



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: November 19, 2026 at 6:00 p.m.

BOARD OF COUNTY COMMISSIONERS: December 15, 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.

PRO2026-0166 COLORADO Q COMMERCIAL KITCHEN CONDITIONAL USE PERMIT

Property Owners: Steven and Kristen Preuss

Representative: Steven Preuss

Location: 618 34 ½ Road, Clifton, 81520 (F Road and 34 ½ Road)

Parcel: 2941-064-00-099

Zoning: AFT (Agricultural Forestry Transitional)

Planner: Faye Hall, (970) 244-1759, faye.hall@mesacounty.us

Request: To seek approval of a Conditional Use Permit and Site Plan Review for a commercial/commissary kitchen. An application for a minor entertainment event venue has also been submitted under a separate file number PRO2026-0167. The original application was for both uses under PRO2024-0241 and has now been converted into two separate applications.

Publication Date: September 26, 2026



**PROJECT REVIEW
October 16, 2026**

**PRO2026-0166 CUP COLORADO Q COMMERCIAL KITCHEN CONDITIONAL USE
PERMIT**

Property Owner(s): Steven and Kristen Preuss

Representative(s): Steven Preuss

Location: 618 34 ½ Road, Clifton, 81520 (F Rd & 34 ½ Rd)

Parcel: 2941-064-00-099

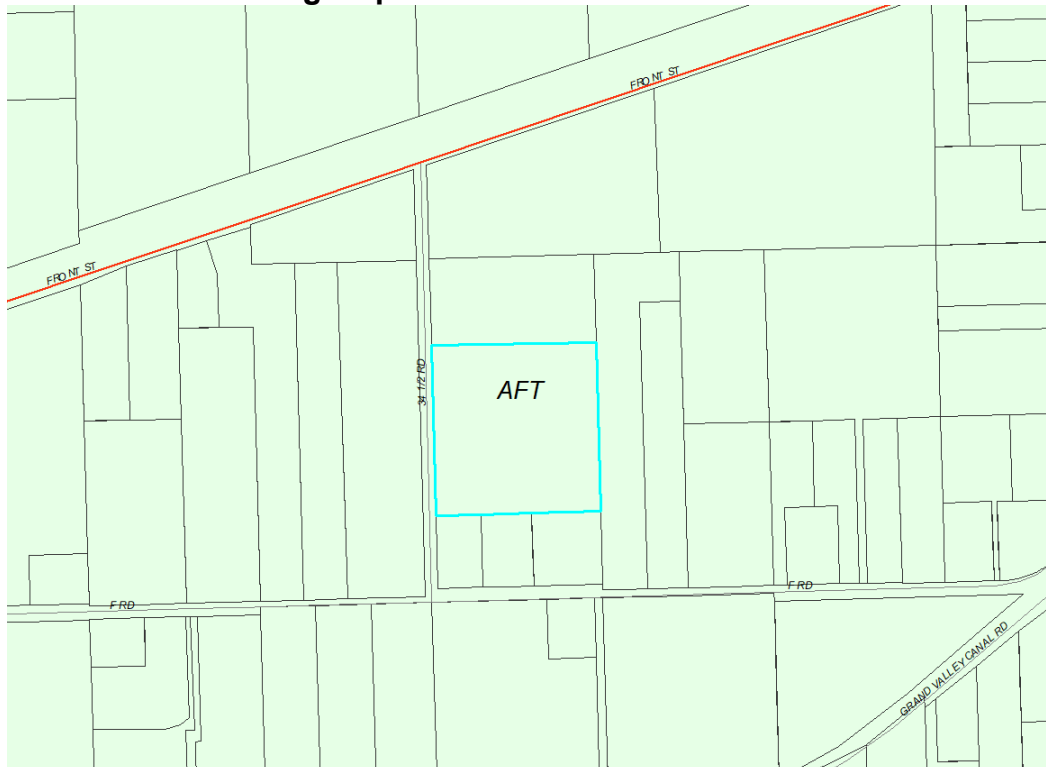
Zoning: AFT (Agricultural Forestry Transitional)

Planner: Faye Hall, 970-244-1759, faye.hall@mesacounty.us

Request: To seek approval of a Conditional Use Permit and Site Plan Review for a commercial/commissary kitchen. An application for a minor entertainment event venue has also been submitted under a separate file number PRO2026-0167. The original application was for both uses under PRO2024-0241 and has now been converted into two separate applications.

Staff Recommendation: Approval with conditions and adoption of the resolution

Location and Zoning Map:



II. SURROUNDING LAND USES AND ZONING

Zoning within the 2,500-foot notice area:

- AFT

Land Uses within the 2,500-foot notice area:

- Residential
- Agricultural

Applicable Area Plans

- Mesa County Master Plan

III. PROJECT DESCRIPTION

Property Description

The subject property is approximately 9.53 acres in size and has a zoning district of AFT (Agricultural, Forestry, Transitional) and a Future Land Use Designation of R/A 10. The property is located directly east of 34 ½ Road and just north of F Road.

Proposal

The applicants are requesting approval for a Conditional Use Permit (CUP) to allow a commercial kitchen for indoor food assembly and processing. The applicant would build a 20'x50' addition to the south side of the existing barn to use as a commercial kitchen as well as indoor bathrooms for those utilizing the kitchen. The commercial kitchen will serve the applicant's catering business for other locations and for their food truck business, and it will provide commissary kitchen access to other local businesses. A commissary is a licensed commercial kitchen that provides essential services to mobile food units, agricultural vendors and temporary event vendors. These services may include; food storage, manual or mechanical ware washing, access to potable water, wastewater disposal, refrigeration, and food preparation. These kitchens ensure approved businesses have access to a licensed facility that meets health and safety standards. All businesses that utilize the commissary kitchen will have to sign a commissary agreement and submit it to the Mesa County Health Department for approval. The commissary kitchen would be available seven days a week from 8am to 10pm, to allow access to the kitchen prior to and after any events the vendors maybe utilizing it for. This would allow others to use the kitchen facility for cooking and preparing foods to be served and consumed off-site. The commissary kitchen would allow one business with up to four people at a time to have access with up to three vehicles (one of which may pull a trailer) at a single time.

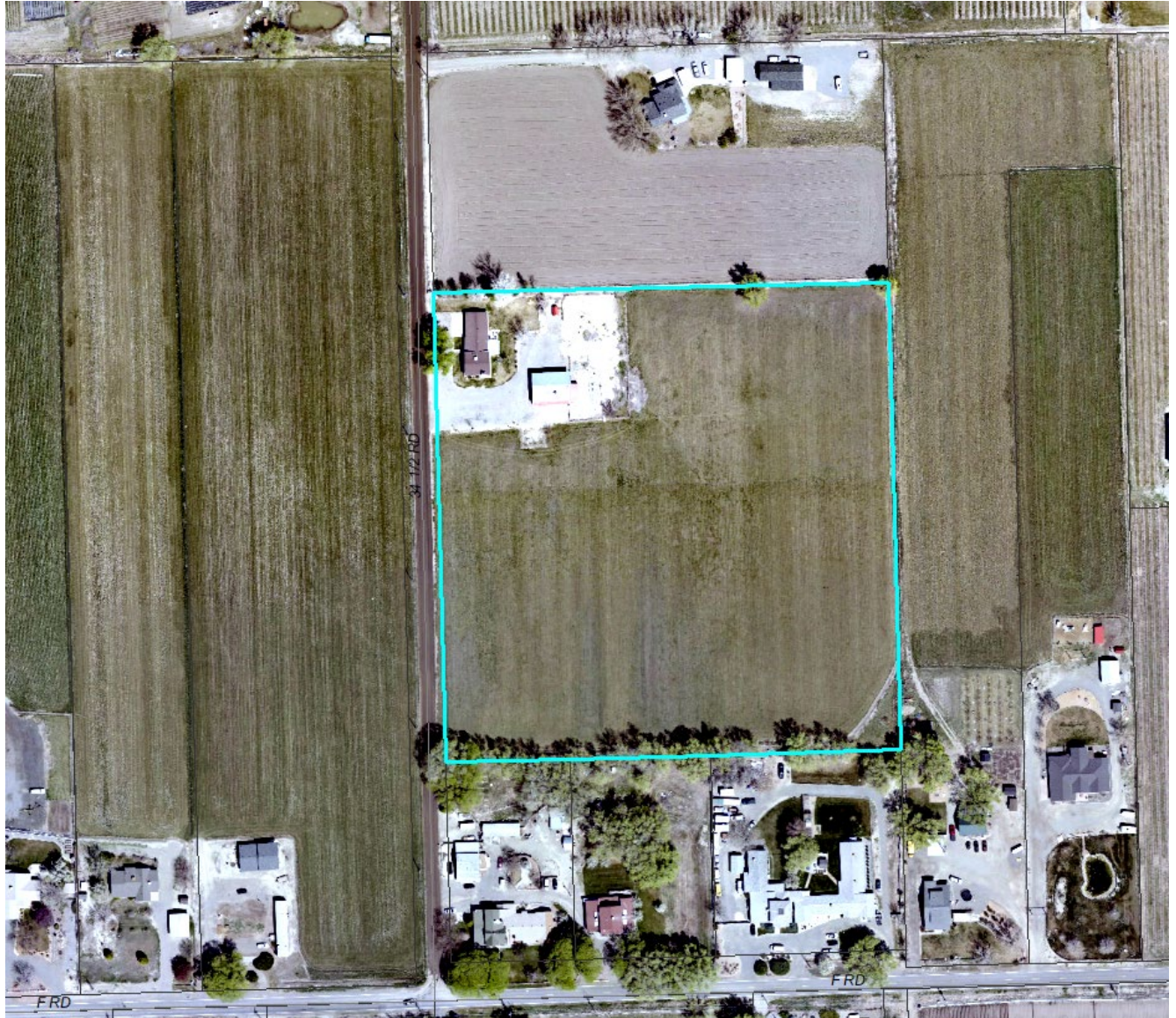
If the applicant's separate request for a CUP for a minor entertainment event venue is approved, the commissary kitchen would be available for use by outside caterers during their event with hours from 10am to 11pm with an hour after the event to allow for clean-up. During events, outside commissary use will not be allowed as only one outside vendor can use the facility at a time. All outside vendors must have proof of liability insurance as well as a current retail/caterer license by Mesa County Health Department. The kitchen and bathrooms would require that a separate septic system be built and installed based on engineered plans to handle the specific load. A six foot privacy fence has been installed on the north side of the property to screen the parking from neighbors.

IV. Plans & Policies

Mesa County Master Plan

The Future Land Use designation for this property is Rural/Agriculture 10.

Area Aerial Photo



Proposed Site Plan



Future Land Use Map:



V. COMPLIANCE WITH MESA COUNTY CODE REQUIREMENTS:

Section 4.03, and 3.09 of the Mesa County Land Development Code were used to evaluate this application.

Section 4.03 of the Land Development Code (2020, as amended) states that a Conditional Use Permit may be approved by the Board of County Commissioners after considering the following:

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

The addition of a commercial kitchen may impact the property's appearance, site design and operating characteristics. The site design will accommodate parking and vehicular circulation. Regarding operations, the kitchen will allow up to four users at a time, which will require additional parking for these visitors.

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;

Hours of operation –The applicants would have access at any time to use their commercial kitchen. The commissary kitchen would be available seven days a week from 8am to 10pm, to allow access to the kitchen prior to and after any events the vendors maybe utilizing it for. This would allow others to use the kitchen facility for cooking and preparing foods to be served and consumed off-site. If the applicant's separate request for a CUP for a minor entertainment event venue is approved, the commissary kitchen would be available for use by outside caterers during their event with hours from 10am to 11pm to allow for clean up after the event. During events, outside commissary use will not be allowed as only one outside vendor can use the facility at a time.

Traffic – Guests will use 34 ½ Road to access the venue, which is a County maintained road. The commissary kitchen would allow one business with up to four people at a time to have access with up to three vehicles (one of which may pull a trailer) at a single time. The traffic generated would be up to three vehicles a day to/from the kitchen when it is rented. This is under the threshold for a traffic study.

Noise – The noise limits of C.R.S. 25-12-103 shall be adhered to. Sound levels of noise radiating from the property line at a distance of 25 feet or more will not exceed 60 db(A) during the hours of 7am to 7pm or 55 db(A) between the hours of 7pm and 7am. The commercial/commissary kitchen should not create any noise which would be considered a nuisance and would be contained within the structure.

Odor & Dust – The kitchen odors would be minimal, be exhausted from the kitchen through a hood system with filters and would be no different than normal cooking odors

from any residential kitchen. The applicant states that the main cooking in the kitchen would be cold prepping foods that wouldn't produce exhausted odors as well as boiling water for making hot sides. No deep fryers will be on site. As a result, no greasy foods that produce strong odors that would be pulled through the hood may be cooked. A smoker would also be used which would be similar to personal use of outdoor grills. A dumpster will be used to collect refuse, and will be on a regular schedule to be emptied. 34 ½ Road is a County maintained road and is treated every spring for dust. With up to three vehicles a day using the kitchen, this should not cause any significant dust issues. **This criterion can be met.**

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

Public facilities and services are available to serve the commercial/commissary kitchen. Domestic water is provided by Clifton Water District. Electric Power served by Xcel Energy. Clifton Fire District serves the property. The commercial kitchen will provide bathrooms that will be ADA accessible along with an ADA parking space and two regular parking spaces. **This criterion can be met.**

Section 3.09 General Approval Criteria must also be considered for Conditional Use Permit requests:

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

This application complies with the standards, provisions and purposes of the Land Development Code and the Mesa County Master Plan. **This criterion has been met.**

B. Is consistent with review agency comments;

The proposed commercial/commissary kitchen shall comply with all review agency comments. **This criterion can be met.**

C. Is consistent with applicable intergovernmental agreements (IGA) between the County and other entities.

There is not any applicable intergovernmental agreement for this location. **This criterion is not applicable.**

VI. PUBLIC COMMENTS

There are many comment letters both in support and opposition to the proposed use.

VII. REVIEW AGENCY COMMENTS

All review agency comments are included in the file and the hearing binder and can be met.

VIII. PROJECT RECOMMENDATION:

The Planning Division recommends **approval and adoption of the resolution** with the following conditions:

1. The noise limits of C.R.S. 25-12-103 shall be adhered to
2. If the separate CUP for a minor entertainment event venue is approved, the commercial kitchen would be available for use by caterers between 10:00 am and 11:00 pm. The hour after the event allows for clean-up and no cooking.
3. The commissary kitchen would allow one business with up to four people at a time to have access with up to three vehicles (one of which may be pulling a trailer) seven days a week from 8:00 am to 10:00 pm.

The basis for this recommendation:

The petition demonstrates compliance with the majority of criterion in Section 4.03 1-3, and Section 3.09 A-C of the Mesa County Land Development Code (2020, as amended) with the recommended conditions of approval.

Summary of Basis of Recommendation

	CUP Criteria 4.03	Finding	Conditions
1	Appearance, Site Design, Operating Characteristics	Has not been met	
2	Mitigation of Impacts	Can be met	1, 2, 3
3	Public Services Available	Can be met	

IX. MESA COUNTY PLANNING COMMISSION: (November 19, 2026)

X. MESA COUNTY BOARD OF COUNTY COMMISSIONERS (December 15, 2026)