



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 HEARING

BOARD OF COUNTY COMMISSIONERS: October 20, 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.

PRO2026-0160

SMITH VACATION OF RIGHTS-OF-WAY

Property Owner:	Rod Smith
Location:	Northeast corner of Burbank and Patterson Streets, Loma, CO 81524
Parcel:	2691-334-14-003
Zoning:	AFT (Agricultural, Forestry, Transitional)
Planner:	Sarah Caskie, 970-255-5036, sarah.caskie@mesacounty.us
Request:	To vacate the east half of Patterson Street and the north half of Burbank Street, both rights-of-way adjacent to Block 23 of the Loma Townsite plat and the westerly right-of-way of the Union Pacific Railroad Company.

Web Notification Date: September 3, 2026

Publication Date: September 5, 2026



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PROJECT REPORT

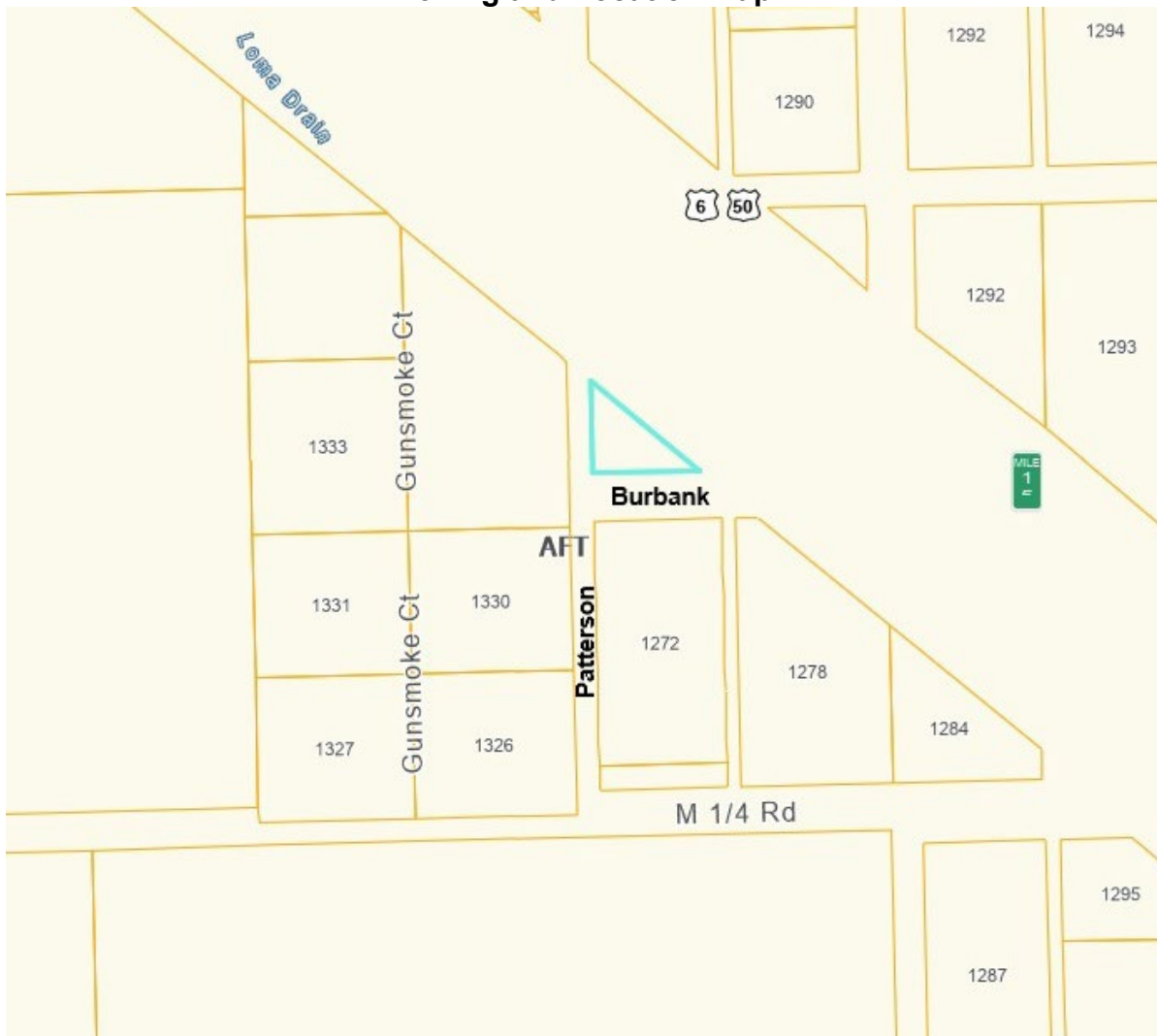
September 24, 2026

PRO2026-0160

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Zoning and Location Map



SURROUNDING ZONING, FUTURE LAND USE CLASSIFICATIONS, AND LAND USES

DIRECTION FROM SUBJECT PROPERTY	CURRENT ZONING	FUTURE LAND USE	CURRENT LAND USES
North	Agricultural, Forestry, Transitional (AFT)	Loma Overlay – Res. Medium Low to Medium High	Railroad ROW, Hwy 6 & 50 ROW
South	Agricultural, Forestry, Transitional (AFT)	Loma Overlay – Res. Medium Low to Medium High	Residential
East	Agricultural, Forestry, Transitional (AFT)	Loma Overlay – Res. Medium Low to Medium High	Railroad ROW, Hwy 6 & 50 ROW
West	Agricultural, Forestry, Transitional (AFT)	Loma Overlay – Res. Medium Low to Medium High	Loma Drain, Vacant Residential

Current zoning within the 500-foot public notification area

- Agricultural, Forestry, Transitional (AFT)

Current land uses within the 500-foot public notification area

- Low-Density Residential (~0.5+ acres)
- Agricultural (under 10 acres)
- Railroad ROW

PROPERTY DESCRIPTION

The subject property is approximately 0.12 acres, located at the northeast corner of Patterson and Burbank Streets in Loma, CO, and sits just south southwest of the Union Pacific Railroad Company's right-of-way on the southwest side of Hwy 6 & 50, about 350 feet north of M ¼ Rd. The property is currently vacant.

PROPOSED PROJECT

The applicant has requested the vacation of both the east half of Patterson Street public right-of-way (west side) and the north half of Burbank Street public right-of-way (south side). The subject rights-of-way were originally shown on (and therefore dedicated via) the Map of the Loma Townsite plat (Rec #78886, recorded October, 27, 1908) and remained when Loma Townsite was re-platted in 1909 (Rec #80651, recorded January 16, 1909). The purpose of the request is to allow for the applicant to replat the subject parcel and the parcel directly to the west, parcel #2691-334-35-004, into two parcels of approximately 0.6-acre each in size. The replat to adjust the lots cannot occur until the existing right-of-way between the parcels is vacated.

The applicant has proposed a new ingress/egress easement that will continue east to the subject parcel from the existing shared driveway easement (Rec #2794136), which is named Gunsmoke Court, to be the new access point for the subject parcel. Access to the subject parcel is limited now due to the existing Loma Drain to the south and west, which already makes access via Patterson St. challenging because of having to cross the drain. Due to the railroad right-of-way north of Patterson St. that is being requested to be vacated, it's highly unlikely that there would be any road developed beyond that point. Similarly, the same railroad right-of-way is also at the east end of the portion of

Burbank St. that is being requested to be vacated so further road development beyond that point is also very unlikely.

This Project Report includes Exhibits A-C, which are: 1. the applicant's legal description of the portion to be vacated (Exhibit A); 2. a sketch of the portion to be vacated (Exhibit B); and 3. a sketch showing the new proposed ingress/egress easement, for the future Property Line Adjustment/replat.

Aerial Map

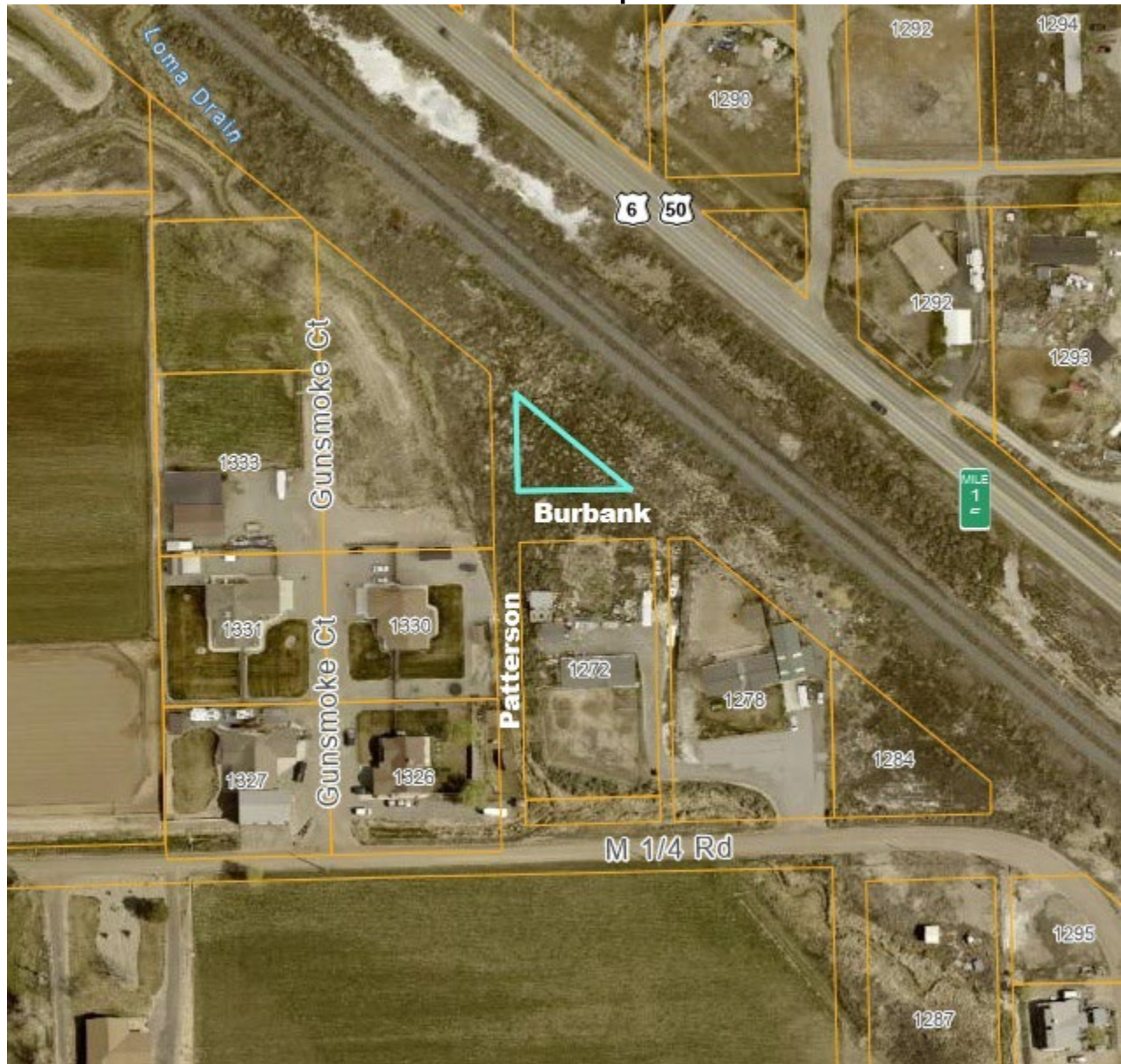


Exhibit Sketch

EXHIBIT B

RIGHT OF WAY VACATION

NE 1/4 SE 1/4 SECTION 33, TOWNSHIP 2 NORTH, RANGE 3 WEST,
UTE MERIDIAN, MESA COUNTY, COLORADO

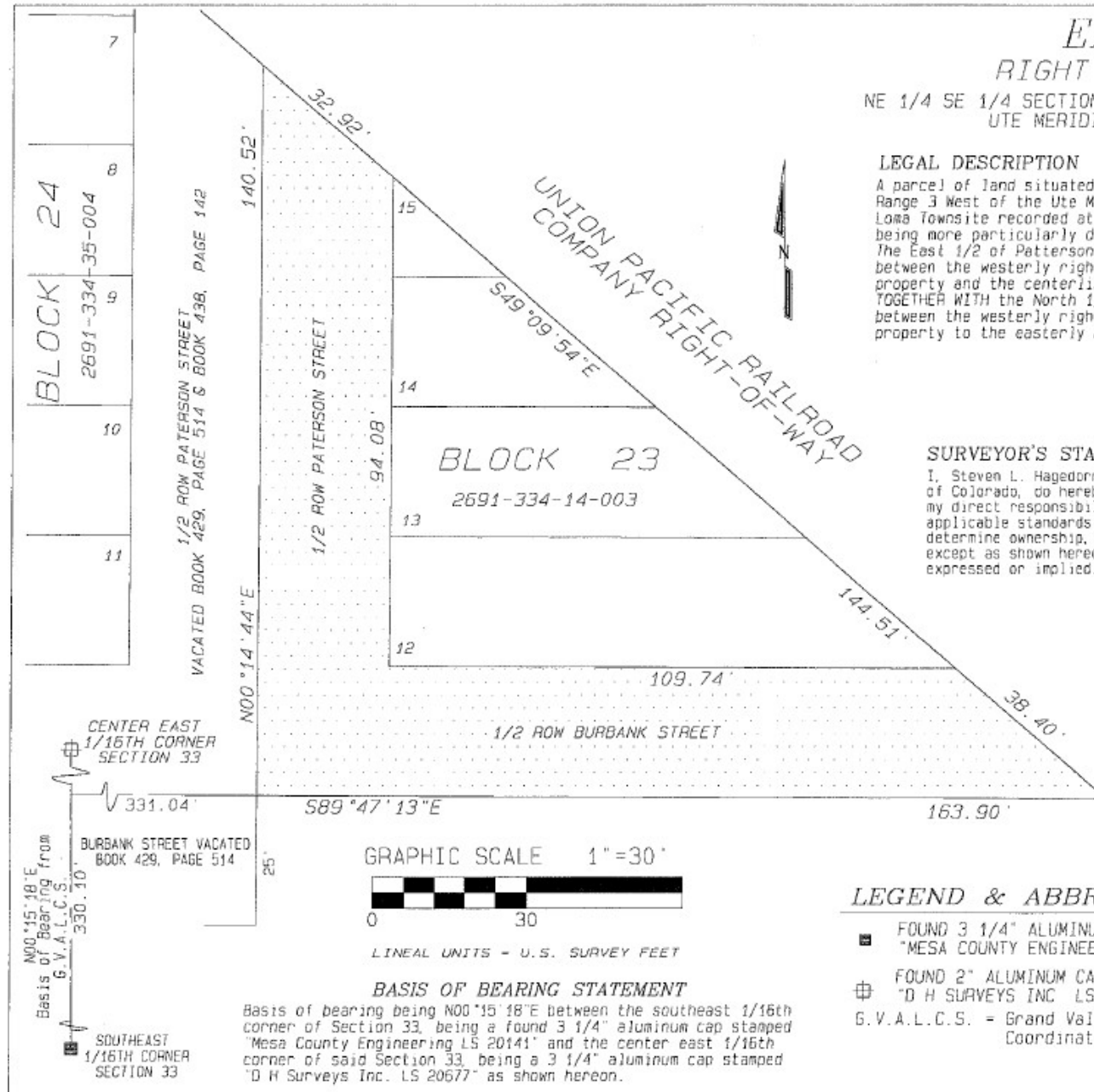
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 SE 1/4 Section 33, Township 2 North, Range 3 West of the Ute Meridian, Mesa County, Colorado being within Loma Townsite recorded at Reception No. 80651 of the Mesa County records, being more particularly described as follows:
The East 1/2 of Patterson Street adjoining Block 23 of said Loma Townsite between the westerly right of way line of the Union Pacific Railroad Company property and the centerline of Burbank Street.
TOGETHER WITH the North 1/2 of Burbank Street adjoining said Block 23, between the westerly right of way of the Union Pacific Railroad Company property to the easterly right of way of Patterson Street.

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision and checking and is in accordance with applicable standards of practice. That no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded except as shown hereon. This statement is not a guaranty or warranty, either expressed or implied.

FOR REVIEW



COMPLIANCE WITH MESA COUNTY LAND DEVELOPMENT CODE REQUIREMENTS

Sections 3.09 and 4.20.C were used to evaluate this application.

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.

The request to vacate rights-of-way along both Patterson and Burbank Streets complies with the standards, provisions, and purposes of this LDC. **This criterion can be met.**

B. Is consistent with review agency comments.

The request is consistent with review agency comments. **This criterion can be met.**

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

This property is not located in an area with an intergovernmental agreement. **This criterion does not apply.**

Section 4.20.C Vacation of Rights-of-Way Approval Criteria

In evaluating the proposal, the request shall not:

1. Create any landlocked parcels or restrict access to any parcel so that access is unreasonable or economically prohibitive;

Access to the subject property will remain the same, using the existing eastern portion of Patterson St. north from M ¼ Rd., until such time as a future Property Line Adjustment/replat application is processed. Access to the surrounding properties will not change because the other parcels have direct access off either M ¼ Rd., which is public right-of-way, or Gunsmoke Ct., which is a private shared driveway. **This criterion can be met.**

2. Negatively impact adjacent properties;

The vacation request does not negatively impact adjacent parcels. The rights-of-way being requested for vacation are currently undeveloped and unused, and are mostly blocked by the existing railroad right-of-way to the north/northeast and the Loma Drain to the south/southwest. The parcel directly to the south gains access via M ¼ Rd. but will still have legal access via both portions of Patterson and Burbank Streets that will remain, and the parcel to the west is also owned by the applicant. If this vacation application is approved, the applicant plans to adjust property lines between parcel #2691-334-35-004 directly to the west with subject parcel #2691-334-14-003 of this application to create two parcels totaling approximately 0.6-acres (more or less). **This criterion can be met.**

3. Reduce the quality of public services to any parcel of land or negatively affect utility access or utility distribution networks;

Public facilities and services are adequate to serve properties in the area, and the vacation of rights-of-way should not affect the existing services. The area is served by the Lower Valley Fire District, Grand Valley Drainage District, Grand Valley Irrigation Company, Grand Valley Power, Ute Water, and the Mesa County Sheriff's Department. **This criterion has been met.**

4. Be inconsistent with any adopted transportation plan;

The proposed rights-of-way for vacation are not part of any adopted transportation plan. **This criterion does not apply.**

5. Affect the historic movement of livestock; or

The proposed vacation will not affect the historic movement of livestock, as the rights-of-way is not used for livestock. **This criterion has been met.**

6. Create a circuitous alternate route for area residents or other members of the public.

Access to the subject property will remain the same, using the existing eastern portion of Patterson St. north from M ¼ Rd., until such time as a future Property Line Adjustment/replat application is processed. Access to the surrounding properties will not change because the other parcels have direct access off either M ¼ Rd., which is public right-of-way, or Gunsmoke Ct., which is a private shared driveway. **This criterion can be met.**

PUBLIC COMMENTS

Notices were sent to owners of property within 500 feet of the subject right-of-way. As of the date of this project report, we've received no public comments.

REVIEW AGENCY COMMENTS

All review agency comments received are a part of the hearing binder and the project file. No agencies had any objection to the vacation of rights-of-way request.

PROJECT RECOMMENDATION

The Planning Division recommends **approval of the vacation of rights-of-way and adoption of the resolution** on the basis that the proposed request complies with the approval criteria for vacations in Sections 3.09 and 4.20.C of the 2020 Mesa County Land Development Code, as amended April 23, 2024, with the following condition:

1. The requested vacation of rights-of-way shall not be valid until Lots 12 thru 15 in Block 23 of the Loma Townsite plat (parcel #2691-334-14-003; currently owned by Rod Smith) as well as the parcel directly to the west, Lots 2 thru 11 in Block 24 of the Loma Townsite plat (parcel #2691-334-35-004; currently owned by Smith & Smith Construction One LLC), be replatted into two lots of an approximate size of 0.6-acres, more or less, and that access to the subject parcel (parcel #2691-334-14-003) be via the proposed easement as shown on Exhibit C which is to be recorded with the Resolution.

Approval Criteria Summary

General Approval Criteria

3.09.A – Compliance with applicable standards and provisions in the Land Development Code	Can be met
3.09.B – Consistency with review agency comments	Can be met
3.09.C – Consistency with applicable IGAs	Does not apply

Vacation of Right-of-Way Approval Criteria

4.20.C.1.a.1 – No landlocked parcels or restricted access	Can be met
4.20.C.1.a.2 – No negative impacts to adjacent parcels	Can be met
4.20.C.1.a.3 – No reduction in the quality of services	Has been met
4.20.C.1.a.4 – No inconsistency with transportation plans	Does not apply
4.20.C.1.a.5 – No effect on livestock movements	Has been met
4.20.C.1.a.6 – No circuitous alternative routes	Can be met

BOCC Hearing and Decision: (October 20, 2026)