



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

200 S. Spruce Street • PO Box 20,000-502 • Grand Junction, Colorado 81502
Telephone: 970-244-1636 • www.mesacounty.us

NOTICE OF MESA COUNTY PUBLIC HEARINGS

BOARD OF COUNTY COMMISSIONERS: September 15, 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.

2026-0165 UE 223 ELBERTA DRIVE EXTINGUISHMENT OF PUBLIC UTILITY EASEMENT

Property Owner: Janika Harris

Representative: Janika Harris

Location: 223 Elberta Drive, approx. 750 feet south of B ½ Road, Grand Junction, CO 81503

Parcel #: 2943-264-03-003

Zoning: Agricultural, Forestry, Transitional (AFT)

Planner: Britt Dveris, (970) 255-7191, britt.dveris@mesacounty.us

Request: To extinguish a 10-foot-wide public utility easement extending along the west property line of the subject property and dedicated on the Elberta Park Subdivision plat (Book 9, Page 134).

Web Notification Date: August 14, 2026

Publication Date: August 19, 2026



COMMUNITY DEVELOPMENT DIVISION PLANNING DEPARTMENT

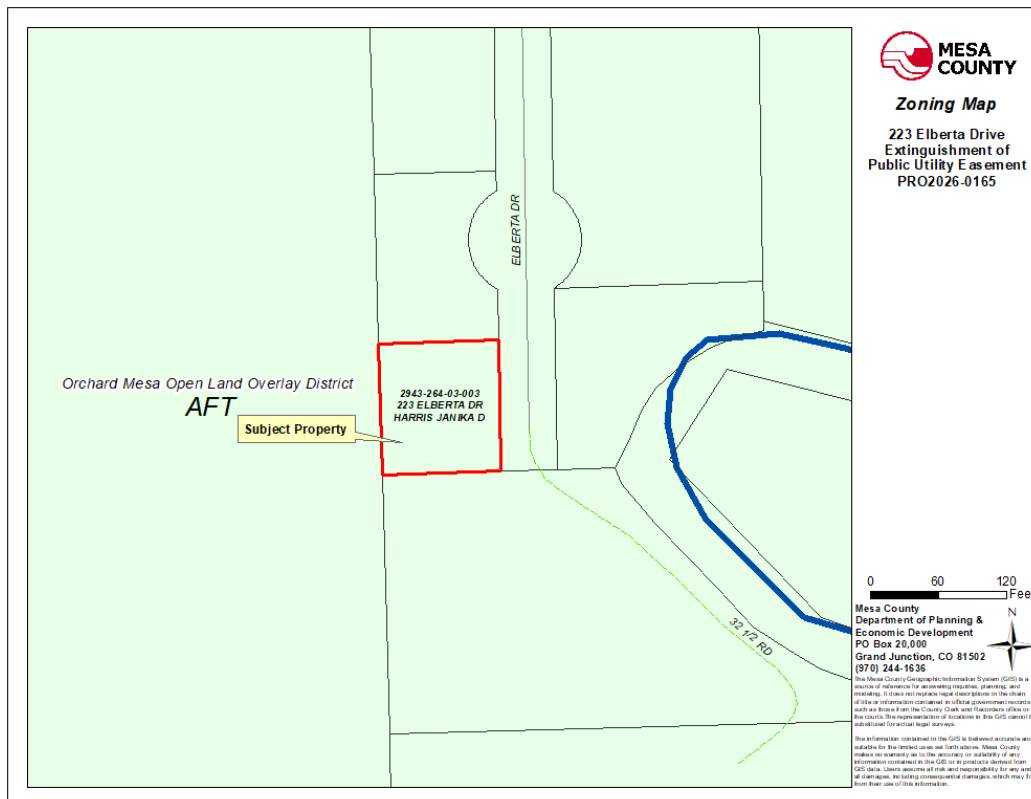
200 S. Spruce Street • PO Box 20,000-5022 • Grand Junction, Colorado 81502
Telephone: 970-244-1636 - www.mesacounty.us/planning

PROJECT REPORT August 20, 2026

PRO2026-0165 223 ELBERTA DRIVE EXTINGUISHMENT OF PUBLIC UTILITY EASEMENT

Property Owner: Janika Harris
Representative: Janika Harris
Location: 223 Elberta Dr., approx. 750 feet S of B ½ Rd., Grand Jct., CO 81503
Parcel: 2943-264-03-003
Zoning: Agricultural, Forestry, Transitional (AFT)
Planner: Britt Dveris, (970) 255-7191, britt.dveris@mesacounty.us
Request: To extinguish a 10-foot-wide public utility easement extending along the west property line of the ¼-acre subject property and dedicated on the Elberta Park Subdivision plat.

ZONING MAP



SURROUNDING ZONING AND LAND USES

Zoning within the 2,500-foot public notification area:

- Agricultural, Forestry, Transitional (AFT)

Land Uses within the 2,500-foot public notification area:

- Low- and Medium-Density Residential
- Small-scale agriculture

Applicable Area Plans

- Mesa County Master Plan
- Orchard Mesa Neighborhood Plan

PROPOSED PROJECT SITE

The subject property is Lot 3 of Block 1 of the Elberta Park Subdivision (Reception #788570), approximately 0.28 acres in size, and located about 750 feet south of B ½ Road. The property has direct access to Elberta Drive, which is a County-maintained, local road. The property is currently occupied by a 1,250-square-foot manufactured home and several accessory structures. The subject property is bounded on the west by a 15-acre parcel that has historically been cultivated and is occupied by a single-family home, but is otherwise surrounded by low- and medium-density residential development. A 10-foot-wide irrigation and utility easement extends along the west boundary of the subject property. A 1.5-inch Ute Water main is installed in Elberta Drive. The subject property is in the Ute Water District, Orchard Mesa Irrigation District, Grand Valley Rural Power, Xcel Energy, Central Orchard Mesa Fire District, and Mesa County Sheriff's Office service areas. The current zoning of the property is AFT, and the future land-use designation is Rural.

PROPOSED PROJECT

The applicant has requested the extinguishment of a 10-foot-wide (1,160-square-foot) public utility easement that extends along the west property line of the subject property and was dedicated on the Elberta Park Subdivision plat recorded in 1961 (Reception #788570). The subject easement was established for utilities that were ultimately installed in Elberta Drive and an irrigation ditch that has since been abandoned. No other easements are the subject of this application. If the request is approved, the property owner intends to apply a legal nonconforming lot rear building setback of three feet to any future construction projects.

2024 AERIAL MAP



COMPLIANCE WITH THE MESA COUNTY LAND DEVELOPMENT CODE

Section 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.

This criterion **has been met.**

B. 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 criterion **does not apply**.

Section 4.06.C Approval Criterion

An Extinguishment of Public Utility Easement application may be approved if no utility provider objects to the proposal and the request is consistent with the General Approval Criteria under Section 3.09.

This criterion **has been met**.

PUBLIC COMMENTS

As of the date of this project report, the Planning Division has received no written public comments on the request to extinguish the subject easement.

REVIEW AGENCY COMMENTS

All review agency comments are in the hearing binder and project file.

PROJECT RECOMMENDATION

The Planning Division recommends **approval of the request to extinguish the subject easement and adoption of the resolution** on the basis that the application complies with the approval criteria in Sections 3.09 and 4.06.C of the Mesa County 2020 Land Development Code, as amended.

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 been met
3.09.C	Consistency with applicable IGAs	N/A

Extinguishment of Public Utility Easement Criterion

4.06.C	No objection from utility provider	Has been met
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BoCC Hearing Date: September 15, 2026