



COMMUNITY DEVELOPMENT DIVISION

BUILDING – PLANNING

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NOTICE OF MESA COUNTY PUBLIC HEARINGS

PLANNING COMMISSION: June 18, 2026 at 6:00 p.m.

BOARD OF COUNTY COMMISSIONERS: July 21, 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.

PRO2026-0104 BAILEY REZONE

Property Owner: Cory L Bailey and Rebecca J Living Trust

Representative: Kim Kerk Land Consulting and Development

Location: 1083 20 Road, Fruita, 81521 (20 Road and K Road)

Parcel: 2697-151-00-781

Zoning: AFT (Agricultural, Forestry, Transitional)

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

Request: To rezone the 7 acre parcel from AFT (Agricultural, Forestry, Transitional – 5 acres per dwelling unit) to RSF-E (Estate – 3 acres per dwelling unit).

Web Notification Date: May 26, 2026

Publication Date: May 27, 2026

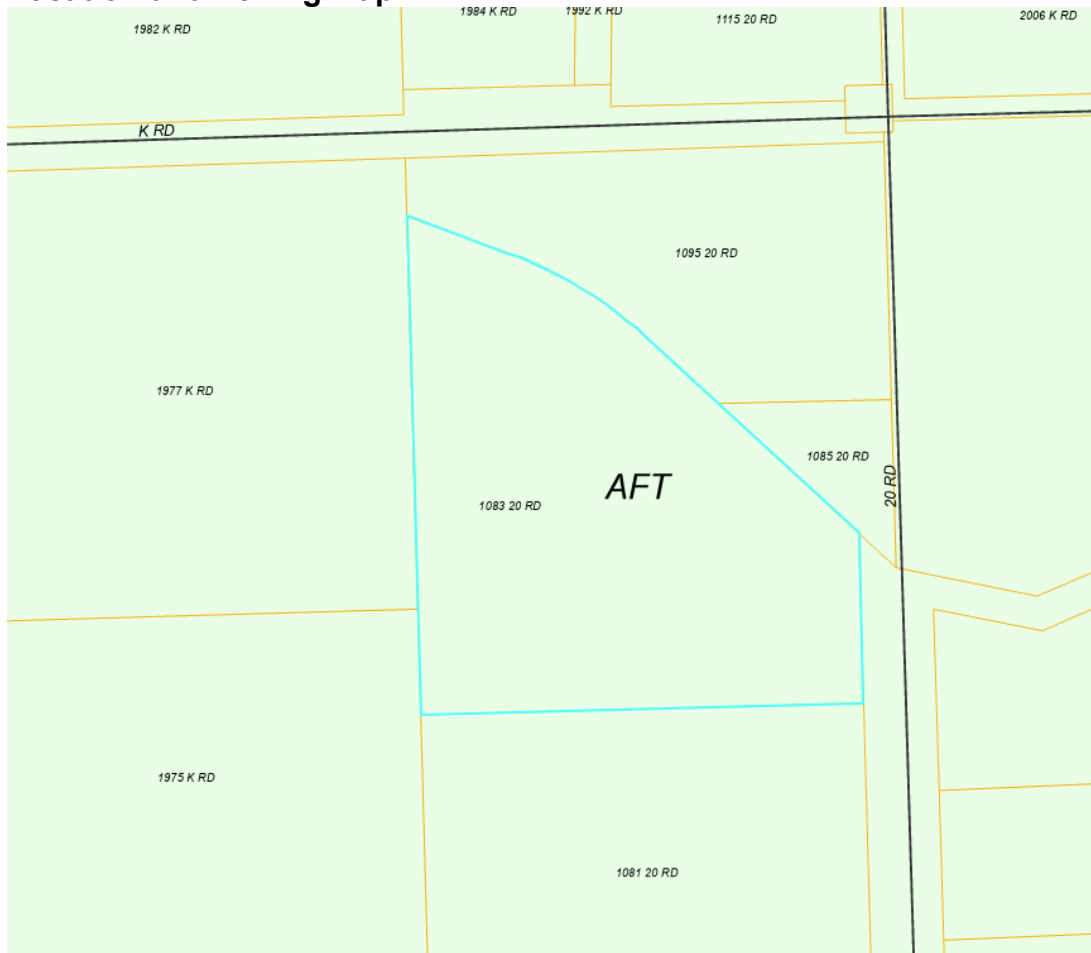


**PROJECT REVIEW
May 14, 2026**

PRO 2026-0104 BAILEY REZONE
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Staff Recommendation: **Approval of the rezone and adoption of the resolution**

Location and Zoning Map:



I. SURROUNDING LAND USES, AND ZONING:

Zoning within the 2500-foot public notification area:

- Urban Residential Reserve (URR)
- Agricultural Forestry Transitional (AFT)

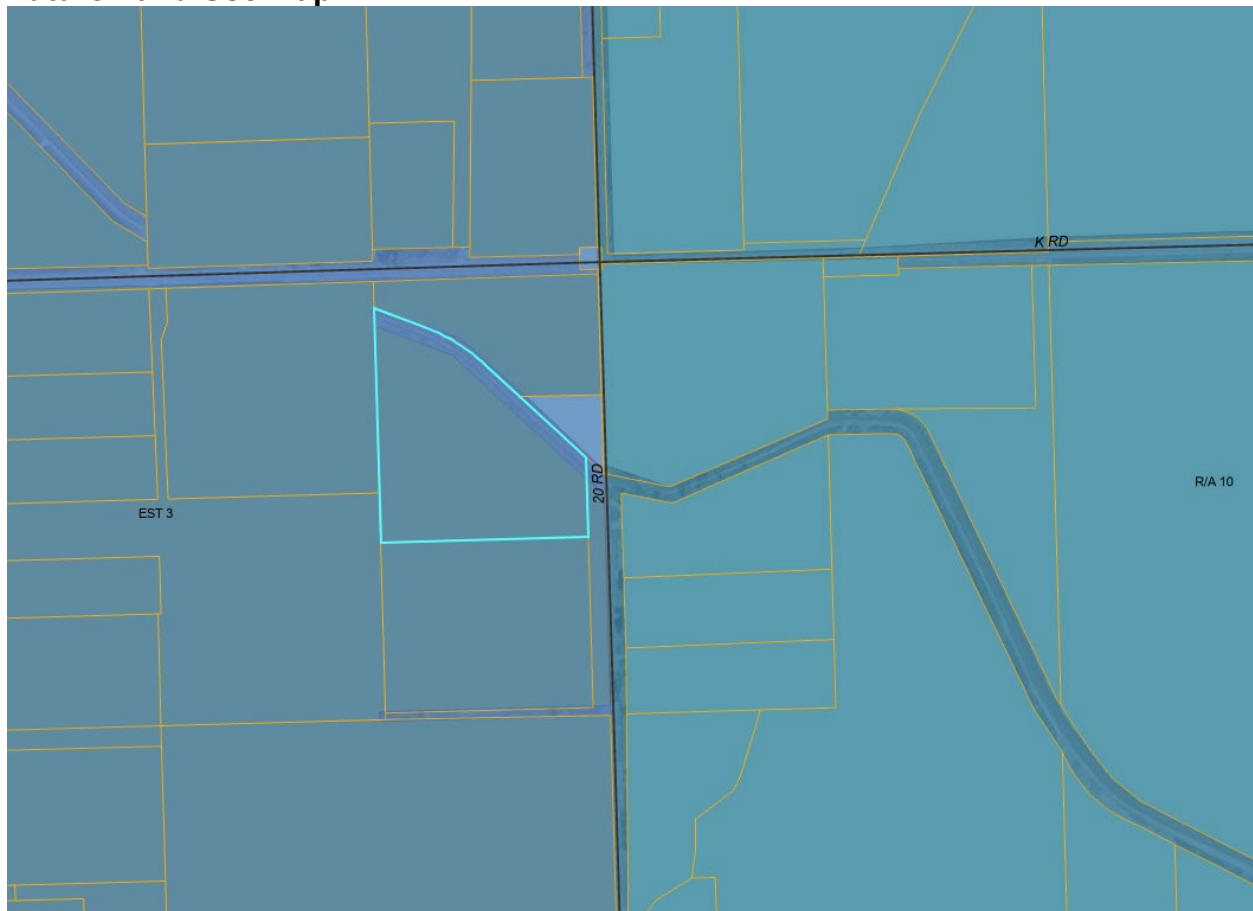
Land Uses within the 2500-foot public notification area:

- Residential
- Agricultural

Applicable Area Plans

- N/A

Future Land Use Map:



II. PROJECT HISTORY and DESCRIPTION:

The subject property is 6.99 acres and is located on the west side of 20 Road and south of K Road. The property has a current zoning of AFT (Agricultural, Forestry, Transitional –5 acres per dwelling unit) and a future land use designation of Estate 3, which relates to the RSF-E (Residential Single Family, Estate - 3 acres per dwelling unit) zoning district. The applicant is requesting to rezone the property to RSF-E, and has plans to subdivide the property. No application for a subdivision has been submitted at this point.

Aerial Photo 2024



III. COMPLIANCE WITH THE MESA COUNTY LAND DEVELOPMENT CODE:

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 property under consideration is designated in the Future Land Use Map as "Estate 3" intended for a density of 3 acres per dwelling unit. The request for RSF-E is consistent with the Mesa County 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;

This property is zoned AFT and was not previously zoned in error. The Future Land Use Map designates the property as Estate 3, therefore rezoning to RSF-E is consistent with the Mesa County Master Plan.

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 located within the Ute Water District area. Onsite wastewater treatment systems (OWTS) will be used. Lower Valley Fire Department and Mesa County Sheriff's Department would also serve this property.

This criterion **has been met**.

4. 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 intent of the RSF-E zoning district is primarily intended to accommodate low density, estate-type, single family residential development. This application meets the rezone criteria for provision of urban services, and it meets the future Land Use designation in the Master Plan.

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 within an intergovernmental agreement area.

This criterion **does not apply**.

5. PUBLIC COMMENTS:

As of the date of this project review, no public comments have been received.

6. REVIEW AGENCY COMMENTS:

All review agency comments received are a part of the hearing packet and the file.

7. PROJECT RECOMMENDATION: The Planning Division recommends **Approval of the rezone from AFT to RSF-E and adoption of the resolution** on the basis that:

- the proposed rezone can comply with the approval criteria for rezones in Section 4.15.C of the 2020 Mesa County Land Development Code;
- the proposed rezone can comply with the general approval criteria in Section 3.09 of the 2020 Mesa County Land Development Code; and
- the proposed rezone is consistent with the Future Land Use Map that designates the area for "Estate 3";

Summary

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

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	Not applicable

8. MCPC Hearing Recommendation: June 18, 2026: (Approval/Denial)

9. BOCC Hearing and Decision: July 21, 2026: (Approval/Denial)