



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

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, CO 81501.

PRO2026-0090 WRIGHT PROPERTY EXEMPT LAND DIVISION

Property Owners: Gregory and Maciel Wright

Representative: Nina Wright

Location: 1692 Arroyo Court, Mack, 81525
(Arroyo Court and Old 6 and 50)

Parcel: 2683-203-00-503

Zoning: AFT (Agricultural, Forestry, Transitional)

Planner: Faye Hall, (970) 244-1759, faye.hall@mesacounty.us

Request: Request for the Board of County Commissioners to consider a 39.87 acre property that was subdivided by deed and did not go through the County Subdivision process, to be considered a legal lot of record.

Web Notification Date: September 21, 2026

Publication Date: September 23, 2026



**MESA
COUNTY**

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PROJECT REVIEW

September 21, 2026

PRO2026-0090

Property Owners:

Representative:

Location:

Parcel:

Zoning:

Planner:

Request:

WRIGHT PROPERTY EXEMPT LAND DIVISION

Gregory and Maciel Wright

Nina Wright

1692 Arroyo Court, Mack, 81525 (Arroyo Court and Old 6 and 50)

2683-203-00-503

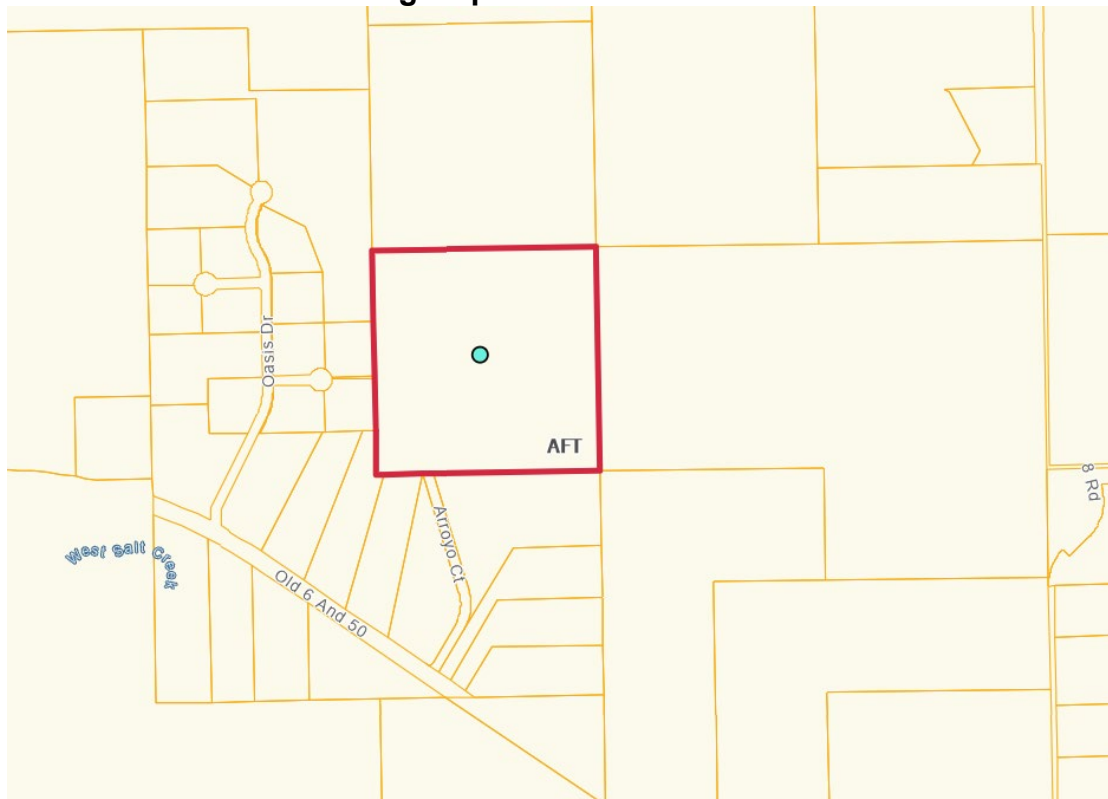
AFT (Agricultural, Forestry, Transitional)

Faye Hall, (970) 244-1759, faye.hall@mesacounty.us

Request for the Board of County Commissioners to consider a 39.87 acre property that was subdivided by deed and did not go through the County Subdivision process, to be considered a legal lot of record.

I. Staff Recommendation: The staff recommendation is to approve the request to allow the property to be considered a legal lot of record.

II. Location and Zoning Map:



III. PROJECT DESCRIPTION:

The subject parcel is located north of Old Highway 6 and 50 off Arroyo Court. The property is approximately 40 acres in size and has a zoning district of AFT (Agricultural, Forestry, Transitional) and a Future Land Use Designation of Rural Agricultural 17.

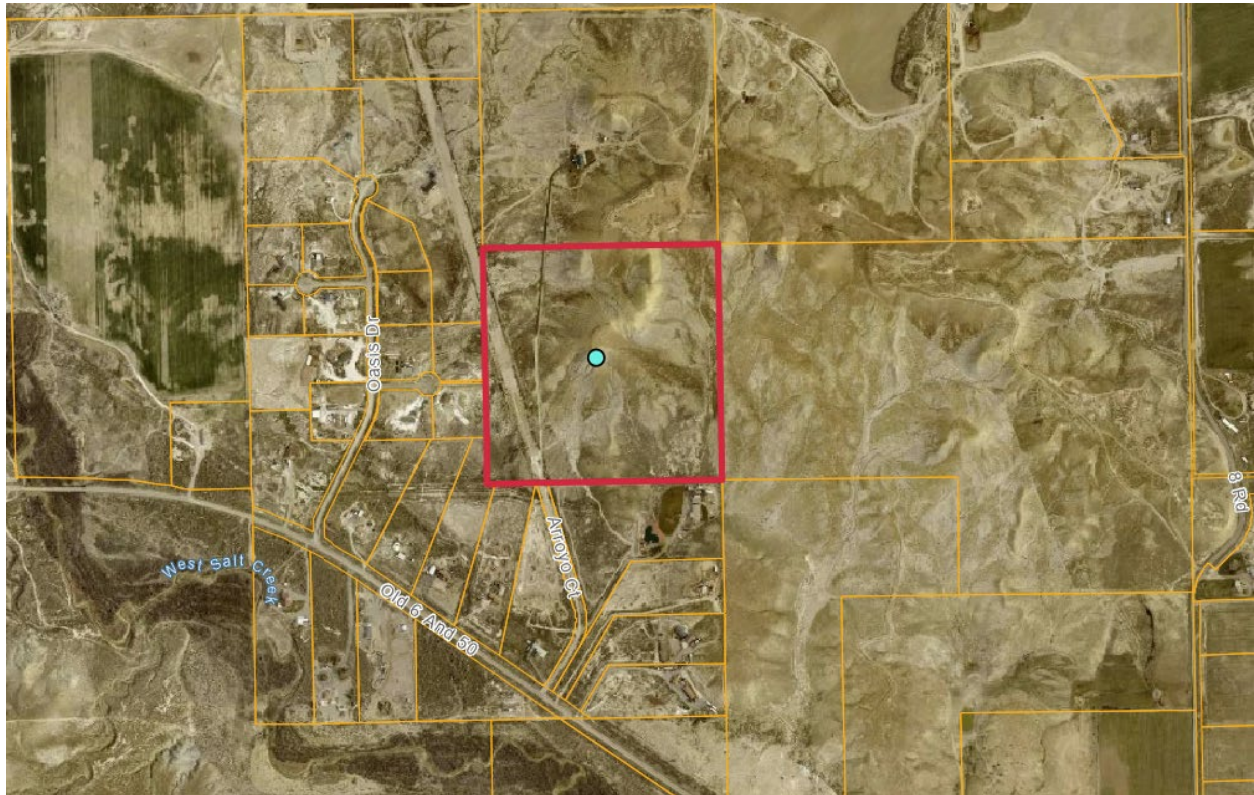
Mesa County's research indicates that an "illegal subdivision" of Desert Haven Lot 14 (107.34 acres), the reserve lot, occurred in 2011 following a court order. This order facilitated the grant of Reception No. 2587555, dividing the 80 acres described in that deed from Lot 14. This division created an 80-acre parcel and a 27.34 acres (1750 Oasis) parcel. The 27.34-acre parcel subsequently underwent a property line adjustment, which may have resolved the issue for that specific lot. The subject parcel was later created from the 80-acre parcel through Reception No. 3038716. The other 40-acre parcel resulting from that division is 1694 Arroyo Court.

The property was purchased by the Wrights in July of 2022 with the intent to build a single family home. Reception No. 3038716 is the Wrights' vesting deed. At the time of purchase, no disclosure was made by the seller, real estate agent, or the title company that the parcel had been created through an improper subdivision process. The Wrights ended up listing the property for sale in October of 2024. The issue was not discovered until April of 2025, when a prospective buyer contacted the Mesa County Planning Department and was informed that a building permit could not be issued due to the parcel's illegal subdivision status. This also made the property unable to be sold as a buildable lot.

The property is accessed by Arroyo Court, which the Wrights also own. A Declaration of Appurtenant Access Easement has been signed by the Wrights and will be recorded so that it establishes a perpetual, non-exclusive easement for ingress, egress, and access over the Access Road (Arroyo Court) for the benefit of 1692 Arroyo Court to ensure permanent and lawful access to the property.

In February of 2022, Mesa County included the Exempt Land Division process into the Land Development Code to deal with properties that were split by deed after September 1, 1972, and where the current owners were not aware that it was not done according to the Land Development Code. This gives the current owners an opportunity to have their case heard before the Board of County Commissioners to deem their property to be considered a legal lot of record.

IV. Aerial Photo 2024:



V. PROJECT HISTORY:

PRO2026-0090 – Wright Exempt Land Division

VI. EXEMPT LAND DIVISION CHECKLIST
SECTION 4.10.D

Approval Criteria	Y/N/	Comments/Issues
4.10.D.3	NA	
a. The applicant was unaware of the illegality of the property purchased at the time of transfer and/or the improperly divided parcel has transferred two (2) or more times to different owners;	Y	The applicant was unaware of the illegalities at the time of transfer. The recorded deeds show that the property has been transferred four times since the property was split by deed in 2011.
b. The applicant has demonstrated a diligent and unsuccessful attempt to obtain relief from the sale of the improperly divided parcel through normal procedure; or	Y	The applicants have not been able to obtain relief from the sale of the improperly divided parcel through normal procedures. There is no way for them to correct this situation since they cannot combine this property with any others. They are not able to sell the property unless it is a legal lot of record.
c. The strict application of this LDC would result in peculiar and practical difficulties to, and exceptional and undue hardship upon, the property owner and the use of the land; and	Y	The strict application of this Code would mean that this property is not legal and can therefore not obtain any building permits. This would make the land unusable for residential purposes and therefore would also make it an undesirable property for purchase.
d. The improperly divided parcel has existed more than ten (10) years.	Y	The property was subdivided by Deed on September 19, 2011 - 15 years ago.

VII. PROJECT RECOMENDATION:

The Planning Division recommends **approval and adoption of the Resolution** for the Wright Exempt Land Division.

VIII. THE BASIS FOR THIS RECOMMENDATION IS:

The petition demonstrates compliance with the criteria in Sections 4.10.D of the Mesa County 2020 Land Development Code, as amended.

IX. ATTACHMENTS:

Review Agency Comments Report