



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

200 S. Spruce Street • PO Box 20,000-5022 • Grand Junction, Colorado 81502
Telephone: 970-244-1636 • www.mesacounty.us

NOTICE OF MESA COUNTY PUBLIC HEARINGS

PLANNING COMMISSION: October 15, 2026 at 6:00 p.m.

BOARD OF COUNTY COMMISSIONERS: November 17, 2026 at 1:30 p.m.

All hearings are held in the Mesa County Courthouse, Public Hearing Room, 544 Rood Avenue, Second Floor, Grand Junction, CO 81501.

PRO2025-0345 RIVERHOUSE COTTAGE CONDITIONAL USE PERMIT

Property Owner: Riverhouse, LLC

Representative: Michael Pukas – MPP Design Shop,
michael@mppdesignshop.com

Location: 689 38 Road, Palisade, CO 81526

Parcel: 2941-022-00-024

Zoning: AFT (Agricultural, Forestry, Transitional)

Planner: Sarah Caskie, 970-255-5036, sarah.caskie@mesacounty.us

Request: To allow for the existing 960 square foot dwelling (cottage) to be used for lodging.

Web Notification Date: August 28, 2026

Publication Date: September 2, 2026



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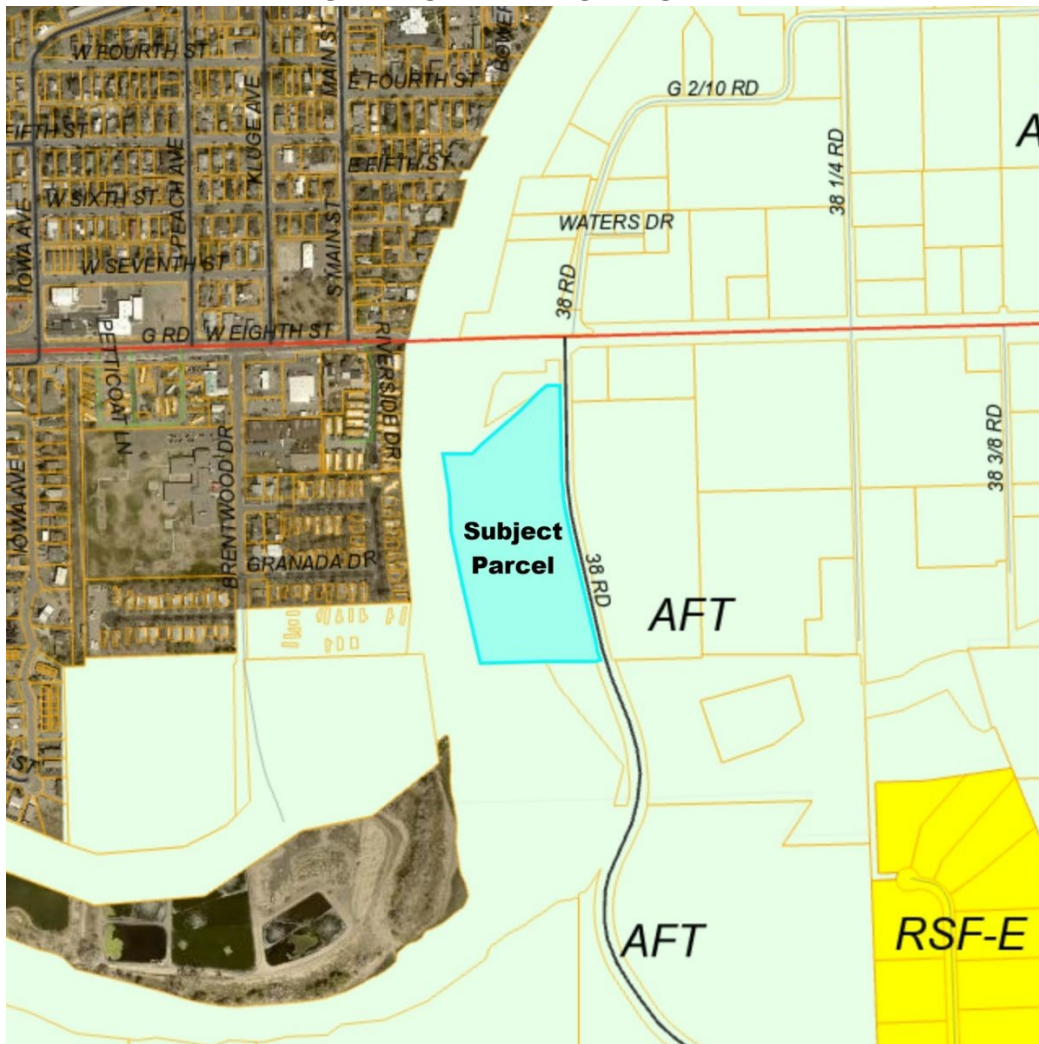
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PROJECT REPORT

September 21, 2026

PRO2025-0345 **RIVERHOUSE COTTAGE CONDITIONAL USE PERMIT**
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Representative: Michael Pukas – MPP Design Shop, michael@mppdesignshop.com
Location: 689 38 Rd., Palisade, CO 81526
Parcel #: 2941-022-00-024
Zoning: AFT (Agricultural, Forestry, Transitional)
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Request: To allow for the existing 960 square foot dwelling (cottage) to be used for lodging.

LOCATION AND ZONING MAP



SURROUNDING LAND USES AND ZONING

Zoning within the 2,500-foot public notification area:

- Agricultural Forestry Transitional (AFT)
- Residential Single-Family Estate (RSF-E)
- Town of Palisade jurisdiction

Land Uses within the 2,500-foot public notification area:

- Low Density Residential
- Medium Density Residential
- Agricultural
- Public Recreation/Park
- Light Commercial – retail/gas station/carwash/etc.

AERIAL MAP



PROJECT DESCRIPTION

The subject property is approximately 11.72-acres and is on the west side of 38 Rd., just south of G Rd. (Hwy 6). The property is currently zoned AFT (Agricultural, Forestry, Transitional), and currently has one residential dwelling on the property (the Cottage) which was built in the 1960's. The property is accessed via a bridge at the very north end of the property, in order to cross the Orchard Mesa Canal No. 2. The existing bridge has been approved by the Palisade Fire Dept. for emergency access to the property. At this time there has been a permit application submitted for a second dwelling, to be known as the Barn, on the property, but it has not been issued. The entire property also falls within the designated AE floodplain, with some of it being within the designated floodway. The existing home is outside of the floodway, but does still fall within the AE floodplain. The properties to the north and south of the subject parcel are both vacant. The northern parcel is currently privately owned, and the southern parcel is owned by the Orchard Mesa Irrigation District as part of the Vinelands Power Plant on the east side of 38 Rd.

The applicant is requesting a Conditional Use Permit (CUP) for lodging to be applied to the existing residence, known as the Cottage. The Cottage is a 1-bedroom, 1-bathroom, 960 square foot dwelling. The property owner plans to occasionally rent the Cottage on a short-term basis. The proposed use falls under the Lodging use category, which is defined as the following: "Lodging is the provision of rooms and temporary accommodations to individuals for a short term, typically with an average length stay of less than thirty (30) days." They are requesting the CUP for the Cottage due to future plans of adding an ADU (the Barn) and a new primary dwelling (the House) onto the property. The CUP will allow them to keep the Cottage on the property, which was recently updated, and used for lodging instead of having to demolish and remove it.

COMPLIANCE WITH THE MESA COUNTY LAND DEVELOPMENT CODE

Section 3.09 General Approval Criteria

In addition to specific approval criteria listed for each type of development review process, the Decision-Making Body shall consider if the proposal:

- A. *Complies with all applicable standards, provisions, and purposes of this Land Development Code.*

It appears this proposed application can comply with all other standards, provisions, and purposes of the LDC. **This criterion has been met.**

- B. *Is consistent with review agency comments.*

The proposal is consistent with review agency comments; no agencies had any objections to the proposed application. **This criterion has been met.**

- C. *Is consistent with applicable intergovernmental agreements between the County and other entities.*

This development does not fall within an intergovernmental agreement area. **This criterion is not applicable.**

Section 4.03.C Approval Criteria

In evaluating the proposal, the request shall be consistent with the General Approval Criteria under Section 3.09 and the following shall be considered:

1. *The proposed use is not significantly different adjacent uses in terms of appearance, site design, or operating characteristics;*

The proposed use is not significantly different from adjacent uses in terms of appearance or site design because the Cottage has been on the property since the 1960's. The only potential difference from other residentially used property nearby will be the operating characteristics, due to the occasional rental of the lodge. **This criterion has not been met.**

2. *Any adverse impacts resulting from the use (including but not limited to: hours of operation, traffic generation, noise, odor, dust, and other external impacts) will be mitigated to the maximum extent practical; and*

The proposed use should not produce any odor or dust, and traffic generation will be minimal due to the limited rental of the Cottage in keeping it as similar as possible to the existing residential use of the property. The Cottage is almost 400 feet from the nearest home, which is on the other side of the irrigation canal and 38 Rd. **This criterion has been met.**

3. *Public facilities and services shall be available upon completion of the project to serve the subject property.*

The Cottage dwelling is existing, therefore all public facilities and services already adequately provided. The property is served by the Palisade Fire Department, Grand Valley Drainage, Palisade Irrigation, Xcel Energy, Clifton Water, Clifton Sanitation, and the Mesa County Sheriff's Department. **This criterion has been met.**

PUBLIC COMMENTS

As of the date of this project review, we've received two (2) public comments. All public comments received are part of the project file and hearing binder.

REVIEW AGENCY COMMENTS

All review agency comments received are a part of the project file and hearing binder. No review agency had any objections to the proposed application.

PROJECT RECOMMENDATION

The Planning Division recommends **approval of the Riverhouse Cottage CUP and adoption of the resolution** on the basis that the application complies with the majority of the approval criteria for CUPs in Sections 3.09 and 4.03.C of the 2020 Mesa County Land Development Code, as amended April 23, 2024.

BASIS FOR RECOMMENDATION

The proposed Riverhouse Cottage CUP complies with the majority of the approval criteria for CUPs in Sections 3.09 and 4.03.C of the 2020 Mesa County Land Development Code, as amended April 23, 2024, and the request is consistent with the Mesa County Master Plan.

Review Criteria Summary

General Approval Criteria

3.09.A	Compliance with applicable standards and provisions in the Land Development Code	Has been met
3.09.B	Consistency with review agency comments	Has been met
3.09.C	Consistency with applicable IGAs	Not applicable

CUP Approval Criteria

4.03.C.1	Not Significantly Different from Adjacent Uses	Has not been met
4.03.C.2	Addresses adverse impacts	Has been met
4.03.C.3	Public Facilities Available	Has been met

MCPC Hearing and Recommendation: October 15, 2026

BOCC Hearing and Decision: November 17, 2026