



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING – PLANNING – OWTS – CODE COMPLIANCE**

200 S. Spruce Street • PO Box 20,000-5022 • Grand Junction, Colorado • 81502  
Telephone: 970.244.1636 • www.mesacounty.us

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**BOA LEGAL AD**

Notification Date: 01-14-25 Publication Date: 01-18-25

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**NOTICE OF MESA COUNTY PUBLIC HEARING**

**BOARD OF ADJUSTMENT Thursday, March 13, 2025, at 11:00 a.m.** in the Mesa County Courthouse, Public Hearing Room, 544 Rood Avenue, 2<sup>nd</sup> Floor, Grand Junction.

**PRO2024-0339 AV CHRISTENSEN BUILDING ENVELOPE VARIANCE**

Property Owner: Cole Christensen  
Representative: Zebco INC  
Location: 849 River Ranch Ct, Fruita, 81521  
Parcel #: 2697-273-12-011  
Zoning: AFT  
Planner: Collin Rode, (970) 254-4152, collin.ode@mesacounty.us  
Request: To remove an existing building envelope to use AFT zoning district setbacks.