



COMMUNITY DEVELOPMENT DIVISION

BUILDING – PLANNING

200 S. Spruce Street - PO Box 20,000-5022 - Grand Junction, Colorado 81502
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NOTICE OF MESA COUNTY PUBLIC HEARINGS

PLANNING COMMISSION: July 16, 2026 at 6:00 p.m.

BOARD OF COUNTY COMMISSIONERS: August 18, 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.

PRO2026-0127 SERRANO ESTATES REZONE

Property Owner: Kyle Serrano and Baylea Serrano

Representative: Tristan Brown, Brown Built Custom Homes, LLC

Location: 825 26 Road, approximately 1,000 feet north of H Road, Grand Junction, CO 81506

Parcel: 2701-274-00-163

Zoning: Agricultural, Forestry, Transitional (AFT)

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

Request: To rezone the approximately 4.1-acre subject parcel from Agricultural, Forestry, Transitional (AFT) to Residential Single-Family Estate (RSF-E).

Web Notification Date: June 23, 2026

Publication Date: June 27, 2026



PROJECT REPORT

June 23, 2026

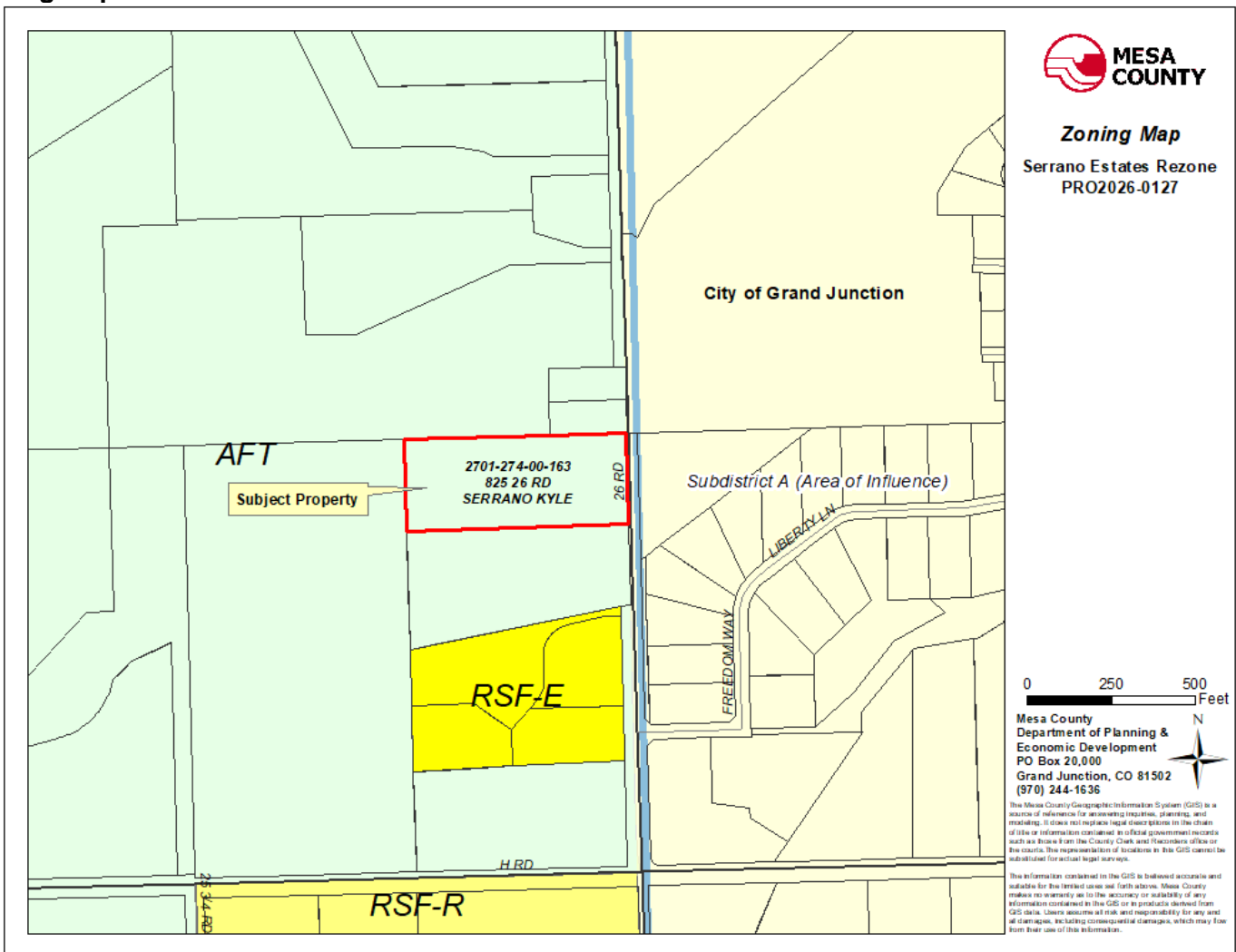
I. 2026-0127 RZ

SERRANO ESTATES REZONE

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 Representative: Tristan Brown, Brown Built Custom Homes, LLC
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 Parcel #: 2701-274-00-163
 Zoning: Agricultural, Forestry, Transitional (AFT)
 Future Land Use: Estate (EST)
 Planner: Britt Dveris, 970-255-7191, britt.dveris@mesacounty.us
 Request: To rezone the approximately 4.1-acre subject parcel from Agricultural, Forestry, Transitional (AFT) to Residential Single-Family Estate (RSF-E).

Staff Recommendation: Approval

Zoning Map



II. SURROUNDING ZONING DISTRICTS, FUTURE LAND USE CLASSIFICATIONS, AND LAND USES

DIRECTION FROM SUBJECT PROPERTY	CURRENT ZONING	FUTURE LAND USE	CURRENT LAND USES
North	Agricultural, Forestry, Transitional (AFT)	Estate (EST)	Low-Density Residential; Small-Scale Agricultural
South	Agricultural, Forestry, Transitional (AFT)	Estate (EST)	Low-Density Residential
East	City of Grand Junction	City of Grand Junction	Medium-Density Residential
West	Agricultural, Forestry, Transitional (AFT)	Estate (EST)	Low-Density Residential

Current zoning within the 2,500-foot public notification area:

- Agricultural, Forestry, Transitional (AFT)
- Residential Single-Family Estate (RSF-E)

Current land uses within the 2,500-foot public notification area:

- Low- and Medium-Density Residential
- Small-Scale Agricultural

Applicable Land Use Plan:

- Mesa County Master Plan

III. PROJECT DESCRIPTION

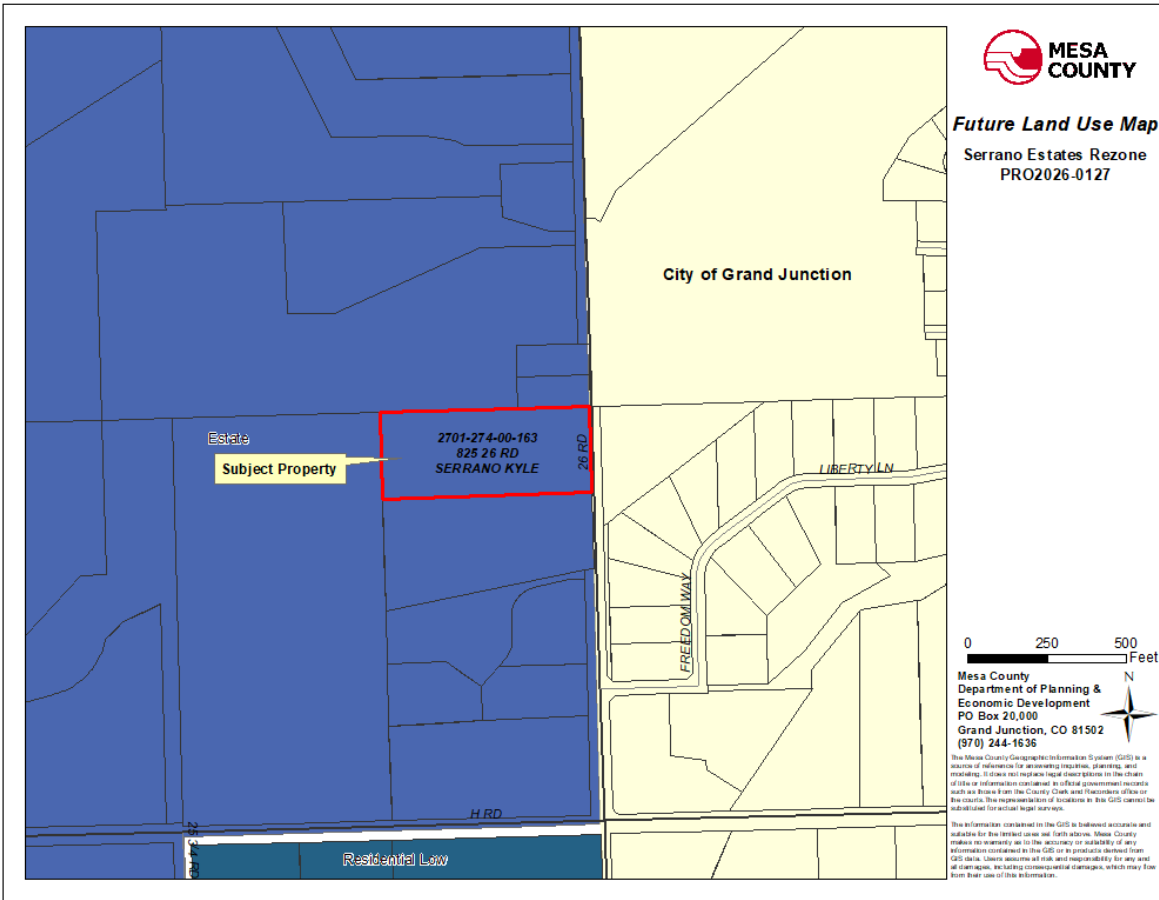
A. Proposed Project Site

The subject property is located at 825 26 Road, approximately 1,000 feet north of H Road. The vacant, unplatted property encompasses approximately four acres. There are low-density residential and small-scale agricultural land uses adjacent to the subject property. The property has approximately 270 feet of frontage along 26 Road, the east side of which appears to be maintained by the City of Grand Junction, the west side of which is maintained by Mesa County. The east boundary of the subject parcel extends to the approximate centerline of 26 Road.

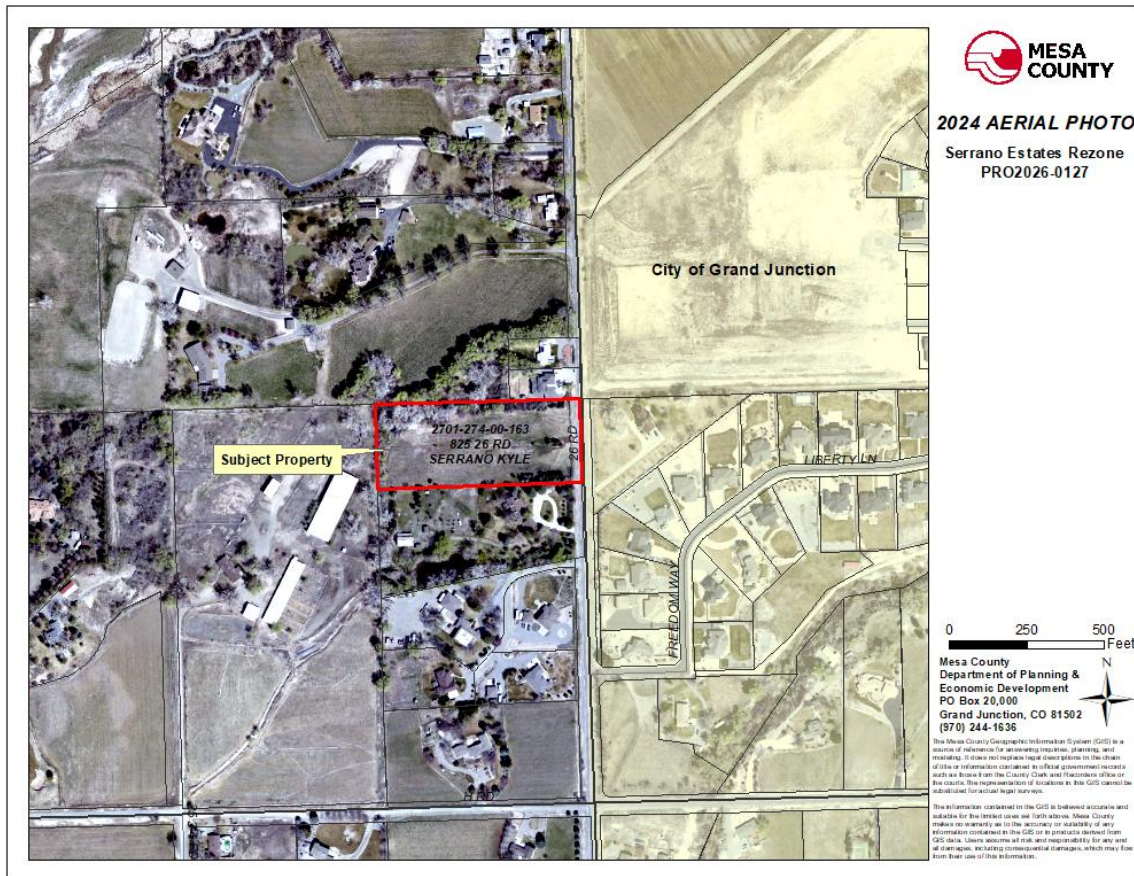
B. Proposed Project

The applicants have requested a rezone of the subject property from Agricultural, Forestry, Transitional (AFT), which allows a maximum gross density of one dwelling unit per five acres, to Residential Single-Family Estate (RSF-E), which allows a maximum gross density of one dwelling unit per one acre. Neither AFT nor RSF-E zoning has a minimum density standard. If the rezoning is approved, the applicants intend to apply for a Minor Subdivision to create three or four residential lots. (Given the minimum lot size of one acre in the RSF-E zoning district and the subject property's size of just over four acres, creating four lots may be difficult.) Pursuant to Table 6-1 in the MCLDC, the AFT and RSF-E zoning districts both allow single-family detached homes. The future land-use designation of the subject property is Estate. The RSF-E zoning district is the only zoning district that implements the Estate future land-use designation.

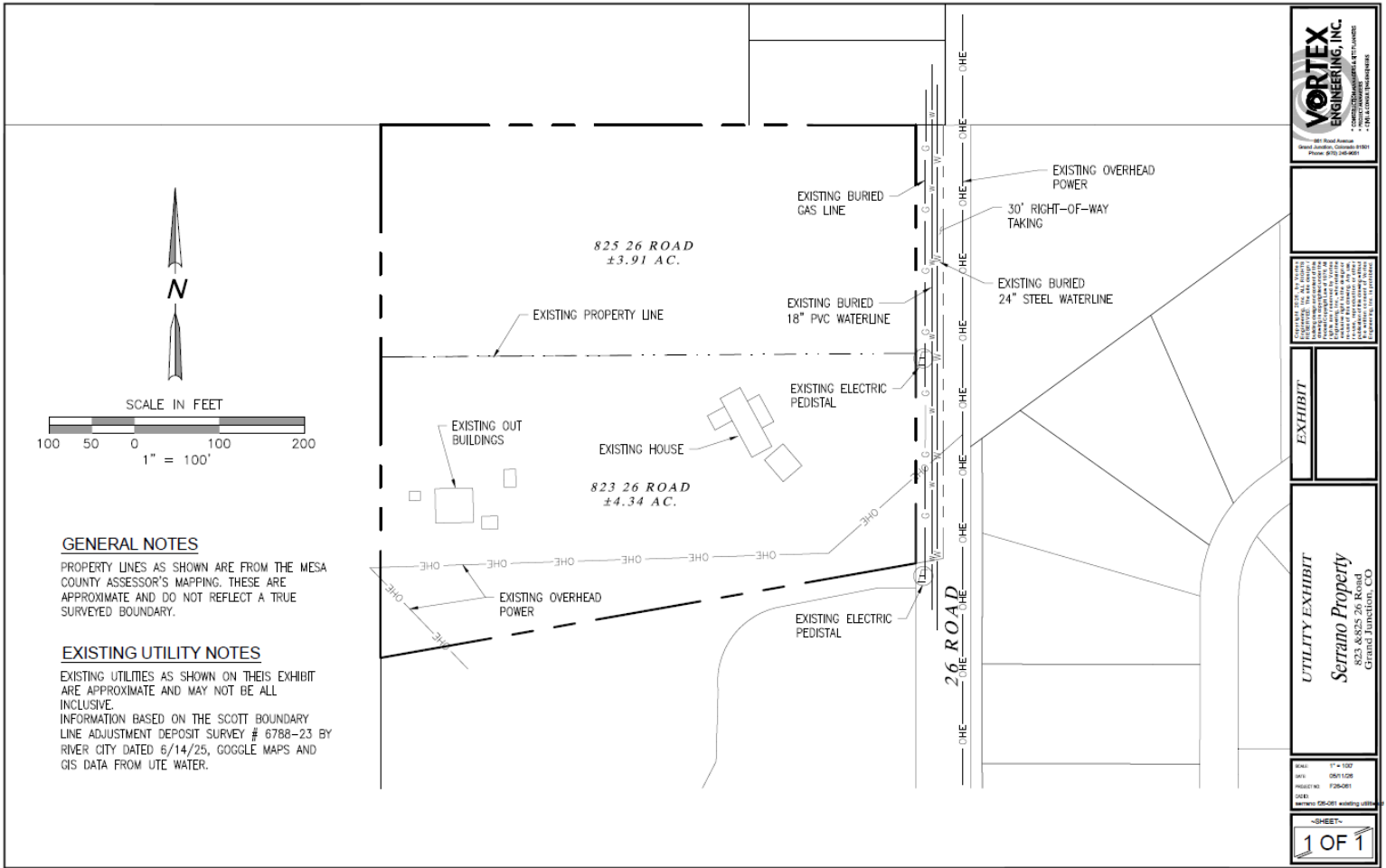
Future Land Use Map



2024 Aerial Photo



Site Plan



IV. COMPLIANCE WITH THE MESA COUNTY LAND DEVELOPMENT CODE

Section 4.15.C Rezone Approval Criteria:

In evaluating the proposed request, the General Approval Criteria under Section 3.09, the stated purpose of the proposed zoning district and the following shall be considered:

1. **The rezoning is consistent with the Mesa County Master Plan;**

The Mesa County Future Land Use Map designates the subject property Estate (EST). Pursuant to Table 5-1 in the MCLDC, RSF-E is the only zoning district that implements the EST future land-use classification. The proposed rezone to RSF-E is consistent with the Mesa County Master Plan's future land-use classification of Estate. The RSF-E zoning district allows low-density, single-family residential development. The Use Table (6-1) in the land development code indicates single-family detached homes are an allowed use in the RSF-E zoning district. It is important to note that, if the proposed residential use of the property did not materialize, the RSF-E zoning district would allow by right uses other than single-family residential.

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 Mesa County Master Plan;*

There is no evidence that the subject property was previously zoned in error. However, the Estate future land-use classification appears to have been applied to the subject property after it was zoned AFT; the proposed rezone is consistent with the Master Plan. The existing AFT zoning does not implement the Estate future land-use classification; the proposed RSF-E zoning does implement the Estate future land-use classification. Rezoning the property to RSF-E would implement the Master Plan and potentially allow the applicant to subdivide the subject property at a gross density of one dwelling unit per one acre.

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.*

The subject property is located in the Ute Water, Grand Valley Water Users Association, Grand Valley Rural Power (electric), Xcel (natural gas), Grand Junction Rural Fire District, and Mesa County Sheriff's Office service areas. A 24-inch water main is installed in 26 Road. Due to the lack of sanitary sewer service in this area, any additional residential lots created in the future are likely to be served by on-site wastewater treatment systems. The existing home at 823 26 Road, which is owned by the applicants, directly accesses 26 Road, a County-maintained road, via a private driveway.

This criterion **has been met**.

Section 3.09 General Approval Criteria:

A. *Complies with all applicable standards, provisions, and purposes of this Land Development Code.*

The proposed rezone complies with applicable standards, provisions, and purposes of the Land Development Code.

This criterion **has been met**.

B. *Is consistent with review agency comments.*

The proposed rezone is consistent with review agency comments.

This criterion **has been met**.

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

The proposed rezone is consistent with applicable intergovernmental agreements.

This criterion **has been met**.

V. PUBLIC COMMENTS

Public hearing notices were sent to owners of property within 2,500 feet of the subject property. As of the date of this report, the Planning Division has received no written public comments regarding the proposed rezoning.

VI. REVIEW AGENCY COMMENTS

The application was transmitted to eight review agencies, five of which provided comments. All review agency comments are in the project file and hearing binder.

VII. STAFF RECOMMENDATION

The Planning Division recommends **APPROVAL** of the rezone from AFT to RSF-E on the basis that:

- The proposed rezone satisfies the rezoning approval criteria in Section 4.15.C of the Mesa County 2020 Land Development Code (as amended);
- The proposed rezone satisfies the general approval criteria in Section 3.09 of the Mesa County 2020 Land Development Code (as amended);
- The proposed rezone is consistent with the Mesa County Master Plan’s future land-use classification of the subject property.

Summary

Rezoning Approval 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	Has been met

VIII. PLANNING COMMISSION ACTION: The Planning Commission is scheduled to hold a duly noticed public hearing on July 16, 2026 to consider the rezoning request.

IX. BOARD OF COUNTY COMMISSIONERS ACTION: The Board of County Commissioners is scheduled to hold a duly noticed public hearing on August 18, 2026 to consider the rezoning request.