



## **LAND USE ITEMS**

**Planning Commission**  
**October 15, 2026 - 6:00 p.m.**

**544 Rood Avenue**  
**Grand Junction, CO**

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# PROJECT REVIEW

PRO2026-0197

REVOCATION OF  
COMMUNITY  
NEIGHBORHOOD PLANS



## 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/planning](http://www.mesacounty.us/planning)

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### PROJECT REVIEW

July 29, 2026

**PRO2026-0197**

#### **Revocation of Community/Neighborhood Plans**

Representative: Mesa County Community Development Department  
Planner: Greg Moberg, 970-244-1650, [greg.moberg@mesacounty.us](mailto:greg.moberg@mesacounty.us)  
Request: Revocation of the following community/neighborhood plans:  
Clifton-Fruitvale Community Plan (Resolution No. MCPC 2006-01)  
Gateway Rural Community Plan (Resolution No. MCPC 2004-02)  
Glade Park Plan (Resolution No. MCPC 2014-005)  
Loma Community Plan (Resolution No. MCPC 2009-001)  
Mack Community Plan (Resolution No. MCPC 2012-001)  
Mesa/Powderhorn Plan (Resolution No. MCPC 2013-002)  
Orchard Mesa Neighborhood Plan (Resolution No. MCPC 2014-002)  
Redlands Area Plan (Resolution No. MCPC 1-002)  
Whitewater Community Plan (Resolution No. MCPC 2011-004)

**Recommendation:** Approval

#### **I. PROJECT DESCRIPTION:**

Plans to be rescinded:

Clifton-Fruitvale Community Plan (Resolution No. MCPC 2006-01)  
Gateway Rural Community Plan (Resolution No. MCPC 2004-02)  
Glade Park Plan (Resolution No. MCPC 2014-005)  
Loma Community Plan (Resolution No. MCPC 2009-001)  
Mack Community Plan (Resolution No. MCPC 2012-001)  
Mesa/Powderhorn Plan (Resolution No. MCPC 2013-002)  
Orchard Mesa Neighborhood Plan (Resolution No. MCPC 2014-002)  
Redlands Area Plan (Resolution No. MCPC 1-002)  
Whitewater Community Plan (Resolution No. MCPC 2011-004)

These Plans were originally adopted to provide policy guidance and vision for specific areas within the County. Since their adoption, key elements have been systematically incorporated and codified into the Land Development Code, elevating them from advisory to regulatory status. The inclusions can be found under Section 5.05 Special Purpose Zoning Districts in the Land Development Code. In addition, with the adoption of the Mesa County Master Plan in 2023, many of the goals, policies and action items were incorporated into the Chapter 5: Goals and Strategies of the newly adopted Master Plan.

The remaining uncoded/unincorporated goals, policies, and action items were not deemed necessary for inclusion in the Land Development Code or Master Plan. Consequently, continuing to maintain these legacy plans creates unnecessary redundancy, ambiguity and potential confusion for the following reasons:

- **Successful Implementation:** The County has already accomplished many of the recommended actions, goals, and strategies.
- **Codification and Incorporation:** Many of the goals, policies and action items have been codified or incorporated into the Master Plan, Land Development Code and overall policies.
- **Superseded Policies:** The neighborhood plans have become obsolete as they are now supported within the Land Development Code and Master Plan.
- **Jurisdictional Alignment:** Some of the original content was completed in conjunction with the City of Grand Junction and included areas within the City's Urban Development Boundary. The County's scope is limited to those areas outside this UDB. Elements within the UDB may be preserved by the City of Grand Junction but are no longer necessary for the County to maintain. In addition, the City of Grand Junction has already rescinded the Orchard Mesa Neighborhood Plan and the Red Lands Area Plan.
- **Redundancy:** The neighborhood plans contain descriptive information and policies that are now redundant with the Master Plan.

Because the primary objective to review and formally codify preferred elements of the Plans has been achieved, the desired vision for each area is now established and incorporated into the Land Development Code and Master Plan.

## **II. COMPLIANCE WITH MESA COUNTY REQUIREMENTS**

Sections 3.09 and 4.11.C of the Mesa County Land Development Code was used to evaluate this application.

### **Section 3.09 – General Approval Criteria**

- A. Complies with all applicable standards, provisions, and Purposes (Section 1.05) of this Land Development Code;

The proposed Master Plan Amendment does comply with applicable standards, provisions, and purposes of the Land Development Code.

This criterion **has been met**.

- B. Is consistent with review agency comments; and

There were no comments from outside or internal agencies.

This criterion **has been met**.

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

The proposed Master Plan Amendment does comply with applicable

intergovernmental agreements between the County and other entities.

This criterion **has been met**.

**Section 4.11.C In evaluating a proposed amendment, the following shall be considered:**

1. There was an error in the original Master plan such that then-existing facts, projects, or trend (that were reasonably foreseeable) were not accounted for;

There was no error in the original Master plan such that then-existing facts, projects, or trend were not accounted for.

This criterion **has been met**.

2. Events subsequent to the adoption of the Master Plan have invalidated the original premises and findings;

Following the adoption of the Plans, Mesa County undertook a comprehensive rewrite of its Master Plan in 2023. Key goals, policies, and actions from the Plans have now been integrated into the Goals and Strategies found in Chapter 5 of the Mesa County Master Plan.

This criterion **has been met**.

3. The character and/or condition of the area has changed enough that the amendment is acceptable;

The character and conditions throughout the County have evolved since the adoption of the Plans. Because these changes are comprehensively addressed within the Chapter 5: Goals and Strategies of the Mesa County Master Plan, the need to maintain these Plans is no longer required.

This criterion **has been met**.

4. The amendment is consistent with the goals and policies of the Master Plan, including applicable special area, neighborhood, and corridor plans;

This amendment request is consistent with the goals and policies of the Master Plan.

This criterion **has been met**.

5. The amendment is consistent with any intergovernmental agreements in effect between the County and any other unit of government;

The amendment is consistent with existing intergovernmental agreements.

This criterion **has been met**.

6. Public and community facilities are adequate to serve the type and scope of land use proposed;

This criterion is not applicable.

7. An inadequate supply of suitably designated land is available in the community,

as defined by the presiding body, to accommodate the proposed land use; and  
This criterion is not applicable.

8. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The revocation of the Plans will benefit the County by removing redundant and confusing goals and policies, ultimately establishing a clearer and more efficient regulatory environment for future development.

This criterion **has been met**.

### **III. REVIEW AGENCY COMMENTS**

Several review agency comments were received and are included on a Review Agency Report as an attachment to this report.

### **IV. PUBLIC COMMENTS:**

Public comments in the form of emails and letters were received and are included in addition to an Review Agency Report as attachments to this report.

### **V. STAFF RECOMMENDATION**

The Planning Division recommends APPROVAL of the proposed Master Plan Amendment rescinding the following Community/Neighborhood plans:

- Clifton-Fruitvale Community Plan (Resolution No. MCPC 2006-01)
- Gateway Rural Community Plan (Resolution No. MCPC 2004-02)
- Glade Park Plan (Resolution No. MCPC 2014-005)
- Loma Community Plan (Resolution No. MCPC 2009-001)
- Mack Community Plan (Resolution No. MCPC 2012-001)
- Mesa/Powderhorn Plan (Resolution No. MCPC 2013-002)
- Orchard Mesa Neighborhood Plan (Resolution No. MCPC 2014-002)
- Redlands Area Plan (Resolution No. MCPC 1-002)
- Whitewater Community Plan (Resolution No. MCPC 2011-004)

On the basis that:

- The proposed amendment satisfies the majority of the Master Plan Amendment approval criteria in Section 4.11.C of the Mesa County 2020 Land Development Code (as amended); and
- The proposed amendment satisfies the General Approval Criteria in Section 3.09 of the Mesa County 2020 Land Development Code (as amended)

### **Summary**

#### General Approval Criteria

|                                                  |              |
|--------------------------------------------------|--------------|
| 3.09.A Compliance with 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          | Has been met |

Master Plan Amendment Approval Criteria

|                                     |                |
|-------------------------------------|----------------|
| 4.11.C.1 Previous error             | Has been met   |
| 4.11.C.2 Invalidation               | Has been met   |
| 4.11.C.3 Change of conditions       | Has been met   |
| 4.11.C.4 Consistency w/MP           | Has been met   |
| 4.11.C.5 Consistency w/IGAs         | Has been met   |
| 4.11.C.6 Availability of facilities | Not applicable |
| 4.11.C.7 Other suitable locations   | Not applicable |
| 4.11.C.8 Community benefits         | Has been met   |

**VI. Planning Commission ACTION: September 17, 2026**

**VII. Board of County Commissioner ACTION: Not Applicable**

# REVIEW AGENCY COMMENTS



# 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/planning](http://www.mesacounty.us/planning)

**Project ID:** PRO2026-0197

**Project Name:** Revocation of Community/Neighborhood Plans

**Review Cycle:** 7/29/2026 - 8/19/2026

### Agency Review Comments and Feedback

Your project has been reviewed. Comments from plan reviewers are compiled below for your reference. Please respond to the comments and submit necessary documents.

| General Project Comments               |                     |                                                                              |                           |
|----------------------------------------|---------------------|------------------------------------------------------------------------------|---------------------------|
| <u>Agency/ Department</u>              | <u>Comment Date</u> | <u>Comment</u>                                                               | <u>Applicant Response</u> |
| Planner LDC Review                     | 7/29/2026           |                                                                              |                           |
| Irrigation- Grand Valley Water Users   | 7/29/2026           |                                                                              |                           |
| Water- Ute                             | 7/29/2026           |                                                                              |                           |
| MC- Traffic                            | 7/29/2026           | No comments.                                                                 |                           |
| Irrigation- Palisade                   | 7/29/2026           | No Comment from Palisade Irrigation District                                 |                           |
| State- CO State Engineer- Water Supply | 7/29/2026           | The Division of Water Resources has no comments on this referral. Thank you. |                           |
| Irrigation- Grand Valley Drainage      | 7/30/2026           | GVDD has no comment.                                                         |                           |
| MC- Health (Restaurant)                | 7/30/2026           | MCPH has no concerns with this.                                              |                           |
| State- CO Parks & Wildlife NW          | 7/30/2026           |                                                                              |                           |
| Irrigation- Grand Valley               | 7/30/2026           |                                                                              |                           |
| MC- Floodplain                         | 7/30/2026           |                                                                              |                           |
| MC- ROW Vacation                       | 7/30/2026           |                                                                              |                           |
| MC- Stormwater                         | 7/30/2026           | No comment.                                                                  |                           |
| MC- Surveyor                           | 7/30/2026           | I have no comment.                                                           |                           |
| Water- Clifton                         | 7/31/2026           | no comments                                                                  | 9                         |

|                                            |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|--------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Jurisdiction- Palisade                     | 7/31/2026 | No comments or concerns                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| MC- Treasurer                              | 8/3/2026  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| Fire- Grand Junction Rural Fire Department | 8/4/2026  | GJFD has no comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Fire- Grand Junction Fire Department       | 8/4/2026  | GJFD has no comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| MC- OWTS                                   | 8/4/2026  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| State- CO DOT Region 3                     | 8/4/2026  | CDOT has no comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Irrigation- Redlands Water & Power         | 8/6/2026  | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Fire- Clifton Department                   | 8/7/2026  | The Fire Department has reviewed the proposed rescission of the identified neighborhood and subarea plans and has no objection from a fire code or emergency-response standpoint. This determination is based on the understanding that applicable requirements for fire apparatus access, fire department access roads, water supply, fire flow, hydrant locations, and other applicable fire and life-safety provisions will continue to be addressed through the adopted International Fire Code, Land Development Code, and applicable development review processes. Rescission of these plans shall not be construed as approval or waiver of fire code requirements applicable to future development |  |
| Fire- Palisade Fire Department             | 8/7/2026  | The Fire Department has reviewed the proposed rescission of the identified neighborhood and subarea plans and has no objection from a fire code or emergency-response standpoint. This determination is based on the understanding that applicable requirements for fire apparatus access, fire department access roads, water supply, fire flow, hydrant locations, and other applicable fire and life-safety provisions will continue to be addressed through the adopted International Fire Code, Land Development Code, and applicable development review processes. Rescission of these plans shall not be construed as approval or waiver of fire code requirements applicable to future development |  |

|                                         |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |    |
|-----------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Fire- Plateau Valley Fire Department    | 8/7/2026  | The Fire Department has reviewed the proposed rescission of the identified neighborhood and subarea plans and has no objection from a fire code or emergency-response standpoint. This determination is based on the understanding that applicable requirements for fire apparatus access, fire department access roads, water supply, fire flow, hydrant locations, and other applicable fire and life-safety provisions will continue to be addressed through the adopted International Fire Code, Land Development Code, and applicable development review processes. Rescission of these plans shall not be construed as approval or waiver of fire code requirements applicable to future development |    |
| Irrigation- Orchard Mesa                | 8/11/2026 | The narrative document does not load up. I am not able to view it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |    |
| Power- GV Rural Power                   | 8/14/2026 | GVP Comments Noted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |    |
| MC- Addressing                          | 8/14/2026 | I don't have any comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |    |
| MC- Building                            | 8/17/2026 | No comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |    |
| Sanitation- MC PID                      | 8/18/2026 | No Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |    |
| Fire- Lower Valley Fire Department      | 8/19/2026 | After reviewing document, LVFD has no comment regarding the master plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |    |
| Fire- Central Orchard Mesa Department   | 8/19/2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |    |
| MC-Development Engineer                 | 8/19/2026 | Development Engineering has no comments on the proposed action.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |    |
| MC- TIFF                                | 8/19/2026 | Development Engineering has no comments on the proposed action.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |    |
| Federal- Aviation Administration        | 8/21/2026 | No comments received by due date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |
| Federal- BLM                            | 8/21/2026 | No comments received by due date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |
| Federal- Colorado National Monument     | 8/21/2026 | No comments received by due date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |
| Federal- US Army Corp of Engineers      | 8/21/2026 | No comments received by due date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |
| Federal- US Forest Service              | 8/21/2026 | No comments received by due date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |
| Fire- DeBeque Fire Department           | 8/21/2026 | No comments received by due date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |
| Federal- US Fish & Wildlife             | 8/21/2026 | No comments received by due date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |
| Fire- East Orchard Mesa Fire Department | 8/21/2026 | No comments received by due date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 11 |

|                                               |           |                                   |    |
|-----------------------------------------------|-----------|-----------------------------------|----|
| Fire- Glade Park Fire Department              | 8/21/2026 | No comments received by due date. |    |
| Fire- Gateway Fire Department                 | 8/21/2026 | No comments received by due date. |    |
| Fire- Lands End Fire Department               | 8/21/2026 | No comments received by due date. |    |
| GJ Regional Airport                           | 8/21/2026 | No comments received by due date. |    |
| Irrigation- Bluestone                         | 8/21/2026 | No comments received by due date. |    |
| Irrigation- Collbran Conserve                 | 8/21/2026 | No comments received by due date. |    |
| Irrigation- Mesa County                       | 8/21/2026 | No comments received by due date. |    |
| Jurisdiction- Collbran                        | 8/21/2026 | No comments received by due date. |    |
| Jurisdiction- DeBeque                         | 8/21/2026 | No comments received by due date. |    |
| Jurisdiction- Fruita                          | 8/21/2026 | No comments received by due date. |    |
| Jurisdiction- Grand Junction                  | 8/21/2026 | No comments received by due date. |    |
| MC- Assessor                                  | 8/21/2026 | No comments received by due date. |    |
| MC- Code Compliance                           | 8/21/2026 | No comments received by due date. |    |
| MC- Liquor Licensing                          | 8/21/2026 | No comments received by due date. |    |
| MC- Public Works                              | 8/21/2026 | No comments received by due date. |    |
| MC- Road & Bridge                             | 8/21/2026 | No comments received by due date. |    |
| MC- Sheriff                                   | 8/21/2026 | No comments received by due date. |    |
| Power- Black Hills Corp.                      | 8/21/2026 | No comments received by due date. |    |
| Power- Tri State                              | 8/21/2026 | No comments received by due date. |    |
| Power- Xcel Energy                            | 8/21/2026 | No comments received by due date. |    |
| Sanitation- Clifton Sanitation                | 8/21/2026 | No comments received by due date. |    |
| Sanitation- Grand Mesa Metro                  | 8/21/2026 | No comments received by due date. |    |
| Sanitation- Mesa Water & Sanitation           | 8/21/2026 | No comments received by due date. |    |
| Sanitation- Persigo                           | 8/21/2026 | No comments received by due date. |    |
| School- DeBeque School District 49JT          | 8/21/2026 | No comments received by due date. |    |
| School- Delta Joint School District 50J       | 8/21/2026 | No comments received by due date. |    |
| School- Mesa County Valley School District 51 | 8/21/2026 | No comments received by due date. | 12 |

|                                           |           |                                   |  |
|-------------------------------------------|-----------|-----------------------------------|--|
| Irrigation- Brown & Campion               | 8/21/2026 | No comments received by due date. |  |
| School- Plateau Valley School District 50 | 8/21/2026 | No comments received by due date. |  |
| State- CDPHE- Solid Waste Division        | 8/21/2026 | No comments received by due date. |  |
| State- CO Geological Survey               | 8/21/2026 | No comments received by due date. |  |
| State- CO Parks & Wildlife SW             | 8/21/2026 | No comments received by due date. |  |
| State- CO State Forest Service            | 8/21/2026 | No comments received by due date. |  |
| Water- DeBeque                            | 8/21/2026 | No comments received by due date. |  |
| Water- Grand Junction (Watershed)         | 8/21/2026 | No comments received by due date. |  |
| Water- Grand Junction/ Kannah Creek       | 8/21/2026 | No comments received by due date. |  |
| Water- Grand Mesa Metro                   | 8/21/2026 | No comments received by due date. |  |

PROPOSED  
RESOLUTION  
FOR  
APPROVAL

## **MESA COUNTY PLANNING COMMISSION RESOLUTION PC2026-2**

### **REVOCATION OF COMMUNITY/NEIGHBORHOOD PLANS**

**WHEREAS**, the Mesa County Planning Commission is charged with the duty to prepare and adopt master plans for the Mesa County in accordance with C.R.S 30-28-108, and;

**WHEREAS**, the following Community, Area and Neighborhood Plans, herein known as the “Plans”, are components of the Master Plan:

Clifton-Fruitvale Community Plan (Resolution No. MCPC 2006-01)  
Gateway Rural Community Plan (Resolution No. MCPC 2004-02)  
Glade Park Plan (Resolution No. MCPC 2014-005)  
Loma Community Plan (Resolution No. MCPC 2009-001)  
Mack Community Plan (Resolution No. MCPC 2012-001)  
Mesa/Powderhorn Plan (Resolution No. MCPC 2013-002)  
Orchard Mesa Neighborhood Plan (Resolution No. MCPC 2014-002)  
Redlands Area Plan (Resolution No. MCPC 1-002)  
Whitewater Community Plan (Resolution No. MCPC 2011-004); and

**WHEREAS**, the Mesa County Planning Commission adopted these Plans; and

**WHEREAS**, circumstances, community needs, and planning priorities within the subject areas have evolved, rendering the goals, policies, objectives, and action items of the aforementioned plan outdated; and

**WHEREAS**, the Plans were adopted to provide policy guidance and visions for the development of the areas; and

**WHEREAS**, since the adoptions, key goals, policies, objectives, and action items of the Plans have been systematically incorporated and codified into the Land Development and the Master Plan; and

**WHEREAS**, the codification of the specific goals, policies, objectives, and action items elevates them from advisory to regulatory; and

**WHEREAS**, maintaining the Plans creates unnecessary regulatory redundancy and potential ambiguity between the advisory documents and enforceable code; and

**WHEREAS**, the primary objective of the Plans was, over time, to review the goals, policies, objectives, and action items and codify those preferred elements formally establishing the desired vision;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION IN THE COUNTY OF MESA, STATE OF COLORADO:**

**THAT** the with the adoption of this resolution, Mesa County Planning Commission Resolution No. MCPC 2006-01, Resolution No. MCPC 2004-02, Resolution No. MCPC 2014-005), Resolution No. MCPC 2009-001, Resolution No. MCPC 2012-001, Resolution No. MCPC 2013-002, Resolution No. MCPC 2014-002, Resolution No. MCPC 1-002, and Resolution No. MCPC 2011-004 are rescinded

**PASSED AND ADOPTED THIS 17th DAY OF September, 2026.**

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CLIFTON ANSON, CHAIR  
MESA COUNTY PLANNING COMMISSION

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NINA HUTCHINS, SECRETARY  
MESA COUNTY PLANNING COMMISSION