



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.

PRO2026-0206

STARFISH CLINIC REZONE

Property Owner:	Starfish TNR and Rescue, LLC
Representative:	Tracy States - River City Consultants, Inc.
Location:	412 32 Road, Clifton, CO 81520
Parcel:	2943-143-17-006
Zoning:	Residential Multi-Family – 8 District (RMF-8)
Planner:	Samantha Hoogland, 970-244-1686, Samantha.Hoogland@mesacounty.us
Request:	To rezone the 0.64-acre property from RMF-8 to Residential-Office District (R-O).

Web Notification Date: September 17, 2026

Publication Date: September 19, 2026



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PROJECT REPORT September 17, 2026

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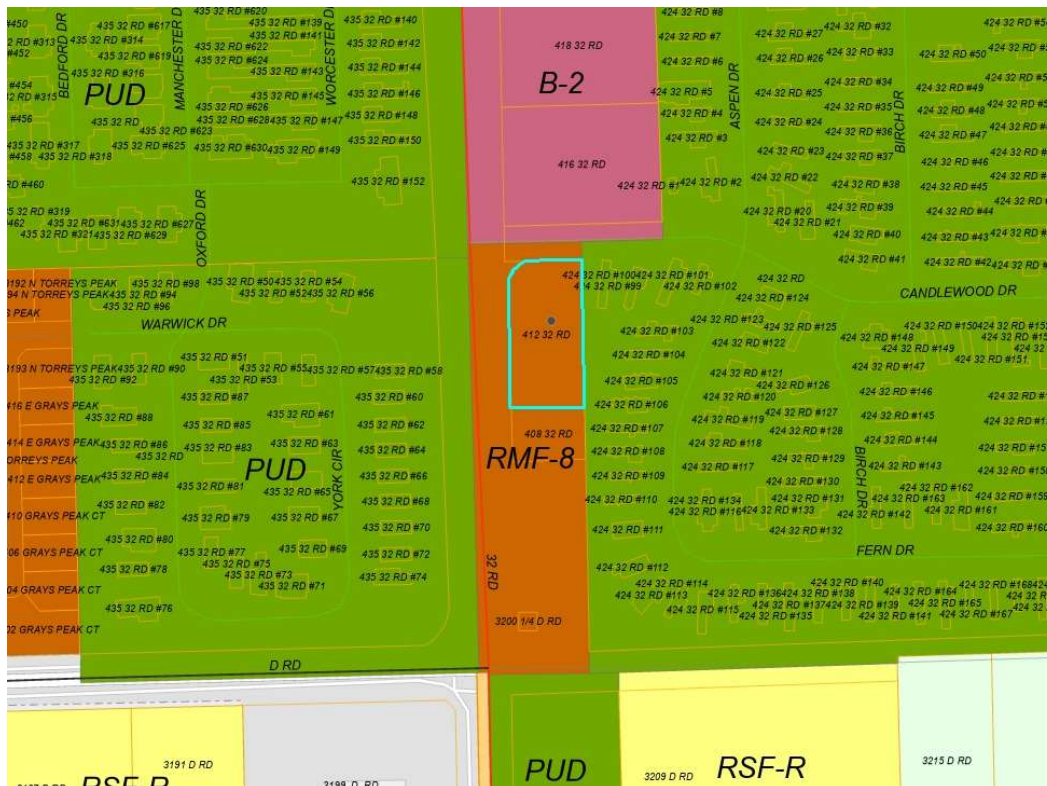
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Request: To rezone the 0.64-acre property from RMF-8 to Residential-Office District (R-O).

LOCATION AND ZONING MAP



This image shows the subject property zoned as RMF-8. The property is located at the southeast intersection of 32 Rd. and Candlewood Dr. Nearby properties are zoned PUD, RSF-R 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)
- 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
- High Density Residential – Mobile home parks
- Utility Treatment Facility – Clifton Sanitation
- Community Service - Grand Junction Regional Center
- Commercial – Retail & Personal 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 Residential Medium. Nearby properties have Future Land Use designations of Conservation/Mineral Extraction, Commercial, and Residential Medium.

PROJECT DESCRIPTION

The subject property located at the southeast corner of 32 Rd. and Candlewood Dr. consists of lots 1 – 3 of the Hope Subdivision (reception number 1137338). It is approximately 0.64 acres and is zoned RMF-8. The property is currently home to a non-profit organization called Grand Valley Pets alive which serves as a low cost spay and neuter clinic. Prior to the change of use (PRO2026-0128) to allow the non-profit, the property served as a church.

The request for the change in zoning would facilitate the transition from a low-cost spay and neuter clinic operating only on a limited basis to operating the clinic on a full-time basis. Although the Clifton-Fruitvale Community Plan recommends commercial uses in an area closer to I-70, the request meets the goal “to improve economic sustainability and development so that it plays a vital role in improving the quality of life for the Clifton-Fruitvale Community,” (page 7, of the Goals, Objectives, and Actions of the Clifton-Fruitvale Community Plan – Amended July 14, 2011). The request also aligns with the property’s future land use designation of Residential Medium, which allows for a rezone to RSF-4, RMF-5, RMF-12, and R-O.

AERIAL MAP



The highlighted parcels is 412 32 Rd. It shows the property occupied with a structure and parking lot. Also shown is a portion of Candlewood Mobile Home Park

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 RMF-8 to R-O meets the Future Land Use designation of Residential Medium.

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 property is designated on the current Future Land Use Map as Residential Medium. The zone districts to implement this designation include RSF-4, RMF-5, RMF-8, RMF-12, and R-O. Therefore, the request for R-O 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 property is currently zoned RMF-8 and was not previously zoned in error. Conditions have changed at 412 32 Rd. due to the fact that the property was not residentially developed and instead has been used as a church. A change of use

was approved for the property on May 12, 2026 to allow for a non-profit to occupy the property.

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 RMF-8 to R-O 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 Residential Medium (RM).

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: November 17, 2026