



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

HEARING LEGAL AD

NOTICE OF MESA COUNTY BOARD OF ADJUSTMENT PUBLIC HEARING

September 10, 2026 at 11:00 a.m. in the Mesa County Courthouse, Public Hearing Room, 544 Rood Avenue, Second Floor, Grand Junction.

PRO2026-0063 REIMER ACCESSORY DWELLING UNIT (ADU) ZONING VARIANCE

Property Owners: Kevin and Lisa Reimer
Location: 2009 S Broadway, Grand Junction, 81507
Parcel: 2947-223-00-008
Zoning: RSF-2
Planner: Collin Rode, 970-254-4152, collin.rode@mesacounty.us
Request: A zoning variance to allow an accessory dwelling unit (ADU) to be 3069 square feet, which is 1569 square feet larger than the allowed 1500 square feet for an ADU on 9.25 acres.



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PROJECT REPORT

August 17, 2026

PRO2026-0063

Property Owners:

Location:

Parcel #:

Zoning:

Planner:

Request:

REIMER ADU ZONING VARIANCE

Kevin & Lisa Reimer

2009 S Broadway., Grand Junction, 81507

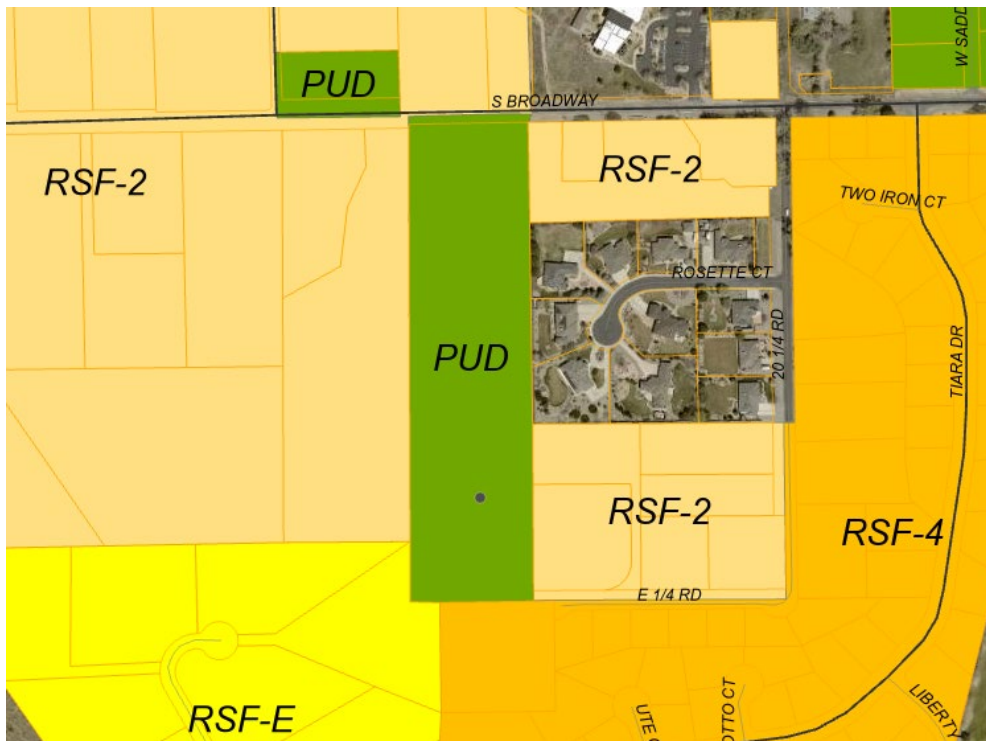
2947-223-00-008

RSF-2

Collin Rode, 970-254-4152, collin.rode@mesacounty.us

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LOCATION AND ZONING MAP



SURROUNDING LAND USES AND ZONING

Zoning within the 500-foot public notification area:

- Residential Single-Family – 2 (RSF-2)
- Planned Unit Development (PUD)
- Residential Single-Family – 4 (RSF-4)
- Residential Single-Family – Estate (RSF-E)
- City of Grand Junction

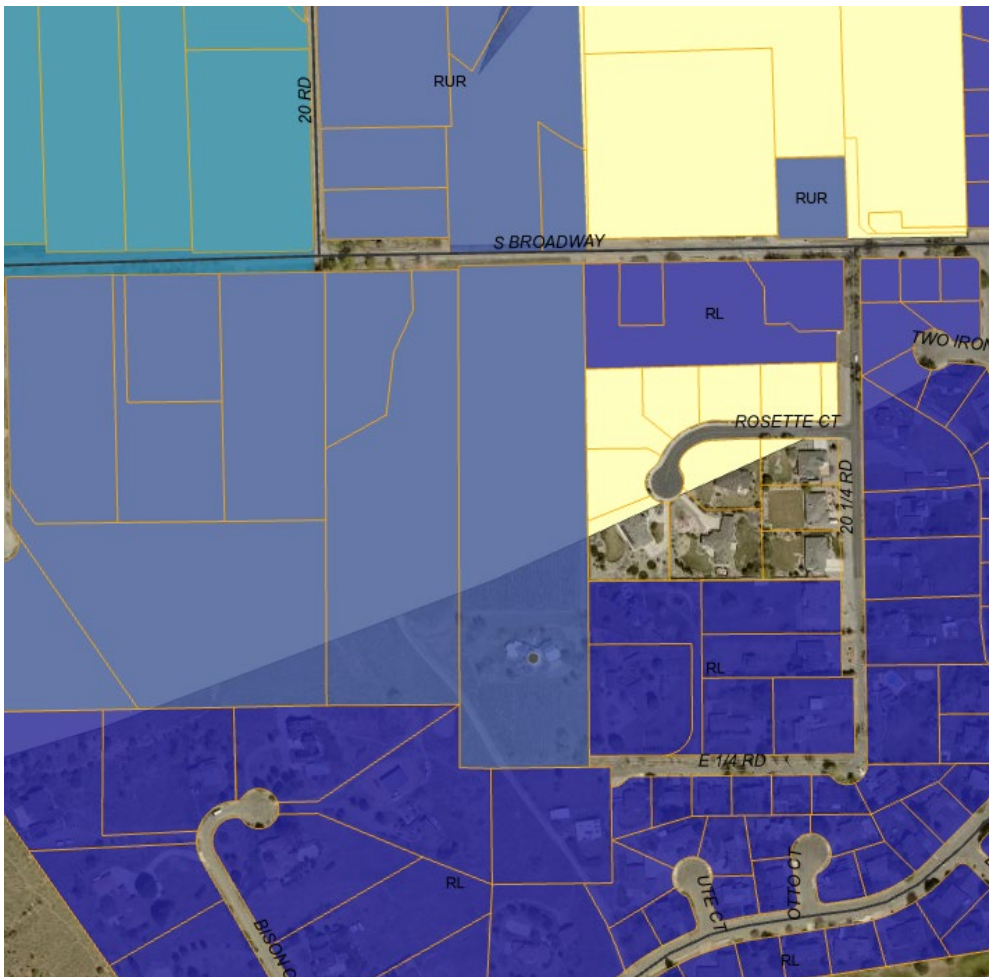
Land Uses within the 500-foot public notification area:

- Medium Density Residential
- Low Density Residential
- Religious Institutions

Applicable Area Plans

- IGA-MCA-98-105 Persigo Agreement
- Mesa County Master Plan

FUTURE LAND USE MAP



- Location property has a future land use designation of Rural

- Nearby properties are designated as Residential Low and Rural

PROJECT DESCRIPTION

The subject property is on the south side of S Broadway and 0.13 miles west of the intersection of S Broadway and 20 ½ Rd in Grand Junction, 81507. The property is currently zoned RSF-2 (Residential Single Family two units per acer), is 9.25-acres, and is developed with a single-family home.

The purpose of the zoning variance is to construct a new 3,909-square-foot primary single-family residence on the subject property while adapting the existing 3,069-square-foot residence into an Accessory Dwelling Unit (ADU). Pursuant to the Land Development Code, the maximum allowable size for an ADU is 1,500 square feet. Because the existing home contains 3,069 square feet of heated space, a variance is required for the remaining 1,569 square feet.

Pursuant to the Persigo Agreement, development of any property in the Redlands located within a 1/4 mile of the City of Grand Junction's jurisdiction requires annexation. However, the subject property is classified as "Tier 3" within the City of Grand Junction Comprehensive Plan, indicating that the City has no immediate plans or intent to annex the parcel. Because annexation is unavailable through the City, the parcel cannot currently be subdivided under either City or Mesa County jurisdiction.

Furthermore, the variance would allow the applicant to accommodate multi-generational living, housing their elderly mother, daughter, and three grandchildren within the proposed ADU space.

AERIAL MAP – OVERALL

- The aerial map provided shows the existing lot, its natural features, and surrounding properties.

AERIAL MAP – SITE

B. Is consistent with review agency comments.

The proposal is not consistent with review agency comments.
This criterion **has not been met.**

C. Is consistent with applicable intergovernmental agreements between the County and other entities.

This property is located in an area with an intergovernmental agreement.
This criterion **has been met.**

Section 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 not consistent with the purposes set out in section 3.09 of the 2020 Land Development Code.

This criterion **has not 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 lot is of sufficient size for the zone district and appears to have no special conditions or circumstances that don't generally apply to the land or buildings in the area.

This criterion **has not been met.**

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

Based on the applicant's project narrative there is nothing to indicate that there are any special circumstances or conditions that are not the result of the owner's actions.

This criterion **has not 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 this LDC would not result in any difficulties or hardship in the use of the land or building,

This criterion **has not 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**

Adhering to the maximum ADU size limitation would not create a practical difficulty or undue hardship.

This criterion **has not 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 should have no adverse impact on the properties located within the written notification area.

This criterion **has been met**

4.22 E. Approval Criteria for Accessory Dwellings

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

1. **The available building area of the property, as shown on a survey or site analysis map submitted by the applicant, would allow the construction of the proposed accessory dwelling, including adequate space for a septic system and replacement septic system as required by Mesa County;**

The building area would be of sufficient size to accommodate both the ADU and septic system.

This criterion **has been met**.

2. **Except for maximum size, the proposed accessory dwelling will meet all applicable requirements of the LDC;**

The Accessory dwelling unit could meet all applicable requirements of the 2020 Mesa County Land Development Code, as amended except for maximum size.

This criterion **has been met**.

3. **The approval of the accessory dwelling is not sought to subsequently compel or influence approval of an application to subdivide the property or to circumvent subdivision regulations; and**

The approval of the ADU is not sought to subsequently compel or influence approval of an application to subdivide the property or to circumvent subdivision regulations.

This criterion **has been met**

4. **Notice of the requirements and restrictions pertaining to the accessory dwelling will be provided to potential future owners by recording the variance approval resolution in the public records of the Mesa County Clerk and Recorder.**

The resolution will be recorded after the final decision is made by the Board of Adjustment at the scheduled hearing on September 10, 2026.

This criterion **can be met**

PUBLIC COMMENTS

As of the date of this project review, we've received two public comment in opposition.

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 variance request.

PROJECT RECOMMENDATION

The Planning Division recommends **denial of the zoning variance and adoption of the resolution** on the basis that the proposed rezone complies with the approval

criteria for rezones in Sections 3.09 and 4.22.D&E of the 2020 Mesa County Land Development Code, as amended April 23, 2024, and that the proposed variance does not meet all of the approval criteria.

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 not been met
3.09.C	Consistency with applicable IGAs	Has been met

Zoning Variance Criteria

4.22.D.1	Consistent with Section 3.09	Has not been met
4.22.D.2	Special circumstances or conditions	Has not been met
4.22.D.3	Conditions as result of owner actions	Has not been met
4.22.D.4	Strict application of LDC	Has not been met
4.22.D.5	Minimum necessary	Has not been met
4.22.D.6	No adverse impact if granted	Has been met
4.22.E.1	Available building area would allow construction	Has been met
4.22.E.2	Proposed ADU will meet all requirements	Has been met
4.22.E.3	ADU is not sought to circumvent subdivision regulations	Has been met
4.22.E.4	Recording of variance approval	Can be met

BOA Hearing and Decision: September 10, 2026