



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: May 21, 2026 at 6:00 p.m.

BOARD OF COUNTY COMMISSIONERS: June 16, 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.

PRO2025-0046 THE RUSTY WINDMILL BARN CONDITIONAL USE PERMIT

Property Owners: Joshua and Shawna Sinks

Representative: Shawna Sinks

Location: 1242 Q ½ Road, Loma, 81524 (cross streets)

Parcel: 2691-092-00-039

Zoning: AFT (Agricultural, Forestry, Transitional)

Planner: Faye Hall, 970-244-1759, faye.hall@mesacounty.us

Request: To seek approval of a Conditional Use Permit for a minor entertainment events venue to hold weddings and special events.

Notification Date: April 30, 2026

Publication Date: May 6, 2026

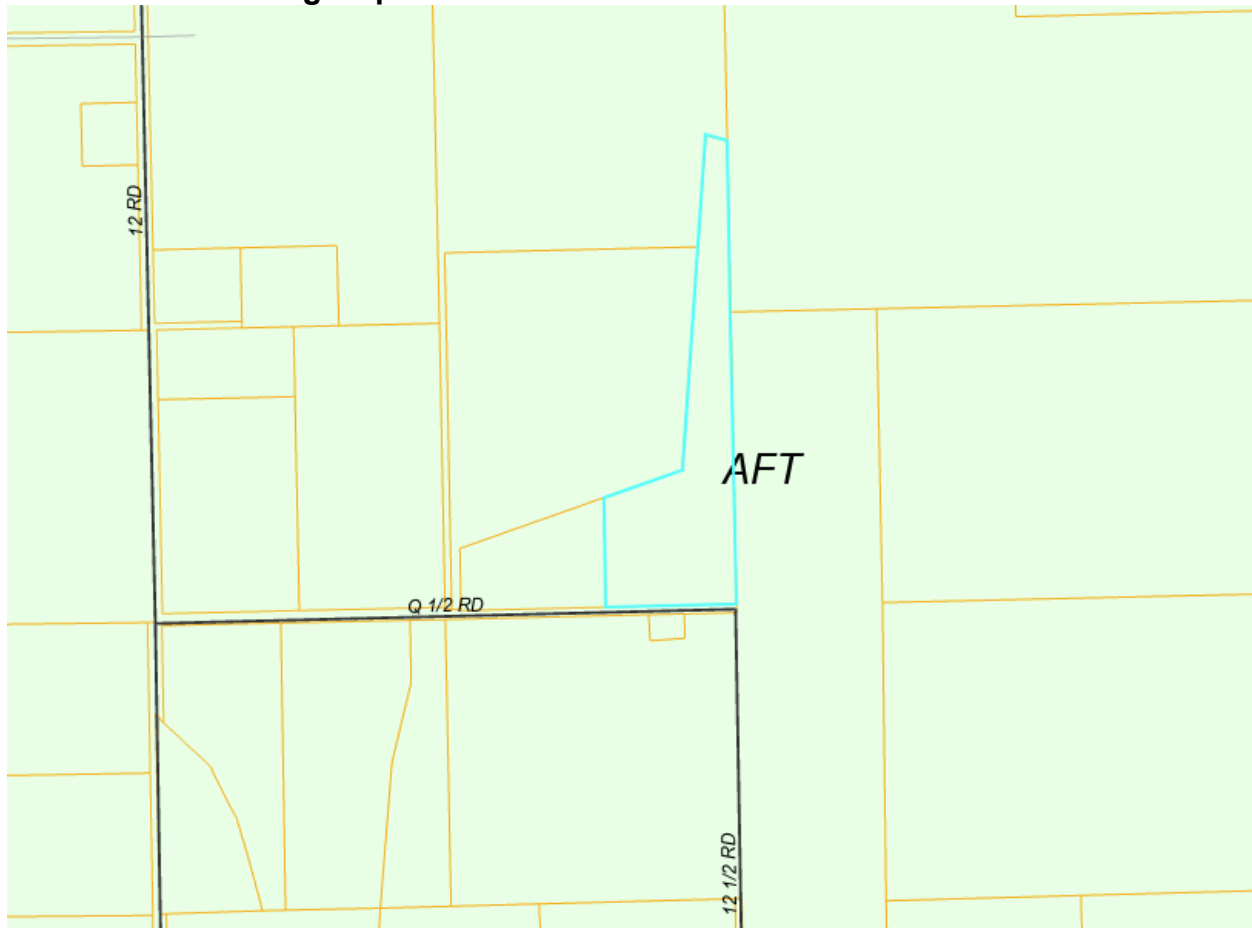


**PROJECT REVIEW
March 26, 2026**

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Request: To seek approval of a Conditional Use Permit for a minor entertainment events venue to hold weddings and special events.

Staff Recommendation: Approval with conditions and adoption of the resolution

Location and Zoning Map:



II. SURROUNDING LAND USES AND ZONING

Zoning within the 2,500-foot notice area:

- AFT

Land Uses within the 2,500-foot notice area:

- Residential
- Agricultural

Applicable Area Plans

- Mesa County Master Plan

III. PROJECT DESCRIPTION

Property Description

The subject property is approximately 13.43 acres in size and has a zoning district of AFT (Agricultural, Forestry, Transitional) and a Future Land Use Designation of R/A 17. The property is located on the north side of Q ½ Road and west of 12 ½ Road.

Proposal

The applicants are requesting approval for a Conditional Use Permit to allow a minor entertainment events venue that would allow 54 events for up to 99 people. The hours of operation would be from 10am to 10pm. A grassy outdoor ceremony area will be available for weddings, east of the barn, which is screened on three sides from adjacent properties by the barn and dense trees. Temporary tents may be used for the ceremony area if desired and would be removed the following day after the events. An existing 3500 square foot barn will be used for wedding receptions and indoor events and includes a kitchen to allow for a food storage and a clean-up area. Food would be brought in by a licensed caterer. The barn will be insulated and music will primarily be used indoors, with occasional use for short outdoor ceremonies that would typically be held during the late afternoon. The barn will have an ADA bathroom and dressing room that the wedding party or event renters can use. The septic system will be limited, so the applicants have purchased a Comfort Station and will have Bruin Waste service it. The Comfort Station includes two restrooms, both with sinks. The gravel driveway and parking lot will be maintained and watered down with a water truck and sprinklers if needed to minimize dust. A parking attendant will be available during events to direct cars on site. Ropes and cones will be used to delineate the parking spaces and will be removed the day following an event. ADA parking will be available adjacent to the barn and will be inspected and maintained after every event by the applicants. Any lighting used will comply with full cut off light fixtures for the events.

IV. Plans and Policies

Mesa County Master Plan

The Future Land Use designation for this property is Rural/Agriculture 17.

Proposed Site Plan

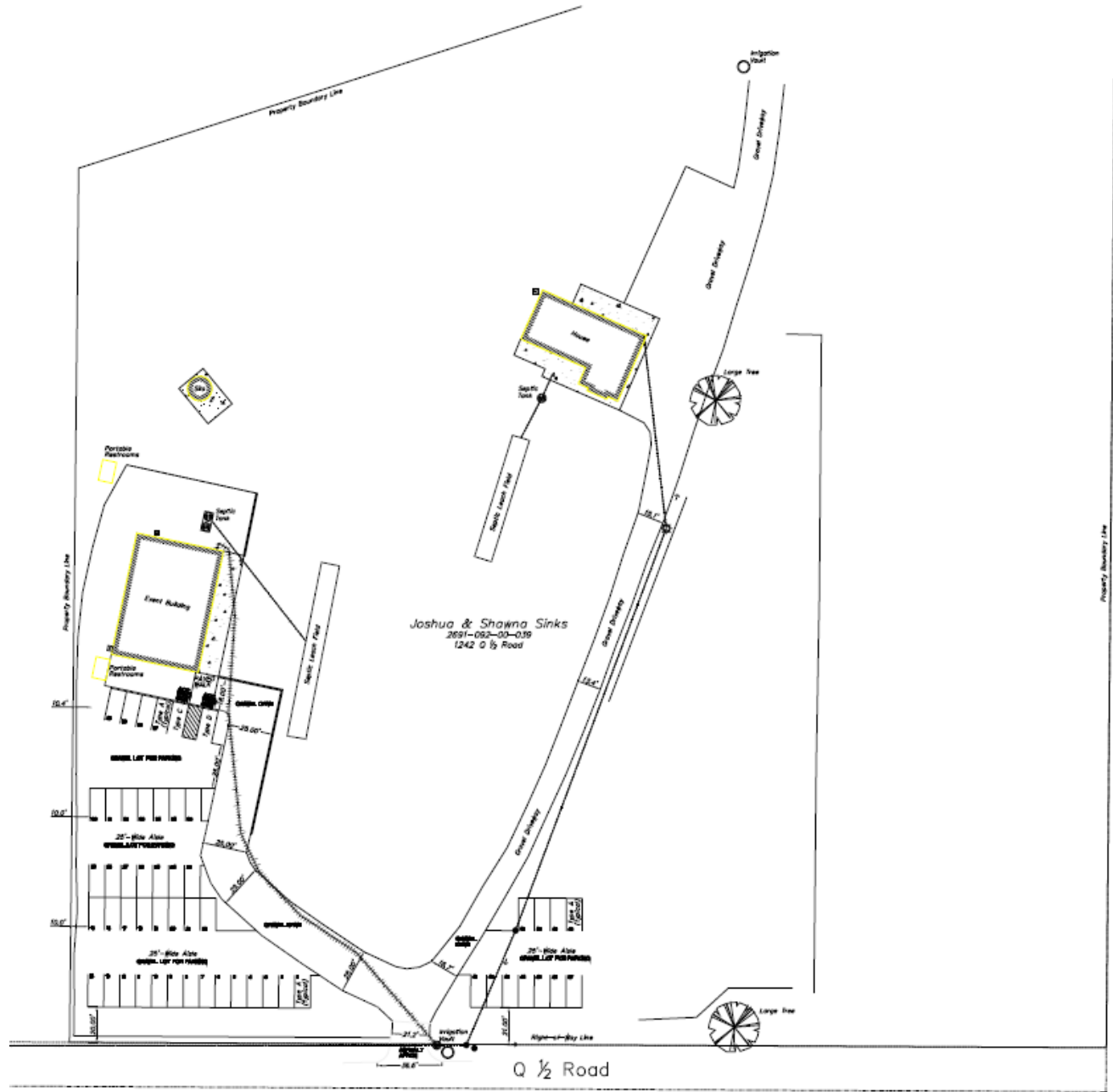
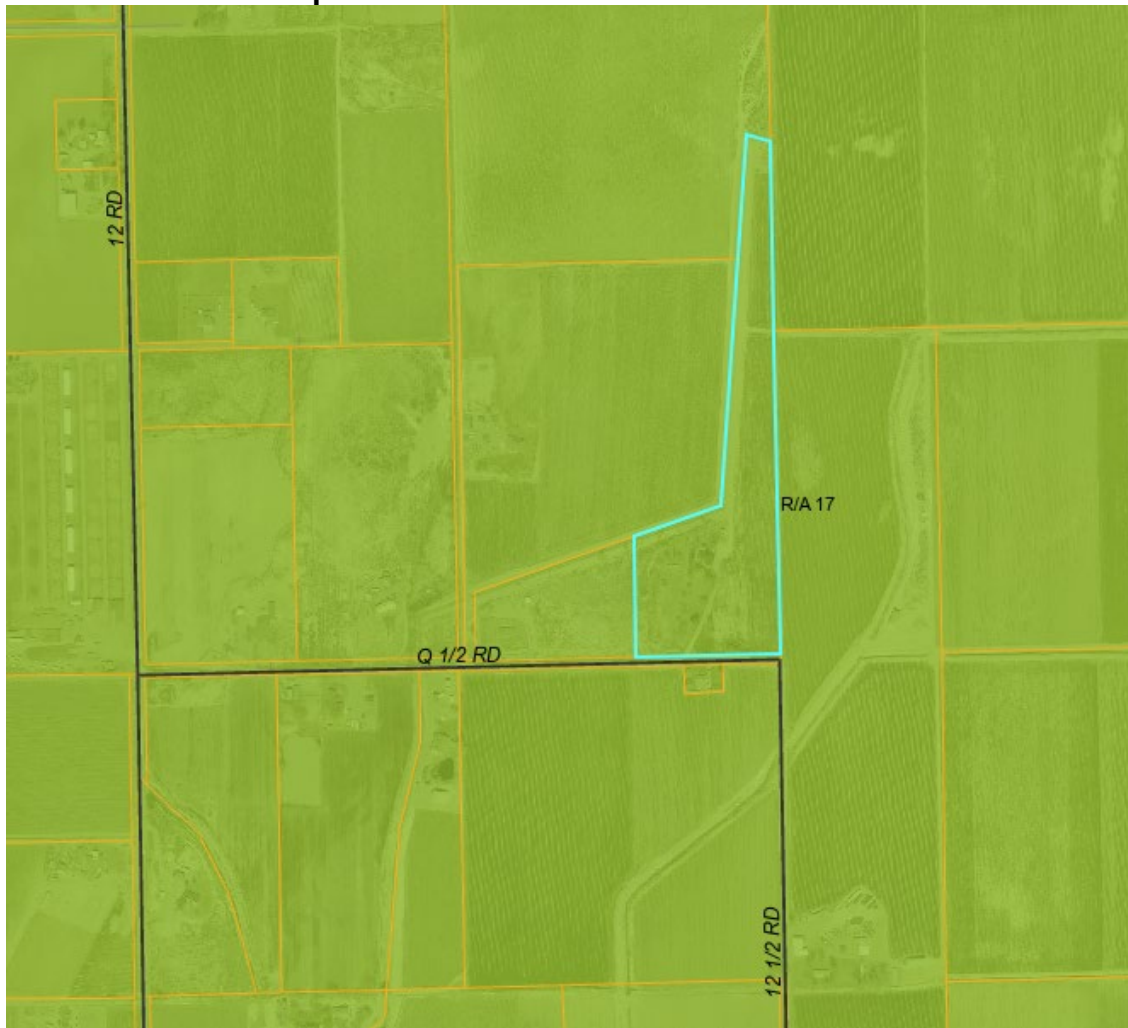


TABLE OF PARKING DIMENSIONS

STALL TYPE	STALL WIDTH (Feet)	STALL DEPTH (Feet)	ISLAND WIDTH (Feet)	Quantity
A	9.0	18.5	25.0	5
C (Car Accessible)	9.0 + 5.0 aisle	18.5	25.0	1
D (Van Accessible)	9.0 + 8.0 aisle	18.5	25.0	1

SITE PLAN
SCALE: 1" = 30'-0"

Future Land Use Map:



V. COMPLIANCE WITH MESA COUNTY CODE REQUIREMENTS:

Section 4.03, and 3.09 of the Mesa County Land Development Code were used to evaluate this application.

Section 4.03 of the Land Development Code (2020, as amended) states that a Conditional Use Permit may be approved by the Board of County Commissioners after considering the following:

- 1. The proposed use is not significantly different from adjacent uses in terms of appearance, site design, operating characteristics;**

The property is currently used for residential purposes. The appearance, site design, and operating characteristics of the property will change during events due to the temporary tent (if used), chairs, additional traffic, and people. Additionally, parking cones and ropes will be used to manage traffic and will be removed the following day. **This criterion has not been met.**

2. Any adverse impacts resulting from the use (including but not limited to: hours of operation, traffic generation, noise, odor, dust, and other external impacts) will be mitigated to the maximum extent practical;

Hours of operation – Events would be held no earlier than 10am and would end no later than 10pm.

Traffic – Guests will use Q ½ Road for access. Gravel driveway and parking areas will be maintained. A traffic attendant will be available during events on the property.

Noise – The noise limits of C.R.S. 25-12-103 shall be adhered to. Sound levels of noise radiating from the property line at a distance of 25 feet or more will not exceed 60 db(A) during the hours of 7am to 7pm or 55 db(A) between the hours of 7pm and 7am. The use of amplified music/microphones will be used primarily indoors and occasionally for short outdoor ceremonies (typically held during the late afternoon, averaging 30-45 minutes). The barn is insulated and there is a natural tree buffer to the east that will help to absorb sound.

Odor and Dust – No odors should occur due to the minor entertainment events venue. Dust will be controlled on the gravel road and parking area by regularly watering down with a water truck and sprinklers if needed. Lighting will comply with full cutoff light fixtures during events, if used.

This criterion can be met.

3. Public facilities and services shall be available upon completion of the project to serve the subject property; and

Public facilities and services are available to serve the proposed events. The venue will provide a bathroom that will be ADA accessible located inside the barn for the booking party and handicapped persons. A Comfort Station will also be provided that will be placed outside the barn and will have two restrooms with sinks for handwashing. ADA accessible parking will also be provided directly adjacent to the barn.

This criterion can be met.

Section 6.02.Z Minor Entertainment Events

Applications for minor entertainment events shall address the following concerns, including mitigation, in a Conditional Use Permit application:

1. Vehicle access and circulation (including emergency access);

Vehicles will enter the site via Q ½ Road. A gravel drive will be used to get to the gravel parking areas. Lower Valley Fire District requested additional work on the access to ensure emergency vehicles can reach the site. A letter was provided from a licensed Engineer stating that the driveway improvements have been completed.

This criterion has been met.

2. Noise limits set forth in C.R.S. 25-12-103;

The Rusty Windmill will comply with requirements of C.R.S. 25-12-103. Sound levels of noise radiating from the property line at a distance of twenty-five feet or more will not exceed 60 db(A) during the hours of 7 am to 7 pm or 55db(A) between the hours of 7pm and 7am. The use of amplified music/microphones will be used primarily indoors and occasionally for short outdoor ceremonies (typically held during the late afternoon, averaging 30-45 minutes). The barn is insulated and there is a natural tree buffer to the east that will help to absorb sound.

This criterion can be met

3. Hours of operation with an appropriate time to end activities associated with proposed events;

Hours of operation for events at the venue will begin no earlier than 10 a.m. and end no later than 10 p.m.

This criterion has been met.

4. Distance of the event footprint from adjacent residences to minimize, or eliminate if possible, potential impacts of noise, dust, lights, and other effects of the events;

The closest residence is approximately 400 feet to the southeast of the proposed venue. The trees on the applicant's property will help minimize any potential impacts from noise, lights and other effects of the events. The property to the west is approximately 570 feet from the proposed venue. The barn will provide a visual screen for the venue during ceremonies held in the grassy, treed area to the east. The neighbors to the north are approximately 1070 feet away and will have trees between them and the event area to help buffer. Holding the receptions inside the insulated barn will help reduce noise and visual impact to neighbors.

This criterion has been met.

5. Peak hour traffic generation; and

A Traffic Impact Study has been supplied. Peak hours will depend on time of events. Typical events are held in the afternoon and early evening. The majority of traffic coming into the site will occur within the hour of the proposed event time. Leaving the event will be spread out over a few hours.

This criterion has been met.

6. Screening of the event activities from residences on adjacent properties.

Wedding ceremonies will be held on the grassy area east of the barn. This area has trees to the north, east, and southeast to help block events visually from surrounding properties. The barn location will help to screen these ceremonies from the west. The

barn will be used for the receptions and indoor events which will be insulated to help with noise. By holding the events inside the barn, this will help to reduce the visual impacts from neighbors.

This criterion has been met.

Section 3.09 General Approval Criteria must also be considered for Conditional Use Permit requests:

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

This application complies with the standards, provisions and purposes of the Land Development Code and the Mesa County Master Plan.

This criterion has been met.

B. Is consistent with review agency comments;

The proposed Minor Entertainment events venue shall comply with all review agency comments.

This criterion can be met.

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

There is not any applicable intergovernmental agreement for this location.

This criterion is not applicable.

VI. PUBLIC COMMENTS

No public comment letters were received in opposition and one comment letter was received in support of the proposed venue.

VII. REVIEW AGENCY COMMENTS

All review agency comments are included in the file and the hearing binder and can be met.

VIII. PROJECT RECOMMENDATION:

The Planning Division recommends **approval and adoption of the resolution** with the following conditions:

1. Events can start no earlier than 10 a.m. and shall end no later than 10 p.m.
2. 54 events with up to 99 people per year will be allowed.
3. The noise limits of C.R.S. 25-12-103 shall be adhered to
4. Outdoor lighting will comply with full cutoff light fixtures for events.
5. Amplified music/microphones will only be allowed within the event barn with the exception of short outdoor ceremonies averaging 30 to 45 minutes.

6. If tents are used for ceremonies, they will be removed the following day. Ropes and cones used to delineate parking areas will also be removed the following day after an event.

The basis for this recommendation:

The petition demonstrates compliance with the majority of criterion in Section 4.03 1-3, Section 6.02.Z, and Section 3.09 A-C of the Mesa County Land Development Code (2020, as amended) with the recommended conditions of approval.

Summary of Basis of Recommendation

	CUP Criteria 4.03	Finding	Conditions
1	Appearance, Site Design, Operating Characteristics	Has not been met	6
2	Mitigation of Impacts	Can be met	1, 2, 3, 4, 5
3	Public Services Available	Can be met	
	Minor Entertainment Events Sec. 6.02.Z	Finding	Conditions
1	Vehicle access and circulation	Has been met	
2	Noise limits	Can be met	3, 5
3	Hours of operation	Has been met	1
4	Distance of event footprint from adjacent residences	Has been met	
5	Peak hour traffic generation	Has been met	
6	Screening of event from adjacent properties	Has been met	6

IX. MESA COUNTY PLANNING COMMISSION: (May 21, 2026)

X. MESA COUNTY BOARD OF COUNTY COMMISSIONERS (June 16, 2026)