



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.

PRO2026-0176 CLIFTON FIRE DISTRICT REZONE

Property Owner: Clifton Sanitation District

Representative: Kim Kerk – Kim Kerk Land Consulting and Development

Locations: 3201 and 3209 D Road, Clifton, CO 81520

Parcels: 2943-232-00-117 and 2943-232-00-118

Zoning: Planned Unit Development (PUD) and
Residential Single-Family – Rural District (RSF-R)

Planner: Samantha Hoogland, 970-244-1686,
Samantha.Hoogland@mesacounty.us

Request: To rezone a 2.57-acre property and a 16.06-acre property from PUD and RSF-R respectively, to Agricultural, Forestry, Transitional (AFT).

Web Notification Date: September 17, 2026

Publication Date: September 19, 2026



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PROJECT REPORT September 17, 2026

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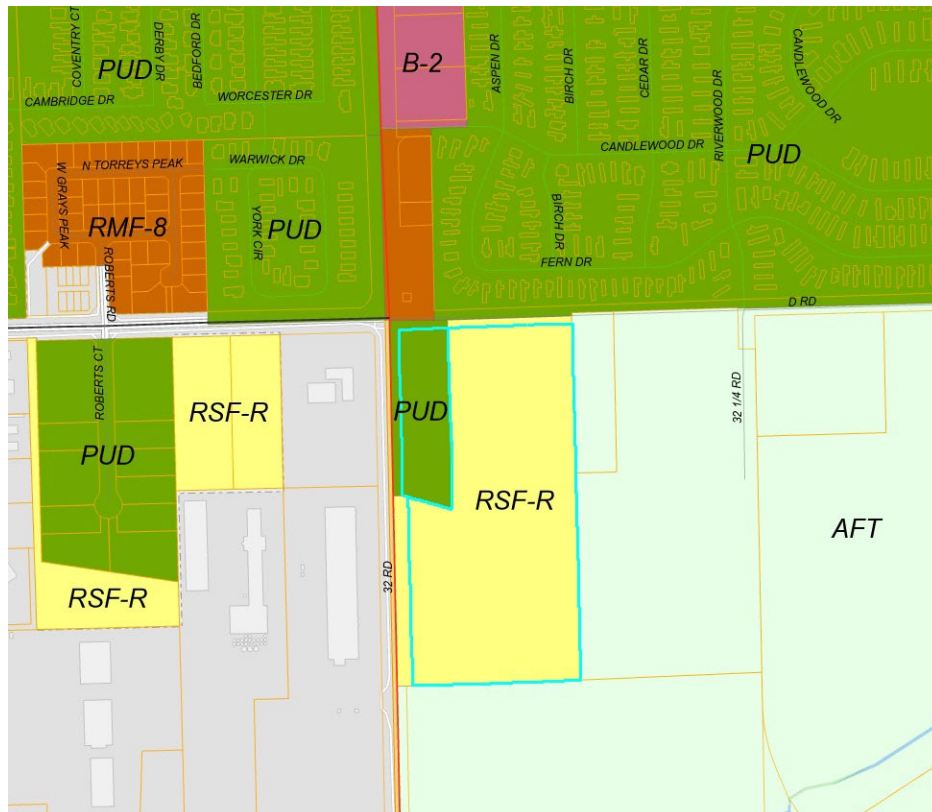
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LOCATION AND ZONING MAP



This image shows the subject properties are zoned PUD and RSF-R. The properties are located at the southeast intersection of 32 Rd. and D Rd. Nearby properties are zoned AFT, RMF-8, PUD, and some properties are incorporated into the City of Grand Junction's jurisdiction and are zoned I-1.

SURROUNDING LAND USES AND ZONING

Zoning within the 500-foot public notification area:

- Residential Multi-Family – 8 (RMF-8)
- Residential Single-Family Rural (RSF-R)
- Planned Unit Development (PUD)
- Agricultural, Forestry, Transitional (AFT)
- Concentrated Business District (B-2)
- City of Grand Junction - Light Industrial (I-1)

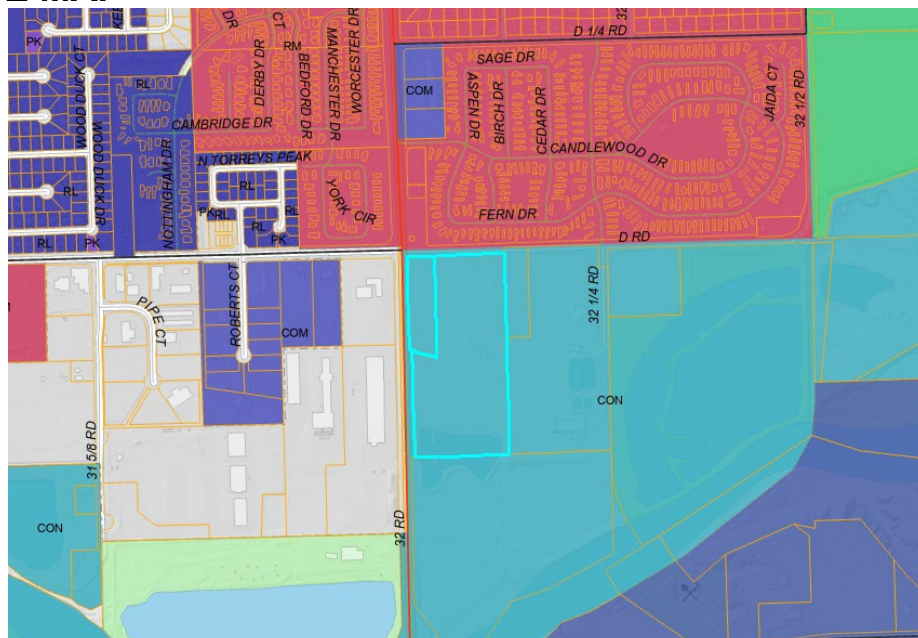
Land Uses within the 500-foot public notification area:

- Medium Density Residential – Single-Family
- High Density Residential – Mobile home parks
- Utility Treatment Facility – Clifton Sanitation
- Community Service

Applicable Area Plans

- Clifton-Fruitvale Community Plan
- Mesa County Master Plan

FUTURE LAND USE MAP



The subject properties have a Future Land Use designation of Conservation Mineral Extraction. Nearby properties have a Future Land Use designation of Commercial, Residential Low, and Residential Medium.

PROJECT DESCRIPTION

The two properties included in this application are 3201 & 3209 D Rd. 3201 D Rd. is 2.57 acres and is located at the southeast corner of 32 Rd. and D Rd. The property was rezoned to PUD for Planned Commercial in 1982 through the Johnson Acres Rezone. The Outline Development Plan for the PUD states that the intended uses included a convenience store and private storage facility (planning project number C56-82). The Outline Development Plan was lapsed in 1986, but the property retained its Planned Commercial Zoning (reception number 1438867).

3209 D Rd. is 16.06 acres and currently zoned RSF-R. It is developed with a building for equipment and material storage for the Clifton Sanitation District along with their private energy and battery energy storage systems (planning project number PRO2025-0130), and an irrigated field.

The applicant is requesting to rezone both properties to AFT which would allow them to pursue a Property Line Adjustment between the two properties. A Property Line Adjustment will facilitate the placement of a fire station for the Clifton Fire District on 3201 D Rd. The Future Land Use designation for these properties is Conservation/Mineral Extraction. According to Table 5-1 in Section 5.04 of the Mesa County Land Development Code, amended April 23, 2024, the zone districts to implement this Future Land Use designation include AF-35, AFT, and RSF-R. According to the Mesa County Master Plan the Future Land Use designation of Conservation/Mineral Extraction is intended to preserve areas primarily used for aggregate mining.

2024 AERIAL PHOTO (next page)



The highlighted parcels are 3201 and 3209 D Rd. 3201 D Rd. is vacant. 3209 D Rd. has a storage building for the Clifton Sanitation District. This aerial photo does not show the solar panels on 3209 D Rd. which were constructed in 2025.

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.

The request to rezone from PUD and RSF-R to AFT meets the Future Land Use designation of Conservation/Mineral Extraction.

This criterion **has been met**.

B. Is consistent with review agency comments.

The proposal is consistent with review agency comments.

This criterion **has been 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 4.15.C Approval Criteria

In acting on a Rezoning application, the Board of County Commissioners shall consider the General Approval Criteria in Section 3.09, consider the stated purpose of the proposed zoning district, and may approve the Rezoning application only after considering the following:

1. The rezoning is consistent with the Mesa County Master Plan;

The subject properties are designated on the current Future Land Use Map as Conservation/Mineral Extraction. The zone districts to implement this designation include AF-35, AFT, and RSF-R. Therefore, the request for AFT zoning does align with the Master Plan.

This criterion **has been met**.

2. The land to be rezoned was previously zoned in error or conditions have changed so that the rezoning is consistent with the Master Plan;

The properties are currently zoned PUD and RFS-R and were not previously zoned in error. Conditions have changed on 3201 D Rd. due to the fact that the ODP was lapsed and a new ODP was never applied for, rendering the PUD zoning essentially useless. Conditions have also changed on 3209 D Rd., which was developed with a private energy system for the Clifton Sanitation District and therefore cannot be developed in accordance with the density of the RSF-R zoning.

This criterion **has been met**.

3. Public facilities and services are or can be made adequate to serve the types and scope of land uses allowed in the proposed zoning district.

Public facilities and services are adequate to serve this property. The property is in the districts of or are currently served by the Clifton Fire Department, Grand Valley Drainage, Grand Valley 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 no public comments.

REVIEW AGENCY COMMENTS

All review agency comments received are a part of the hearing packet and the file. No agencies had any objection to the rezone request.

PROJECT RECOMMENDATION

The Planning Division recommends **approval of the rezone from PUD and RSF-R to AFT and adoption of the resolution** on the basis that the proposed rezone complies with the approval criteria for rezones in Sections 3.09 and 4.15.C of the 2020 Mesa County Land Development Code, as amended April 23, 2024, and that the proposed rezone is consistent with the current Future Land Use designation of Conservation/Mineral Extraction (CON).

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	Does not apply

Rezone Criteria

4.15.C.1	Consistent with the Master Plan	Has been met
4.15.C.2	Error in zoning or conditions changed	Has been met
4.15.C.3	Adequate facilities and services	Has been met

MCPC Hearing and Recommendation: October 15, 2026

BOCC Hearing and Decision: December 15, 2026