



COMMUNITY DEVELOPMENT DIVISION

BUILDING – PLANNING

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HEARING LEGAL AD

NOTICE OF MESA COUNTY BOARD OF ADJUSTMENT PUBLIC HEARING

Thursday, July 9, 2026 at 11:00 a.m. in the Mesa County Courthouse, Public Hearing Room, 544 Rood Avenue, Second Floor, Grand Junction.

PRO2026-0111 BULLA ZONING VARIANCE

Property Owner: Bulla Arthur D Estate
Representative: Roger Bulla
Location: 3153 E Road, Grand Junction, CO 81504
Parcel: 2943-151-00-117
Zoning: Residential Multifamily – 8 District (RMMF-8) and Residential Single Family – Rural (RSF-R)
Planner: Collin Rode, 970-254-4152, collin.rode@mesacounty.us
Request: To approve a zoning variance permitting an increase to the maximum lot size within the RMF-8 zoning district, in accordance with Section 7.01 of the Mesa County Land Development Code governing exceptions to minimum density requirements.

Web Notification Date: June 12, 2026

Publication Date: May 30, 2026



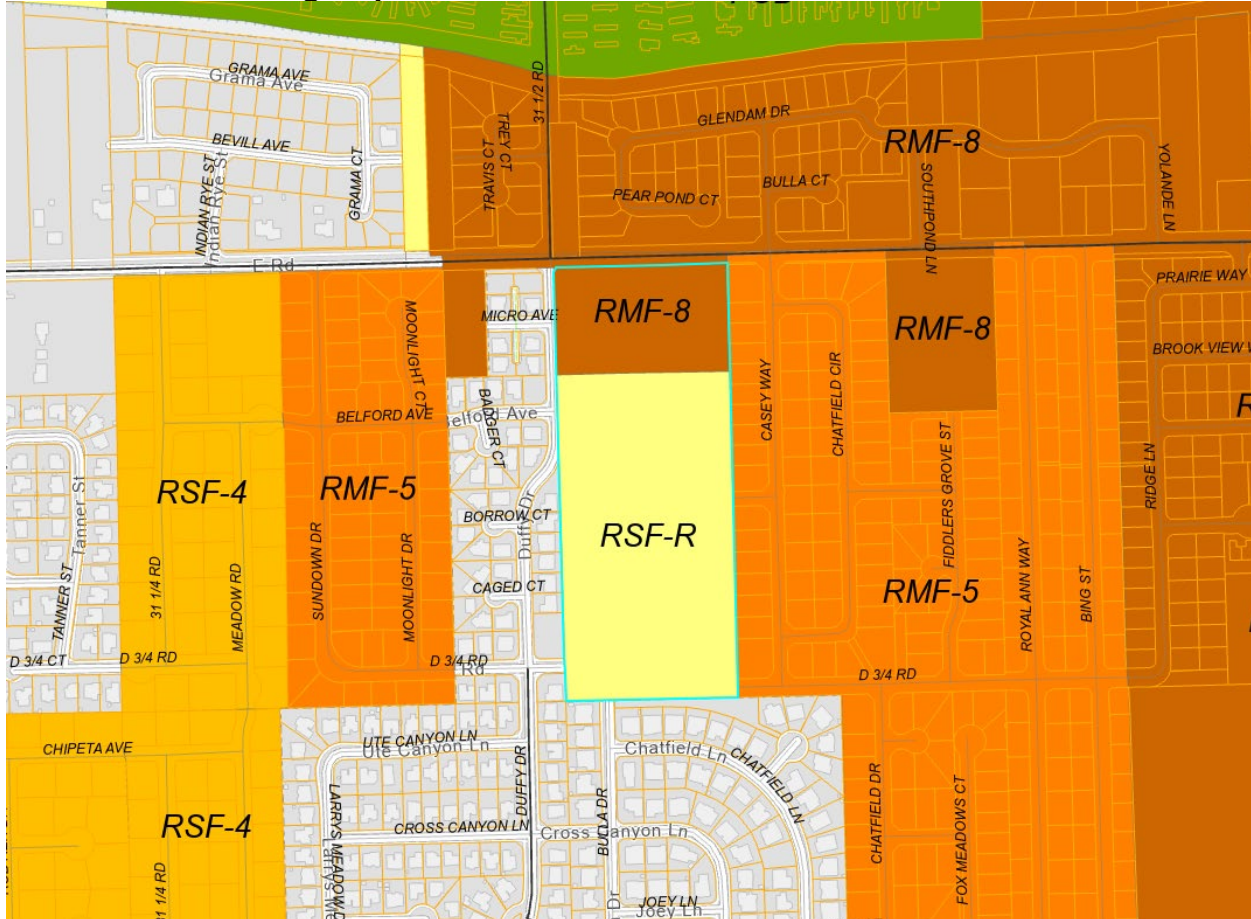
PROJECT REVIEW

June 12, 2026

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Staff Recommendation: Approval of the variance and adoption of the resolution.

Location and Zoning Map



Aerial Map



PROJECT DESCRIPTION

The subject parcel is located at the intersection of E Rd and Duffy Dr, is approximately 15.25 acres, and is approximately 0.40 miles west of Highway 141. The property has a split-zone configuration with the top approximately 3.77 acres zoned RMF-8 (Residential Multi Family 8 units per acre) and the bottom approximately 11.43 acres zoned RSF-R (Residential Single Family Rural). The future land use designation is also split with the top portion designated as RM (Residential Medium) and the bottom as RL (Residential Low).

These two portions are also separated by separate sanitation districts; the top falling in Clifton Sanitation and the bottom in Persigo Sanitation. Additionally, the lower portion falls within the Urban Development Boundary (UDB) for the City of Grand Junction.

The applicant is seeking this variance in order to pursue a minor subdivision, separating the RMF-8 zoned portion of the property from the RSF-R zoned portion of the property. However pursuant to section 7.01 of the LDC the maximum lot size to the resulting RMF-8 lot could be no greater than 0.2 acres.

PROPOSED SITE PLAN



COMPLIANCE WITH MESA COUNTY CODE REQUIREMENTS:

4.22 D. Approval Criteria

In evaluating the proposed request, all of the following criteria must be met:

1. **The requested Variance is consistent with the Purposes set out in Section 3.09 of this LDC;**

The requested variance is consistent with the purposes set out in section 3.09 of the 2020 Land Development Code.

This criterion **has been met**.

2. **There are special circumstances or conditions (such as exceptional topographic conditions, narrowness, shallowness, or the shape of the property) that are peculiar to the land or building for which the Variance is sought that do not apply generally to land or buildings in the area;**

The subject property is uniquely burdened by a combination of multi-jurisdictional and regulatory configurations that do not apply to other parcels in the area. Specifically, the parcel features a split-zoning configuration (RMF-8 and RSF-R), is separated by two different sanitation districts (Clifton Sanitation and Persigo Sanitation), and is partially integrated in the City of Grand Junction's UDB.

This criterion **has been met**.

3. **The special circumstances and conditions that account for the need for a Variance are not the result of the owners' actions;**

The special circumstances encumbering the land, including the split-zoning configuration, separate sanitation district jurisdictions, and UDB alignment were established before the applicant inherited the property.

This criterion **has been met**.

4. **The special circumstances and conditions are such that the strict application of the provisions of this LDC would result in peculiar and practical difficulties to, and exceptional and undue hardship upon, the use of the land or building;**

Strict application of the LDC would effectively render the property undevelopable, creating an exceptional and undue hardship. Because the property is partially within the City's UDB, standard subdivision options are restricted. Under a literal interpretation of the code, any subdivision would be limited by Section 7.01, which caps the maximum lot size in the RMF-8 zone at 0.2 acres—a requirement that cannot be functionally reconciled across the entire split-zoned parcel without relief

This criterion **has been met**.

5. **The granting of the Variance is the minimum necessary to relieve the applicant of the practical difficulties and exceptional and undue hardship in the use of the land or building; and**

The requested variance represents the absolute minimum relief necessary to grant the property reasonable use. Because only a portion of the parcel rests within the UDB, full annexation into the City of Grand Junction is not feasible at this time. Consequently, the

applicant has no alternative administrative remedy to resolve the regulatory impasse outside of the size limitation under Section 7.01.

This criterion **has been met**

6. The granting of the Variance will not have an adverse impact upon the properties located within the written notification area defined in Section 3.02 D.

The granting of the variance will have no adverse impact on the properties located within the written notification area.

This criterion **has been met**

REVIEW AGENCY & PUBLIC COMMENTS

All review agency comments received are a part of the hearing packet and the file. As of the date of this project review, two public comments have been received.

PROJECT HISTORY

PRO2026-0111 Bulla Zoning Variance (current project)

PROJECT RECOMMENDATION

The Planning Division recommends approval of this application as requested.

The final decision will be made by the Board of Adjustment on July 09, 2026.

BASIS FOR RECOMMENDATION

The petition demonstrates compliance with the entire criterion in Section 4.22D and Section 3.09 of the 2020 Mesa County Land Development Code, as amended April 23, 2024.

APPEALS OF BOARD OF ADJUSTMENT DECISIONS:

Appeals of decisions of the Board of Adjustment shall be made to the courts, as provided by law. Appeals of a BOA decision must be filed in writing within thirty (30) days of the date of decision or action being appealed and include the \$275.00 application fee.