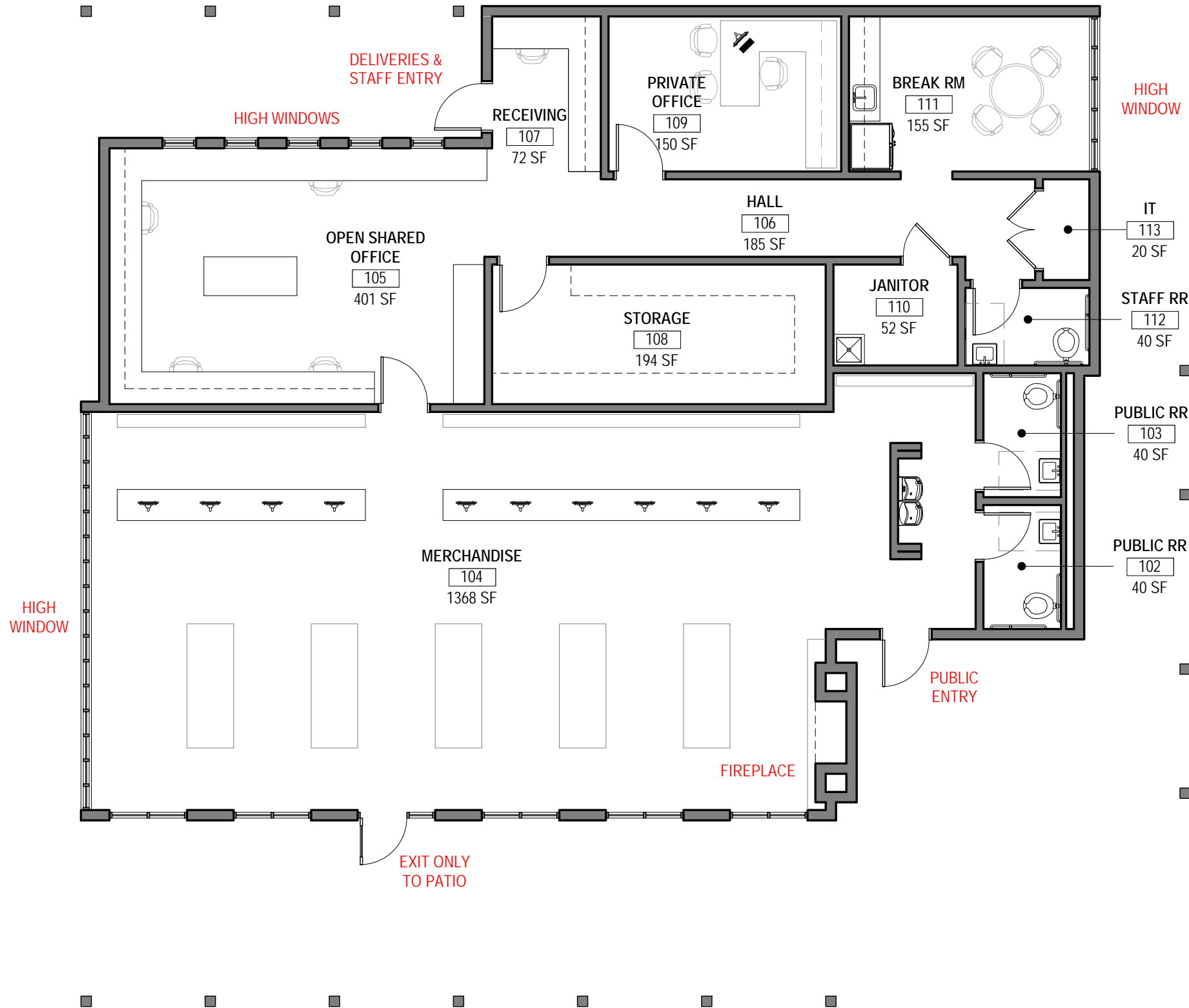
450 WINE VALLEY ROAD

UTILITY PLAN

SHEET NO.

5-6



































**From:** [Keli Frasier](#)  
**To:** [Brian Rusche](#)  
**Subject:** FW: Happy Camper CUP new location  
**Date:** Friday, July 30, 2021 11:03:42 AM

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**From:** Karina Parenteau <parenteaurealtor@gmail.com>  
**Sent:** Friday, July 30, 2021 10:41 AM  
**To:** Keli Frasier <kfrasier@townofpalisade.org>  
**Subject:** Happy Camper CUP new location

Good afternoon,

This letter is in regards to the new location off of I-70. I am in full support of the new location and think it will bring greater tax revenue and decreased traffic on North River Road.

This is a no brainer!

Thank you so much and let me know if you have any questions

--

Karina Parenteau

Associate Broker at Hummel Real Estate  
Cell 720-341-2943  
Office 970-314-7490  
Email [parenteaurealtor@gmail.com](mailto:parenteaurealtor@gmail.com)

<https://hummelrealestate.com>

**From:** [Keli Frasier](#)  
**To:** [Brian Rusche](#)  
**Subject:** FW: Support for Dan Sprague  
**Date:** Thursday, July 29, 2021 9:29:23 AM

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**From:** Ashley McGee <tasteofpalisade@gmail.com>  
**Sent:** Thursday, July 29, 2021 9:29 AM  
**To:** Keli Frasier <kfrasier@townofpalisade.org>  
**Subject:** Support for Dan Sprague

Hi Kelli,

I wanted to voice my support as a local business owner for Dan Sprague and his endeavor to relocate his Conditional Use Permit to the new location.

It will make sense to cut down on traffic on N River Rd and aligns with the conditions in the Land Development Code section 4.07, according to his research.

I support small businesses in general and helping them grow so if this can help Dan and provide additional tax revenue for Palisade, I'm all for it.

Thank you!

Warmest Regards,

Ashley McGee  
[www.tasteofpalisade.com](http://www.tasteofpalisade.com)



**From:** [Keli Frasier](#)  
**To:** [Brian Rusche](#)  
**Subject:** Fwd: Happy Camper CUP  
**Date:** Thursday, July 29, 2021 6:54:35 AM

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Sent from my iPhone

Begin forwarded message:

**From:** Rondo Buecheler <rondoworld@gmail.com>  
**Date:** July 28, 2021 at 9:45:39 PM MDT  
**To:** Keli Frasier <kfrasier@townofpalisade.org>  
**Subject:** Happy Camper CUP

7/28/21  
Palisade Planning Commission

I am writing to express my personal support for the proposed relocation of the Happy Camper to the new proposed location off Interstate 70. The new location will help the business compete with future competition and have less of an impact on the local residents. I also feel that this will help with some of the traffic issues on North River Road and the back streets of Palisade. I have seen there plans and the new building will fit well with the surrounding business and not have the parking issues that the current location has.

Sincerely,

Rondo Buecheler  
239 S Main St.  
Palisade, CO 81526  
(970) 260-5848



**From:** [Keli Frasier](#)  
**To:** [Brian Rusche](#)  
**Subject:** Fwd: Happy Camper relocation  
**Date:** Thursday, July 29, 2021 3:13:39 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Danny Tebbenkamp <danny@paddleboardsteamboat.com>  
**Date:** July 29, 2021 at 1:34:00 PM MDT  
**To:** Keli Frasier <kfrasier@townofpalisade.org>  
**Subject:** Happy Camper relocation

Hey Keli,

How are things going? Just wanted to reach out to add my 2 cents on Happy Camper relocation near the highway. I think this is a great idea for both the city and them.

Obviously, safety concerns were a big issue on North River Rd as I was applying for my beer and wine license. Happy Camper moving will help eliminate a lot of that traffic and lessen the chance of some accident on that stretch of road.

I support Happy Camper moving locations and although I can't be at meetings to voice this, please accept this email as a voice in full support of the decision to let Happy Camper relocate.

Thanks,  
Danny Tebbenkamp  
970-846-5926  
[paddleboardadventurecompany.com](http://paddleboardadventurecompany.com)



**From:** [Keli Frasier](#)  
**To:** [Brian Rusche](#)  
**Subject:** Fwd: Letter of Support - Happy Camper  
**Date:** Wednesday, July 28, 2021 8:51:07 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Dave Smith <ride@pali-tours.com>  
**Date:** July 28, 2021 at 8:24:48 PM MDT  
**To:** Keli Frasier <kfrasier@townofpalisade.org>  
**Subject:** Letter of Support - Happy Camper

To Whom It May Concern:

I would like to enter this letter of support for The Happy Camper to relocate to 451 Valley Road as long as they meet the criteria laid out in Section 4.07e of the Palisade Land Development Code.

From my understanding they are compliant with the following;

#### E. Findings of Fact

No conditional use permit shall be approved unless the following findings are made concerning the application:

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

This move would relieve some of the North River Road debate that the town has been dealing with for sometime.

In my opinion the move would be beneficial to Palisade's tax revenue when the Grand Junction Dispensaries come online.

Thank You for your consideration.

Dave Smith  
362 W 7th St.

July 29<sup>th</sup> 2021

RE: Support letter

To: Palisade Board Members

To whom it may concern,

The Palisade Dino Mart would like to express our support for The Happy Camper's move to their new location. We believe less traffic on the very rural, North River Road would be beneficial to the town and residents of that area. Having both dispensaries in a more central location will still allow income for surrounding businesses of Palisade. With the Happy Camper being closer and easily accessible, loyal patrons will still want to continue support after Grand Junction opens their own dispensaries. Thus, in turn still providing the much-needed revenue to the Palisade Economy. Thank you for your time in reviewing this letter.

Sincerely,



Kameron Okuma

Owner

Palisade Dino Mart

[palisadedinomart@outlook.com](mailto:palisadedinomart@outlook.com)

P: 970.464.2291 C: 970.773.6728

To whom it may concern.

My name is James Sanders. I own  
and operate the Palisade Peach Shack.  
My wife and I are in support of  
Dan and the Happy Camper moving locations.

James Sanders Laura Sanders 7-29-21

Palisade Peach Shack  
451 Wine Valley Rd  
Palisade CO 81526  
(970) 433-8279

July 28, 2021  
Town Of Palisade  
Planning Commission

You will be reviewing a request for a CUP for the relocation of The Happy Camper from its current location to a new location to be built on a parcel of land that is currently vacant near the Interstate 70 exit 42 east of the current Golden Gate petroleum. I believe that this relocation will fit within the plan and scope of the Palisade Land Development Code and would be a benefit to the town.

To be clear, I did oppose the relocation of the Colorado Weedery, but for a specific reason, and even then supported a relocation, but as I said in my letter, not at the location proposed.

This request to relocate has several benefits for the town and I believe it will enhance the town financially for the long term.

1. It will be a development of a commercial space on currently vacant land and add to the commercial real estate tax base.
2. It will alleviate some of the traffic concerns on N. River Road
3. If and when Grand Junction allows retail recreational marijuana sales, this proposed location will be an attractive alternative to stem the potential loss of revenue currently paid by the dispensaries and enjoyed by the Town of Palisade.

I believe that this application will meet the entirety of the requirements in the LDC section 4.07 Part E dealing with the Findings of Fact, the basis on which you should grant this request.

Sincerely  
Donald Bosch  
515 Milleman Street.  
Palisade, Colorado 81526.



July 29, 2021

Palisade Planning Commission/Board of Trustees,

This letter is on behalf of The Happy Camper's (THC) plan to move near to Exit 42. THC has been a good neighbor, but has increased the traffic flow and with the Palisade Plunge open now and many bicyclists touring the wineries bike traffic has also increased dramatically on North River Road. With the THC move to Exit 42 this would decrease vehicle traffic greatly on North River Road.

This move is very important for THC and the Town of Palisade with the passage of the retail marijuana sells in the City of Grand Junction. At the current location the sales would drop and with that Palisade would lose tax revenue.

We will be losing our parking lease with them, but Palisade will win with a huge increase of tax revenue at the proposed exit 42 location.


Brad & Mary Brophy  
3916 Hickman Rd.  
Palisade, CO 81526