



COMMUNITY DEVELOPMENT DIVISION

BUILDING – PLANNING

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

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.

PRO2026-0069 CHIN CHIN LLC REZONE

Property Owner: Chin Chin LLC

Representative: Janet Stevens, chinchinclifton@outlook.com

Location: 602 Jackson Street, Clifton, CO 81520

Parcel: 2943-023-11-001

Zoning: B-1 (Limited Business)

Planner: Sarah Caskie, 970-255-5036, sarah.caskie@mesacounty.us

Request: To rezone the 0.27-acre parcel from B-1 (Limited Business) to RFS-4 (Residential Single Family -4).

Web Notification Date: May 18, 2026

Publication Date: May 16, 2026



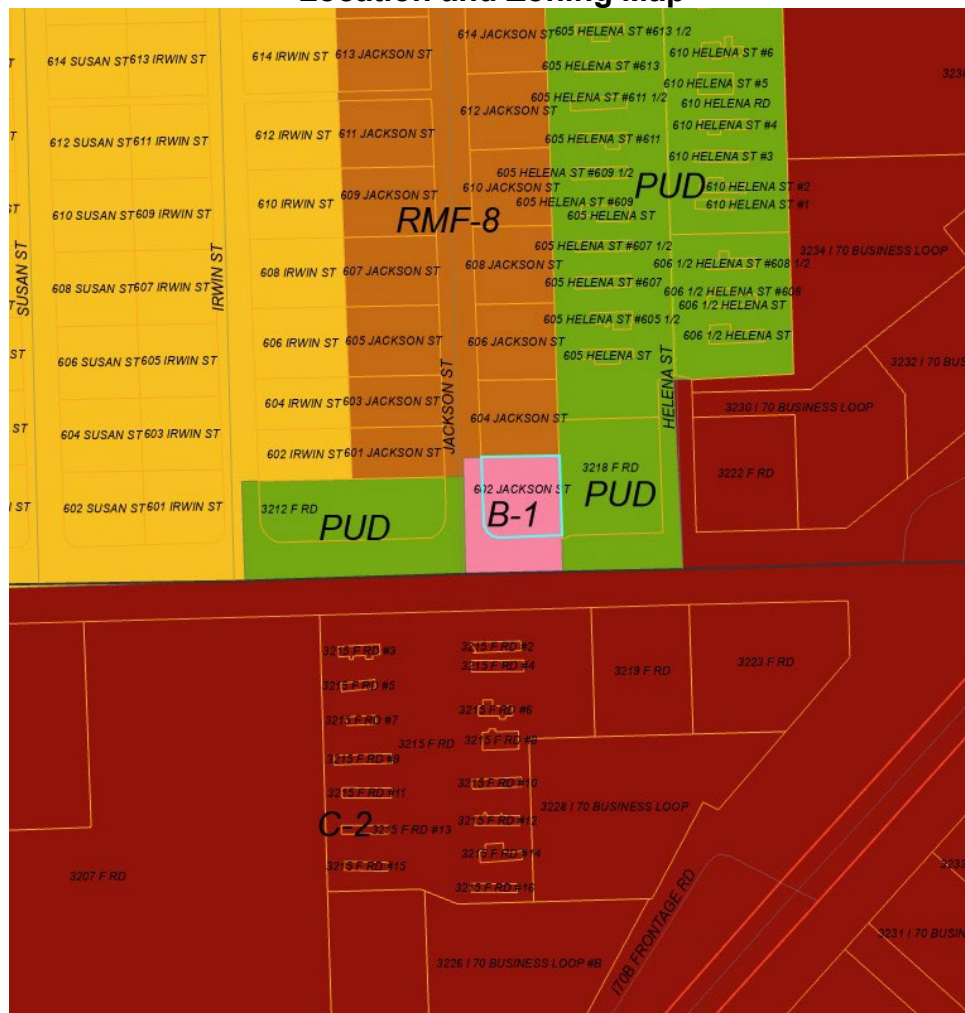
COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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PROJECT REPORT May 11, 2026

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 Location: 602 Jackson St., Clifton, CO 81520
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 Planner: Sarah Caskie, (970)255-5036, sarah.caskie@mesacounty.us
 Request: To rezone the 0.27-acre parcel from B-1 (Limited Business) to RSF-4 (Residential Single-Family – 4).

Location and Zoning Map



SURROUNDING LAND USES AND ZONING

Zoning within the 500-foot public notification area:

- Residential Multi-Family – 8 (RMF-8)
- Planned Unit Development (PUD)
- Residential Single-Family – 4 (RSF-4)
- General Commercial District (C-2)

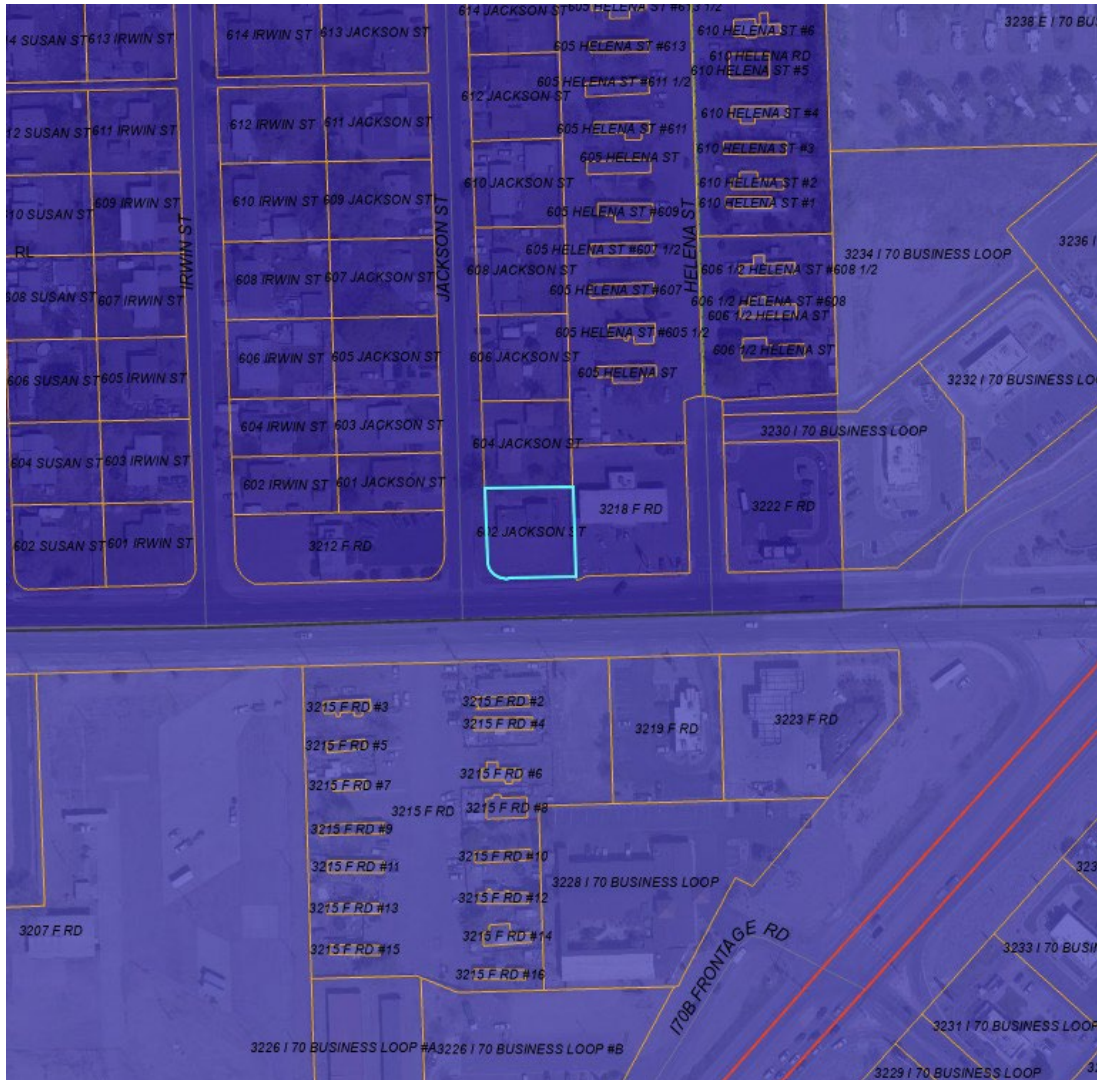
Land Uses within the 500-foot public notification area:

- Medium Density Residential
- High Density Residential
- Commercial – Retail/Fast Food/Restaurant
- Commercial – Self-Storage
- Commercial – Hotel/Motel

Applicable Area Plans

- Clifton-Fruitvale Community Plan
- Mesa County Master Plan

Future Land Use Map



Future Land Use

Dark Blue – Residential Low

Light Blue – Commercial

PROJECT DESCRIPTION

The subject property is 0.27-acres and is on the northeast corner Jackson St. and F Rd. in Clifton, 81520. The property is currently zoned B-1 (Limited Business District). The property was originally zoned R2 when zoning districts were established for Mesa County in the early 1960's. The property was then rezoned from R2 to R4 in 1976 (C031-76, Rec #1109472), which per the 2000 Land Development Code equates to RMF-8. Then in 2001 the property was rezoned again from RMF-8 to

the current B-1 zoning. A residential home was built on the property in 1978 and converted into a business (Alpine Home Health Office and assisted living facility) after the 2001 rezoning application was approved (C084-01 Rec #2012774), and utilized as such until the current owner, Chin Chin LLC, purchased the property in July 2014.

The applicant is requesting to rezone the property from B-1 (Limited Business District) to RSF-4 (Residential Single-Family – 4). The applicant would like to return the property back residential because they purchased the property to use the home as a residence, not a business/office. The Future Land Use Map shows the property designated as Residential Low (RL), so therefore this request to rezone from B-1 to RSF-4 does align with the Master Plan.

Aerial Map – Overall



Aerial Map – Site



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.

The request to rezone from B-1 to RSF-4 meets the Future Land Use designation of Residential Low (RL). **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 in an area with an intergovernmental agreement. **This criterion does not apply.**

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 subject property is designated on the current Future Land Use (FLU) Map as Residential Low (RL), which allows for a maximum density of 4 dwelling units per acre. Therefore, this rezoning application does align with the FLU of Residential Low (RL). **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 currently zoned B-1 (Limited Business District) and was not previously zoned in error. Conditions have changed due to the fact that the building is no longer being used as a business, and the applicant wishes to convert it back to a single-family residence. Also, the FLU currently designates the property as Residential Low (RL), therefore this rezone request is consistent with the 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 served by the Clifton Fire Department, Grand Valley Drainage, Palisade Irrigation, Xcel Energy, Clifton Water, Clifton Sanitation, and the Mesa County Sheriff’s Department. **This criterion has been met.**

PUBLIC COMMENTS

As of the date of this project review, we’ve received no public comments.

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 rezone request.

PROJECT RECOMMENDATION

The Planning Division recommends **approval of the rezone from B-1 to RSF-4 and adoption of the resolution** on the basis that the proposed rezone complies with the approval criteria for rezones in Sections 3.09 and 4.15.C of the 2020 Mesa County Land Development Code, as amended April 23, 2024, and that the proposed rezone is consistent with the current Future Land Use designation of Residential Low (RL).

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	Does not apply

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

MCPC Hearing and Recommendation: (June 18, 2026)

BOCC Hearing and Decision: (July 21, 2026)