



COMMUNITY DEVELOPMENT DIVISION PLANNING

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NOTICE OF MESA COUNTY ADMINISTRATIVE REVIEW

To be considered, all comments should be submitted in writing and received by the project planner at the Mesa County Planning Department at PO Box 20,000 Department 5022, Grand Junction, CO 81502.

PRO2026-0035

MOON LIGHT RIDGE MAJOR SUBDIVISION FINAL PLAN

Property Owners: Martin and Carolyn Swift
Representative: Kim Kerk Land Consulting and Development
Location: 1327 21 Road, approximately 1,000 feet north of M Road,
Grand Junction, CO 81505
Parcel: 2695-354-00-502
Zoning: AFT (Agricultural, Forestry, Transitional)
Planner: Britt Dveris, 970-255-7191,
britt.dveris@mesacounty.us
Request: To subdivide the 15-acre subject parcel into two
residential lots, one approximately five acres in size, the
other approximately 10 acres in size.

Web Notification Date: April 23 2026 Repost with Report April 29, 2026

Publication Date: April 29, 2026

PROJECT REPORT

April 27, 2026

I. PRO2026-0035 MOON LIGHT RIDGE MAJOR SUBDIVISION FINAL PLAN

Property Owner: Martin and Carolyn Swift

Representative: Kim Kerk Land Consulting and Development

Location: 1327 21 Road, approximately 1,000 feet north of M Road, Grand Junction, CO 81505

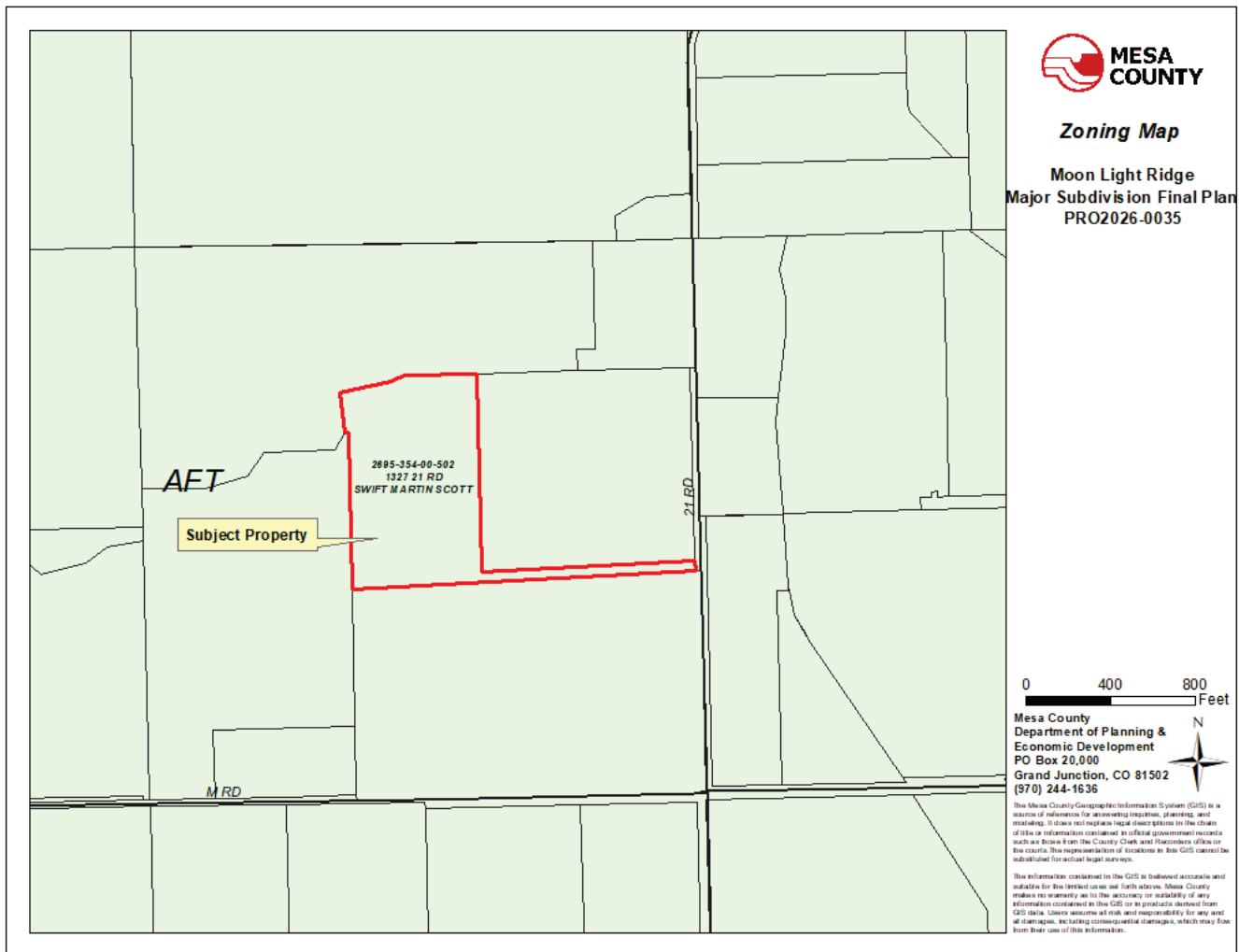
Parcel: 2695-354-00-502

Zoning: Agricultural, Forestry, Transitional (AFT)

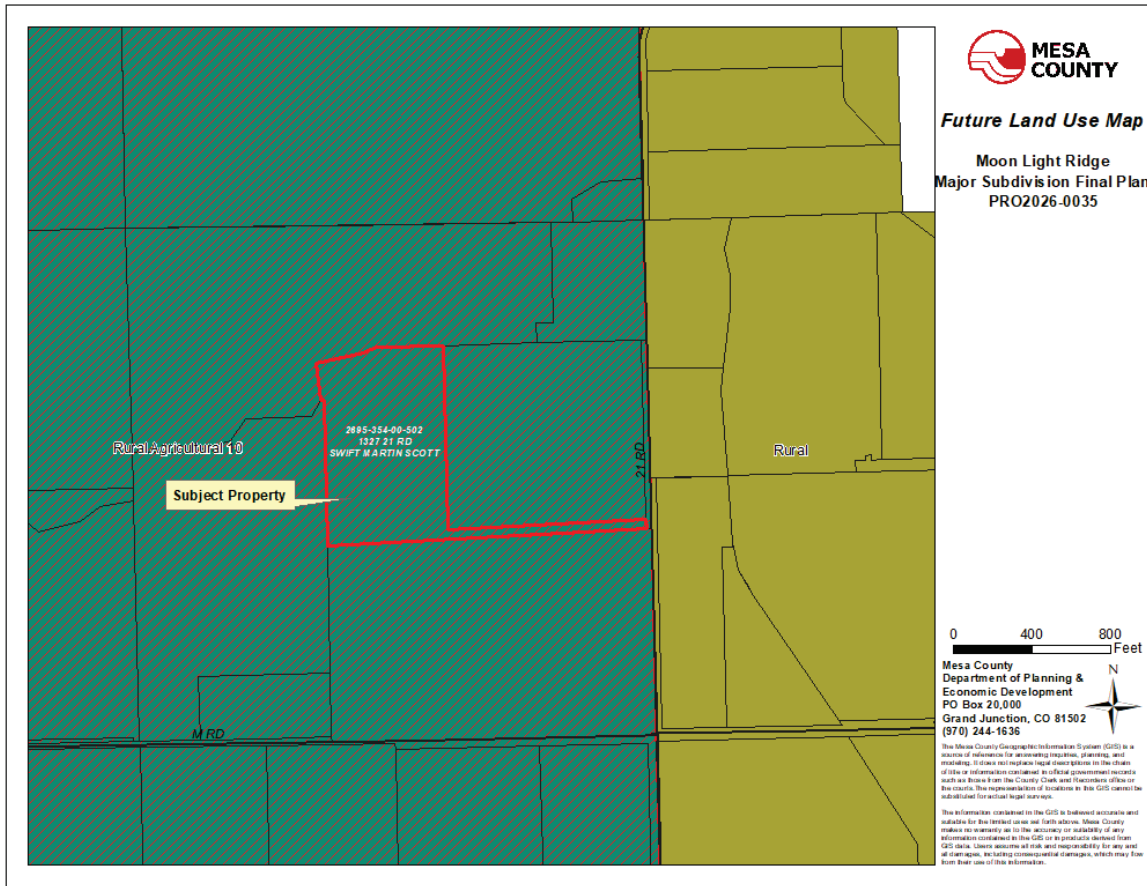
Future Land Use: Rural/Agricultural 10 (R/A 10); Cooperative Planning Area (Fruita Buffer)

Planner: Request: Britt Dveris

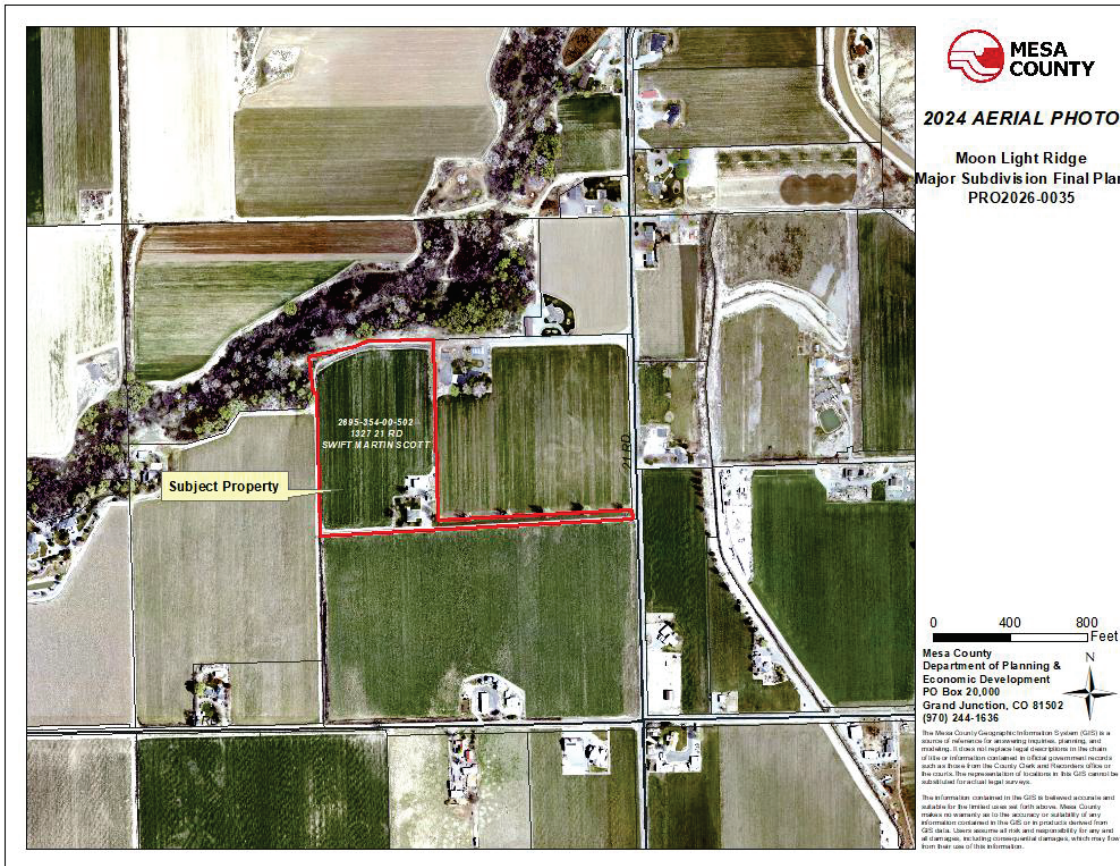
Zoning Map To subdivide the 15-acre subject parcel into two residential lots, one approximately five acres in size, the other approximately 10 acres in size.



Future Land Use Map



2024 Aerial Photo



II. PROJECT DESCRIPTION

A. Proposed Project Site

The subject parcel is Parcel A of the Northstar Simple Land Division (Reception #1796818), approximately 15.3 acres in size, and located on the west side of 21 Road, approximately 1,000 feet of north of M Road. The property is occupied by a 2,700-square-foot single-family dwelling and 2,400-square-foot barn and is used for irrigated agriculture. The subject parcel is bounded by the Little Salt Wash on the north and surrounded by low-density residential and small-scale agricultural land uses. The property has direct access to 21 Road, which is a County-maintained road situated within a 60-foot-wide public right-of-way (Reception Nos. 1796818 and 1855427), via a 1,050-foot-long private driveway in a 50-foot-wide flagpole. A 12-foot-wide irrigation easement extends north and south through the flagpole near the east boundary of the subject property. A 40-foot-wide irrigation easement (Reception #1610016) and 40-foot-wide ingress/egress easement (Reception #1475876) extend along the north boundary of the subject parcel. An eight-inch Ute Water main is installed in 21 Road. The subject property is located within the Ute Water District, Grand Valley Water Users Association, Grand Valley Rural Power, Xcel Energy, Lower Valley Fire District, and Mesa County Sheriff's Office service areas. The current zoning of the subject property is AFT; the future land-use designation is R/A 10. The property is located in the Fruita Buffer.

B. Proposed Project

The proposed project is to subdivide the 15.3-acre subject parcel into a total of two lots, one residential lot approximately five acres in size, and a reserve lot approximately 10 acres in size. The subject property's zoning of AFT, in conjunction with its future land-use designation of R/A 10, allows a maximum density of one dwelling unit per five acres when setting aside at least 50 percent of the parent parcel as a reserve lot or open space. The applicant is requesting a density bonus pursuant to Section 7.02.C of the Mesa County Land Development Code to achieve a maximum gross density of one residential lot per five acres. (The parent parcel that was the subject of the Northstar Simple Land Division was approximately 37.3 acres in size. Creating a reserve lot whose size is at least 50 percent of the parent parcel, i.e., approximately 18.7 acres, is not possible in this case. Because both of the lots that were created through the Northstar Simple Land Division, 1327 and 1337 21 Road, have the potential to maximize their respective lot yields without exceeding the gross density allowed for the 37-acre parent parcel, a determination has been made to allow the size of the reserve lot for this subdivision to be calculated on the basis of the size of the subject parcel.) While there is potential to create a total of three lots, the property owners have applied to create a total of two lots. The reserve lot could potentially be further subdivided in the future, as long as another reserve lot at least 7.7 acres in size is created in the process. The private driveway within the flagpole that currently accesses 21 Road will serve both resultant lots, with a 20-foot-wide ingress/egress easement providing legal access to Lot 1. A 14-foot-wide multipurpose easement along 21 Road will be dedicated by plat. On-site wastewater treatment systems will serve any new homes in the subdivision. A new service line will provide potable water to Lot 1. At approximately one dwelling unit per 7.7 acres, the gross density of the proposed subdivision complies with the density standards of the Mesa County Land Development Code. The application was transmitted to 18 review agencies, 12 of which have provided comments. To date, the Planning Division has received written public comments from one adjacent property owner opposing the proposed subdivision.

