



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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

***Continued to Thursday, May 14, 2026 at 11:00 a.m.** in the Mesa County Courthouse, Public Hearing Room, 544 Rood Avenue, Second Floor, Grand Junction.

*Original date, Thursday, March 26, 2026 at 11:00 a.m.

PRO2025-0375 ARNETT ZONING VARIANCE

Property Owners: Teri and James Arnett
Representative: James Arnett
Location: 352 Entrada Court, Grand Junction, 81507 (Entrada Court and Dakota Circle)
Parcels: 2945-193-15-022
Zoning: PUD (Planned Unit Development)
Planner: Collin Rode, (970) 254-4152, Collin.rode@mesacounty.us
Request: To vary the west setback of 40 feet, down to 20 feet to allow the placement of a pool shed and cabana.

Web Notification Date: February 26, 2026
Publication Date: March 4, 2026
Repost April 22, 2026 with continued hearing date.



PROJECT REVIEW

February 26, 2026

Updated April 20, 2026

PRO2025-0375

Property Owners:

Representative:

Location:

Parcel #:

Zoning:

Planner:

Request:

ARNETT ZONING VARIANCE

Teri and James Arnett

James Arnett

352 Entrada Court, Grand Junction, 81507 (Entrada Court and Dakota Circle)

2945-193-15-022

PUD (Planned Unit Development)

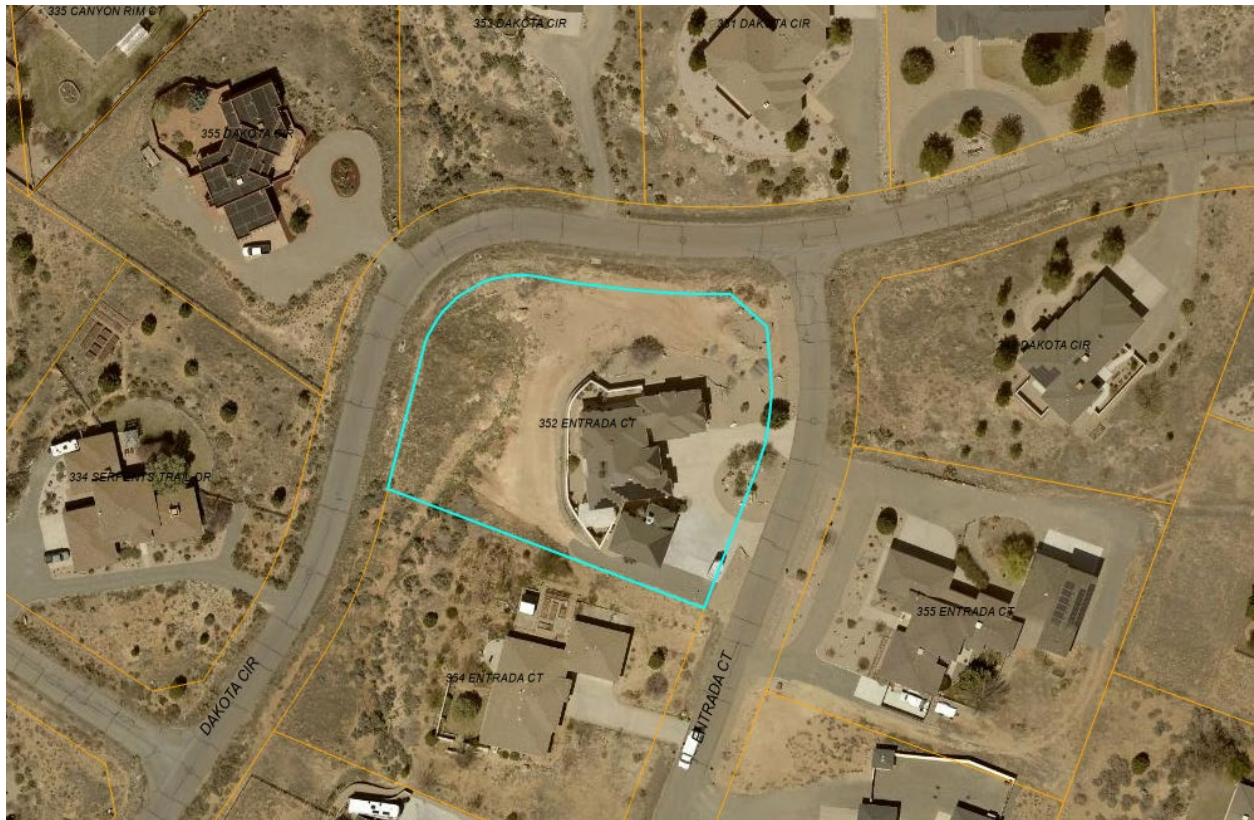
Collin Rode, (970) 254-4152, collin.ode@mesacounty.us

To vary the west setback of 40 feet, down to 20 feet to allow the placement of a pool shed and cabana.

Location and Zoning Map



Aerial Map



PROJECT DESCRIPTION

The property is located at the corner of Entrada Court and Dakota Circle, is zoned PUD (Planned Unit Development) and is approximately 1.01 Acres. The applicant is requesting to reduce the street setback (west property line) from 40 feet to 20 feet in order to construct a pool house and cabana for a future pool. The applicant is seeking the relief from the setback in order to place the structures close to the desired location of the future pool for convenience and logistical use. The applicant stated on the site plan and narrative that the proposed structures cannot be placed elsewhere as they intend on building an Accessory Dwelling Unit on the property in the next 5-10 years.

4.01.C Approval Criteria

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

<i>Criteria</i>	<i>Y/N/can be met/NA</i>	<i>Comments/Issues</i>
1. The requested Variance is consistent with the Purposes set out in Section 3.09 of this LDC;	Y	The requested variance is consistent with the purposes set out in the 2020 LDC in Section 3.09 A-C.
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;	N	There doesn't appear to be any special circumstances or conditions that do not also apply to the surrounding area. The other lots of the Monument Valley Subdivision are of similar size with the same setback requirements.
3. The special circumstances and conditions that account for the need for a Variance are not the result of the owners' actions;	N	There are no special circumstances or conditions that exist that are not a result of the owner's actions. The request for a setback reduction to place the pool house and cabana near the future pool appears to be a matter of convenience.
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;	N	Strict application of the LDC would not result in difficulties or hardships in the use of the land or building. There are other areas of the lot that can be utilized to achieve the applicant's goals and maintain compliance with this LDC. The property is zoned PUD for residential and is being used as such.
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	N	Granting the Variance is not the minimum necessary as no difficulties or hardships, such as significant topographical conditions or unique lot configuration, exist. The future pool could be modified in size or location to allow for the pool house and cabana to be

		conveniently placed while maintaining the minimum setback requirement.
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.	N	The granting of the Zoning Variance may have adverse impacts on neighboring properties. The proposed structures are shown on the site plan on top of a stormwater pipe running through the west side of the property. The placement of the proposed structures could impede the landowner's ability to maintain the pipe, thus having potential impacts to neighbors.
REVIEW AGENCY COMMENTS		
Mesa County Development Engineering is not in support of the request. The Regulatory Programs Manager (Floodplain) stated concerns regarding potential flooding due to changes made to the natural arroyo. The property owners must submit all required documentation to the Mesa County Planning Division and Building Department to receive complete approval of any construction at this location.		
PUBLIC COMMENTS		
There were 10 written public comments received during the review of this project.		
FINDINGS OF FACT		
"The Community Development Director shall make a decision based on the Approval Criteria under Section 4.01 C. The decision shall be in writing and shall clearly state the reasons the application has been approved, approved with conditions or denied."		
The approval criteria for an Administrative Adjustment, as found in Section 4.01.C of the Mesa County 2020 Land Development Code, as amended, have been met.		

REVIEW AGENCY & PUBLIC COMMENTS

All review agency comments received are a part of the hearing packet and the file. As of the date of this project review, 10 public comments have been received.

PROJECT HISTORY

PRO2025-0375 Arnett Zoning Variance (current project)

STAFF RECOMMENDATION

Planning staff recommends denial of this application for Arnett Zoning Variance to reduce the street setback (west property line) from 40 feet to 20 feet on the property located at 352 Entrada Ct, Grand Junction, CO, 81507.

BASIS

The basis for the recommendation is that the petition does not demonstrate compliance with the approval criteria in Sections 3.09 and 4.01.C of the Mesa County 2020 Land Development Code, as amended.