



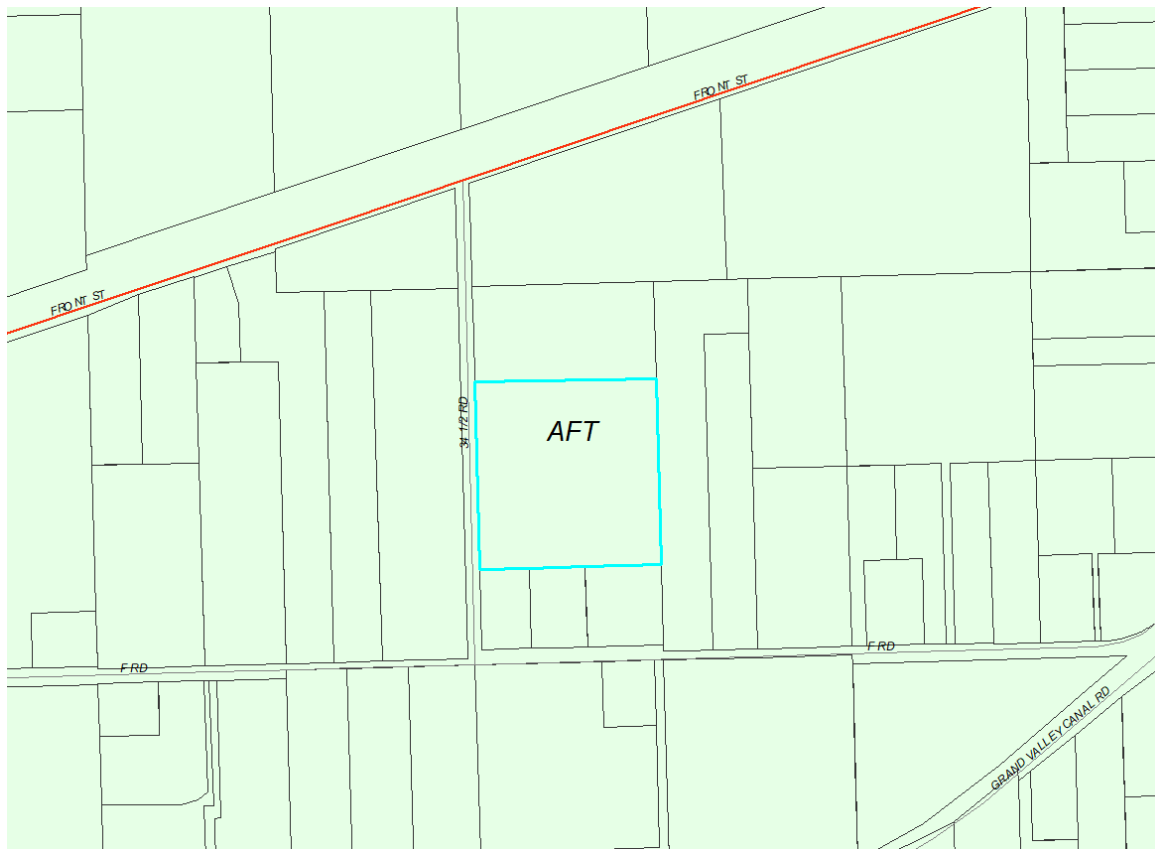
**PROJECT REVIEW
March 24, 2026 Updated May 22, 2026**

2024-0241 CUP COLORADO Q WEDDING VENUE CONDITIONAL USE PERMIT

Property Owner(s): Steven & 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 for a minor entertainment events venue to hold weddings and special events and also to allow a commercial/commissary kitchen to be used by local businesses and/or caterers.

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 to allow a minor entertainment events venue that would allow up to seventy five (75) events per year for up to sixty-five (65) guests along with caterers and set up personnel. The event season would mostly occur during the warmer months and only on be held on Thursdays through Sundays starting no earlier than 10:00 am and with a curfew of 10:00 pm. Applicants will offer an inclusive venue for events and weddings inside an existing barn structure that provides guests with a large indoor area with heating and air conditioning, plumbed indoor bathrooms, fully equipped commercial kitchen for proper food storage for caterers, and a bridal suite area for guests to get ready in private. The commercial kitchen would also require a conditional use permit for indoor food assembly and processing and would allow the applicants to be the main caterer at the events or allow other caterers to use the kitchen to cater their event at this location. If used for the events, the caterers would have access to the kitchen on Thursdays, Fridays, Saturdays and Sundays from 12pm to 11pm to provide an hour after the event for necessary clean up. The commercial kitchen will also 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. If other businesses were to use the commissary kitchen, it would be available seven days a week from 8am to 5pm, except during an event. This would allow others to use the kitchen facility for cooking and preparing foods to be served and consumed off-site.

For the events, the barn is well insulated to keep the noise from traveling and there is also a line of trees along the south and north property lines to help reduce noise. A six foot privacy fence has also been installed along the north property line to act as a screen for the parking area and events. String lights will be used for outdoor lighting to help once it gets dark outside, but will only be used on days of events. The east side of the barn will be converted into a 60'x80' grassy reception area with shade and will provide a decorative fence on the north side of the ceremony area for screening. The remaining area will be used for parking for the bridal party, close family and caterers. Overflow parking will be located in the field and will be cut and maintained weekly. ADA

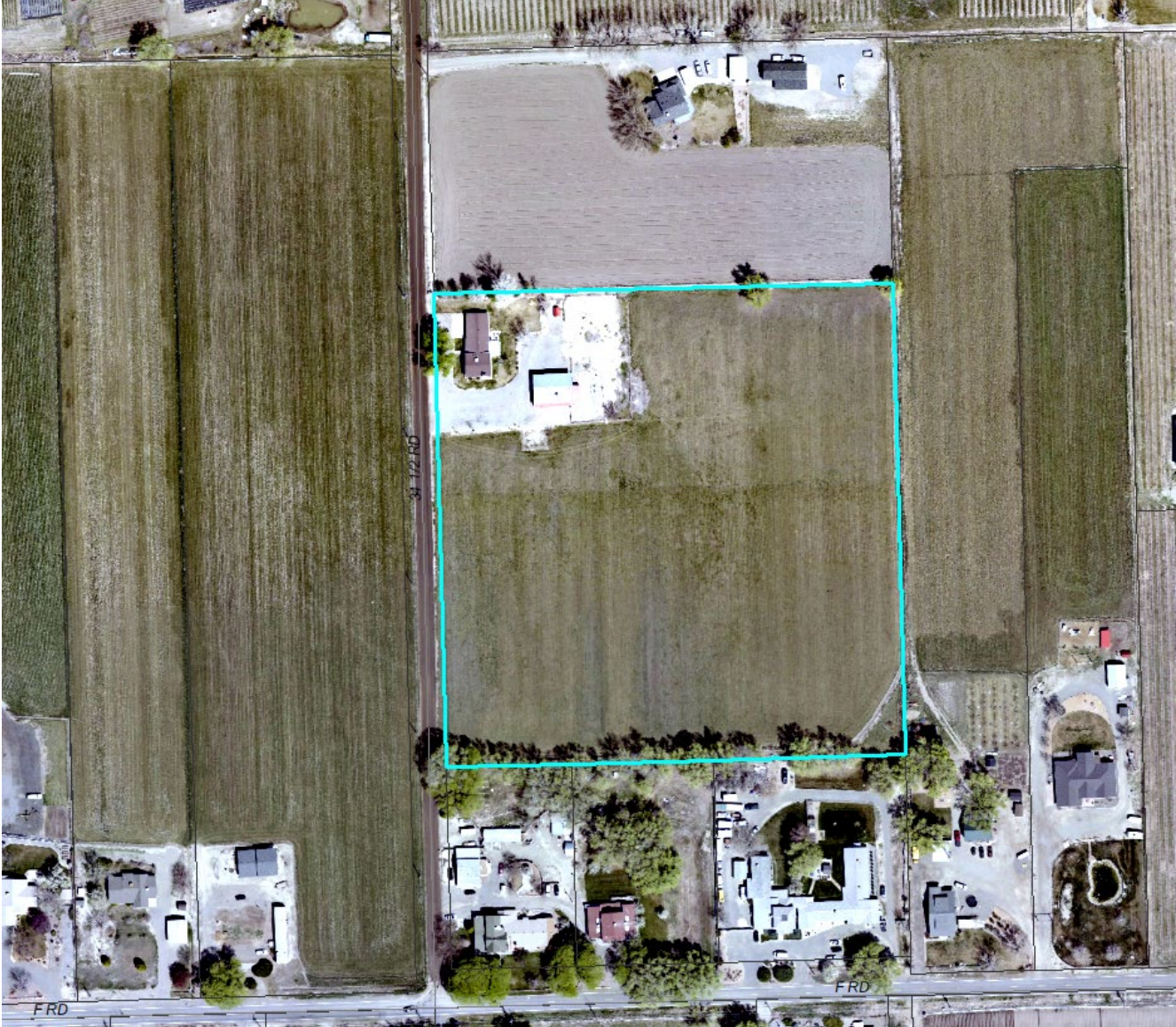
accessible parking will be located on the west side of the barn with direct access to the venue. The existing barn will be improved, entirely enclosed and expanded to accommodate the commercial kitchen and bathrooms, which will include a separate septic system.

IV. Plans & Policies

Mesa County Master Plan

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

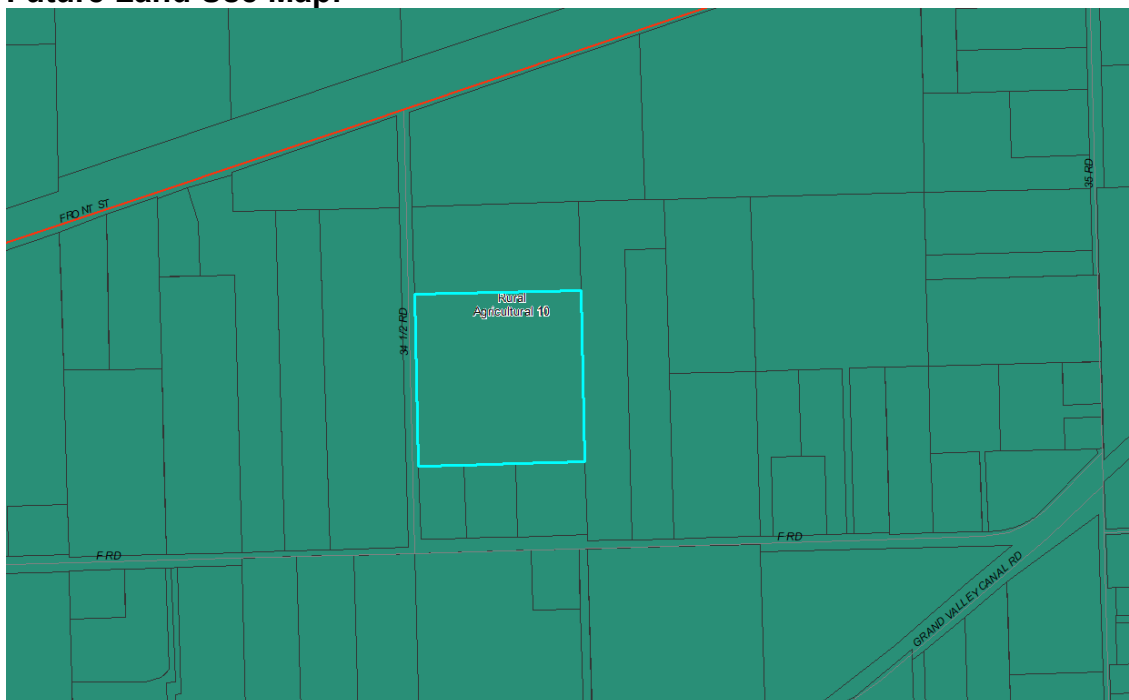
Area Aerial Photo



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 minor entertainment event venue and a commercial kitchen will change the appearance, site design and operating characteristics of the property. The appearance will change due to new parking areas, fencing, and the activity of people on days of the events. Site design will allow for vehicular circulation and the operating characteristics will be of a more commercial nature than before. The commercial kitchen aspect would also change the appearance by adding in parking and traffic circulation during hours of business.

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 – Events will be held mostly in the warmer months on Thursdays, Fridays, Saturdays, or Sundays and shall begin no earlier than 10:00 am and extend no later than 10:00 pm. so as not to disturb the surrounding properties. For the commercial kitchen use for events, the applicant or another caterer would have access on Thursdays, Fridays, Saturdays, and Sundays from 12:00 pm. To 11:00 pm. The third party use of the commissary kitchen would be available seven days a week, when an event is not occurring, between 8am and 5pm. The applicants would have access at anytime to use their commercial kitchen.

Traffic – Guests will use 34 ½ Road to access the venue, which is a County maintained road. Most traffic will be seen in the early afternoon and in the evening when guests arrive and leave the venue.

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 insulated barn will be the main reception area where music will be played to help reduce noise. Music can be used during outdoor ceremonies for an entrance or exit song, but will be kept at a low volume to be compliant with the Statue. Six foot privacy fencing has been installed on the north side of the property to screen the parking and events from neighbor to the north. There will also be a six foot privacy fence along the north side of the ceremony area to separate it from the parking area and provide more

screening. There is a line of trees to the south to help reduce noise and screen the view of events.

Odor & Dust – No odors should occur due to the minor entertainment events venue. A dumpster will be used to collect refuse from the events, and will be on a regular schedule to be emptied. Indoor ADA bathrooms will be provided with a new septic system. 34 ½ Road is a County maintained road and is treated every spring for dust. The applicant can pay for additional applications, if needed. Gravel would be used in the main parking area to help reduce dust. The area west of the barn will have 3 paved accessible parking spaces. The overflow parking would be located in the agricultural field and will be cut and maintained. The ceremony area, east of the barn will be changed from a dirt corral to a grassy area with shade to reduce dust.

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 proposed events and commercial/commissary kitchen. Domestic water is provided by Clifton Water District. Electric Power served by Xcel Energy. Clifton Fire District serves the property. The venue will provide bathrooms that will be ADA accessible along with ADA parking spaces and regular parking for patrons and staff.

This criterion can be met.

Section 6.02.Z Minor Entertainment Events

Applications for minor entertainment events shall address the following concerns, including mitigation, in a Conditional Use Permit application:

1. Vehicle access and circulation (including emergency access);

Vehicles will enter the Colorado Q Wedding Venue via 34 ½ Road and park in the provided parking areas. The driveway will remain open during the events with access straight up to the venue in case of emergencies.

This criterion has been met.

2. Noise limits set forth in C.R.S. 25-12-103;

The Colorado Q Wedding Venue will comply with requirements of C.R.S. 25-12-103. Sound levels of noise radiating from the property line at a distance of twenty-five feet or more will not exceed 60 db(A) during the hours of 7 am to 7 pm or 55db(A) between the hours of 7pm and 7am. Music will only be played within the insulated barn to help reduce the noise. The exception to this would be during outdoor ceremonies an entrance and/or exit song may be allowed, but will be kept at a low volume to be compliant with the noise Statute.

This criterion can be met

3. Hours of operation with an appropriate time to end activities associated with proposed events;

Hours of operation for events at the venue will begin no earlier than 10:00 am. and end no later than 10:00pm on Thursdays, Fridays, Saturdays or Sundays. The commercial kitchen can also be used during the events on the same days. The commissary kitchen would be available seven days a week from 8am to 5pm and would not be available during an event. The applicants may use the commercial kitchen for their business purposes at any time.

This criterion has been met.

4. Distance of the event footprint from adjacent residences to minimize, or eliminate if possible, potential impacts of noise, dust, lights, and other effects of the events;

The closest residence is approximately 360 feet to the north. There is a stand of trees between the venue and this neighbor, but does not extend the whole length of the property. A six foot privacy fence has been built along the north side of the property to provide a screen to the events and the parking area. There will also be a six foot privacy fence on the north side of the grassy ceremony area (east of barn) to keep the visual of the parking lot to a minimum and to look more appealing and reduce noise. The homes to the south are approximately 650 feet away and have a row of trees between them and the venue. Homes to the east are approximately 840 feet away and with the insulated barn, this will help to reduce the noise for the neighbors. The venue will use string lights around the outdoor grass area and parking area to help with vision once it gets dark out. They will only be used on days of events. Any other lights, if used, will need to be full cutoff light fixtures.

This criterion has been met.

5. Peak hour traffic generation; and

A Traffic Impact Study was provided and traffic would be mostly generated during the late afternoon around 4pm to 5pm and evening around 7pm to 8pm when guests are arriving and leaving the venue. CDOT has approved the change in use for the access to SH-6 at 34 ½ Rd. A maximum of sixty-five (65) guests along with caterers and set up personnel will be allowed at any event and mostly be in the warmer months on Thursdays, Fridays, Saturdays or Sundays with a cut off time of 10:00pm.

This criterion has been met.

6. Screening of the event activities from residences on adjacent properties.

Wedding ceremonies will be held outside in a landscaped area east of the existing barn. There are some trees along the north property line and a six foot privacy fence has also been installed along the north property line to screen the events and the

parking area. A decorative fence will be proposed along the north side of the ceremony area to help screen the event from neighbors to the north and to separate the ceremony area from the parking area. The receptions and music will occur within the barn which will be insulated to help reduce noise. There is a row of trees that extend along the south property line that will help to screen the venue visually and help to reduce noise.

This criterion has been 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 Minor Entertainment events venue and 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

Eight public comment letters were received in opposition and no comment letters were received in support of the proposed venue.

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. Events shall only be held on Thursdays, Fridays, Saturdays, or Sundays no earlier than 10:00 am and shall end no later than 10:00 pm.

2. 75 events per year shall be allowed. No more than 65 guests for each event, in addition to caterers and personnel for setting up and breaking down.
3. The noise limits of C.R.S. 25-12-103 shall be adhered to
4. Outdoor lighting shall comply with full cutoff light fixtures for events.
5. Music shall only be allowed within the event barn with the exception of an entrance and/or exit song during wedding ceremony.
6. Commercial kitchen can be used for events by caterers on Thursdays, Fridays, Saturdays, and Sundays from 12:00 pm to 11:00 pm. The hour after the event closure allows for sink use and clean up, but no cooking.
7. Commissary kitchen can be used by other businesses any day of the week, unless an event is taking place, from 8:00 am to 5:00 pm.
8. If dust becomes a problem on 34 ½ Road, the applicant shall pay for additional treatment applications.
9. A Site Plan Review is required following the approval of the Conditional Use Permit. Commencement of any use subject to the Conditional Use Permit is strictly conditioned upon obtaining an approved Site Plan relating to such use.

The basis for this recommendation:

The petition demonstrates compliance with the majority of criterion in Section 4.03 1-3, Section 6.02.Z, 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, 4, 5,8
3	Public Services Available	Can be met	
	Minor Entertainment Events Sec. 6.02.Z	Finding	Conditions
1	Vehicle access and circulation	Has been met	
2	Noise limits	Can be met	3, 5
3	Hours of operation	Has been met	1, 6, 7
4	Distance of event footprint from adjacent residences	Has been met	4
5	Peak hour traffic generation	Has been met	
6	Screening of event from adjacent properties	Has been met	4, 5

IX. MESA COUNTY PLANNING COMMISSION: (May 21, 2026 Recommended Approval 5-2)

X. MESA COUNTY BOARD OF COUNTY COMMISSIONERS (June 16, 2026)