



LAND USE ITEMS

**September 17, 2026
1:30 p.m.**

**544 Rood Avenue
Grand Junction, CO**

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PROJECT REVIEW

PRO2026-0197

REVOCATION OF
COMMUNITY
NEIGHBORHOOD PLANS



PROJECT REVIEW

July 29, 2026

PRO2026-0197 Revocation of Community/Neighborhood Plans

Representative: Mesa County Community Development Department
Planner: Greg Moberg, 970-244-1650, greg.moberg@mesacounty.us
Request: Revocation of the following community/neighborhood plans:
Clifton-Fruitvale Community Plan (Resolution No. MCPC 2006-01)
Gateway Rural Community Plan (Resolution No. MCPC 2004-02)
Glade Park Plan (Resolution No. MCPC 2014-005)
Loma Community Plan (Resolution No. MCPC 2009-001)
Mack Community Plan (Resolution No. MCPC 2012-001)
Mesa/Powderhorn Plan (Resolution No. MCPC 2013-002)
Orchard Mesa Neighborhood Plan (Resolution No. MCPC 2014-002)
Redlands Area Plan (Resolution No. MCPC 1-002)
Whitewater Community Plan (Resolution No. MCPC 2011-004)

Recommendation: Approval

I. PROJECT DESCRIPTION:

Plans to be rescinded:

Clifton-Fruitvale Community Plan (Resolution No. MCPC 2006-01)
Gateway Rural Community Plan (Resolution No. MCPC 2004-02)
Glade Park Plan (Resolution No. MCPC 2014-005)
Loma Community Plan (Resolution No. MCPC 2009-001)
Mack Community Plan (Resolution No. MCPC 2012-001)
Mesa/Powderhorn Plan (Resolution No. MCPC 2013-002)
Orchard Mesa Neighborhood Plan (Resolution No. MCPC 2014-002)
Redlands Area Plan (Resolution No. MCPC 1-002)
Whitewater Community Plan (Resolution No. MCPC 2011-004)

These Plans were originally adopted to provide policy guidance and vision for specific areas within the County. Since their adoption, key elements have been systematically incorporated and codified into the Land Development Code, elevating them from advisory to regulatory status. The inclusions can be found under Section 5.05 Special Purpose Zoning Districts in the Land Development Code. In addition, with the adoption of the Mesa County Master Plan in 2023, many of the goals, policies and action items were incorporated into the Chapter 5: Goals and Strategies of the newly adopted Master Plan.

The remaining uncoded/unincorporated goals, policies, and action items were not deemed necessary for inclusion in the Land Development Code or Master Plan. Consequently, continuing to maintain these legacy plans creates unnecessary redundancy, ambiguity and potential confusion for the following reasons:

- **Successful Implementation:** The County has already accomplished many of the recommended actions, goals, and strategies.
- **Codification and Incorporation:** Many of the goals, policies and action items have been codified or incorporated into the Master Plan, Land Development Code and overall policies.
- **Superseded Policies:** The neighborhood plans have become obsolete as they are now supported within the Land Development Code and Master Plan.
- **Jurisdictional Alignment:** Some of the original content was completed in conjunction with the City of Grand Junction and included areas within the City's Urban Development Boundary. The County's scope is limited to those areas outside this UDB. Elements within the UDB may be preserved by the City of Grand Junction but are no longer necessary for the County to maintain. In addition, the City of Grand Junction has already rescinded the Orchard Mesa Neighborhood Plan and the Red Lands Area Plan.
- **Redundancy:** The neighborhood plans contain descriptive information and policies that are now redundant with the Master Plan.

Because the primary objective to review and formally codify preferred elements of the Plans has been achieved, the desired vision for each area is now established and incorporated into the Land Development Code and Master Plan.

II. COMPLIANCE WITH MESA COUNTY REQUIREMENTS

Sections 3.09 and 4.11.C of the Mesa County Land Development Code was used to evaluate this application.

Section 3.09 – General Approval Criteria

- A. Complies with all applicable standards, provisions, and Purposes (Section 1.05) of this Land Development Code;

The proposed Master Plan Amendment does comply with applicable standards, provisions, and purposes of the Land Development Code.

This criterion **has been met**.

- B. Is consistent with review agency comments; and

There were no comments from outside or internal agencies.

This criterion **has been met**.

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

The proposed Master Plan Amendment does comply with applicable

intergovernmental agreements between the County and other entities.

This criterion **has been met**.

Section 4.11.C In evaluating a proposed amendment, the following shall be considered:

1. There was an error in the original Master plan such that then-existing facts, projects, or trend (that were reasonably foreseeable) were not accounted for;

There was no error in the original Master plan such that then-existing facts, projects, or trend were not accounted for.

This criterion **has been met**.

2. Events subsequent to the adoption of the Master Plan have invalidated the original premises and findings;

Following the adoption of the Plans, Mesa County undertook a comprehensive rewrite of its Master Plan in 2023. Key goals, policies, and actions from the Plans have now been integrated into the Goals and Strategies found in Chapter 5 of the Mesa County Master Plan.

This criterion **has been met**.

3. The character and/or condition of the area has changed enough that the amendment is acceptable;

The character and conditions throughout the County have evolved since the adoption of the Plans. Because these changes are comprehensively addressed within the Chapter 5: Goals and Strategies of the Mesa County Master Plan, the need to maintain these Plans is no longer required.

This criterion **has been met**.

4. The amendment is consistent with the goals and policies of the Master Plan, including applicable special area, neighborhood, and corridor plans;

This amendment request is consistent with the goals and policies of the Master Plan.

This criterion **has been met**.

5. The amendment is consistent with any intergovernmental agreements in effect between the County and any other unit of government;

The amendment is consistent with existing intergovernmental agreements.

This criterion **has been met**.

6. Public and community facilities are adequate to serve the type and scope of land use proposed;

This criterion is not applicable.

7. An inadequate supply of suitably designated land is available in the community,

as defined by the presiding body, to accommodate the proposed land use; and
This criterion is not applicable.

8. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The revocation of the Plans will benefit the County by removing redundant and confusing goals and policies, ultimately establishing a clearer and more efficient regulatory environment for future development.

This criterion **has been met**.

III. REVIEW AGENCY COMMENTS

Several review agency comments were received and are included on a Review Agency Report as an attachment to this report.

IV. PUBLIC COMMENTS:

Public comments in the form of emails and letters were received and are included in addition to an Review Agency Report as attachments to this report.

V. STAFF RECOMMENDATION

The Planning Division recommends APPROVAL of the proposed Master Plan Amendment rescinding the following Community/Neighborhood plans:

- Clifton-Fruitvale Community Plan (Resolution No. MCPC 2006-01)
- Gateway Rural Community Plan (Resolution No. MCPC 2004-02)
- Glade Park Plan (Resolution No. MCPC 2014-005)
- Loma Community Plan (Resolution No. MCPC 2009-001)
- Mack Community Plan (Resolution No. MCPC 2012-001)
- Mesa/Powderhorn Plan (Resolution No. MCPC 2013-002)
- Orchard Mesa Neighborhood Plan (Resolution No. MCPC 2014-002)
- Redlands Area Plan (Resolution No. MCPC 1-002)
- Whitewater Community Plan (Resolution No. MCPC 2011-004)

On the basis that:

- The proposed amendment satisfies the majority of the Master Plan Amendment approval criteria in Section 4.11.C of the Mesa County 2020 Land Development Code (as amended); and
- The proposed amendment satisfies the General Approval Criteria in Section 3.09 of the Mesa County 2020 Land Development Code (as amended)

Summary

General Approval Criteria

3.09.A Compliance with 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

Master Plan Amendment Approval Criteria

4.11.C.1 Previous error	Has been met
4.11.C.2 Invalidation	Has been met
4.11.C.3 Change of conditions	Has been met
4.11.C.4 Consistency w/MP	Has been met
4.11.C.5 Consistency w/IGAs	Has been met
4.11.C.6 Availability of facilities	Not applicable
4.11.C.7 Other suitable locations	Not applicable
4.11.C.8 Community benefits	Has been met

VI. Planning Commission ACTION: September 17, 2026

VII. Board of County Commissioner ACTION: Not Applicable

REVIEW AGENCY COMMENTS

Project ID: PRO2026-0197

Project Name: Revocation of Community/Neighborhood Plans

Review Cycle: 7/29/2026 - 8/19/2026

Agency Review Comments and Feedback

Your project has been reviewed. Comments from plan reviewers are compiled below for your reference. Please respond to the comments and submit necessary documents.

General Project Comments			
<u>Agency/ Department</u>	<u>Comment Date</u>	<u>Comment</u>	<u>Applicant Response</u>
Planner LDC Review	7/29/2026		
Irrigation- Grand Valley Water Users	7/29/2026		
Water- Ute	7/29/2026		
MC- Traffic	7/29/2026	No comments.	
Irrigation- Palisade	7/29/2026	No Comment from Palisade Irrigation District	
State- CO State Engineer- Water Supply	7/29/2026	The Division of Water Resources has no comments on this referral. Thank you.	
Irrigation- Grand Valley Drainage	7/30/2026	GVDD has no comment.	
MC- Health (Restaurant)	7/30/2026	MCPH has no concerns with this.	
State- CO Parks & Wildlife NW	7/30/2026		
Irrigation- Grand Valley	7/30/2026		
MC- Floodplain	7/30/2026		
MC- ROW Vacation	7/30/2026		
MC- Stormwater	7/30/2026	No comment.	
MC- Surveyor	7/30/2026	I have no comment.	
Water- Clifton	7/31/2026	no comments	9

Jurisdiction- Palisade	7/31/2026	No comments or concerns	
MC- Treasurer	8/3/2026		
Fire- Grand Junction Rural Fire Department	8/4/2026	GJFD has no comments.	
Fire- Grand Junction Fire Department	8/4/2026	GJFD has no comments.	
MC- OWTS	8/4/2026		
State- CO DOT Region 3	8/4/2026	CDOT has no comment.	
Irrigation- Redlands Water & Power	8/6/2026	No comment	
Fire- Clifton Department	8/7/2026	The Fire Department has reviewed the proposed rescission of the identified neighborhood and subarea plans and has no objection from a fire code or emergency-response standpoint. This determination is based on the understanding that applicable requirements for fire apparatus access, fire department access roads, water supply, fire flow, hydrant locations, and other applicable fire and life-safety provisions will continue to be addressed through the adopted International Fire Code, Land Development Code, and applicable development review processes. Rescission of these plans shall not be construed as approval or waiver of fire code requirements applicable to future development	
Fire- Palisade Fire Department	8/7/2026	The Fire Department has reviewed the proposed rescission of the identified neighborhood and subarea plans and has no objection from a fire code or emergency-response standpoint. This determination is based on the understanding that applicable requirements for fire apparatus access, fire department access roads, water supply, fire flow, hydrant locations, and other applicable fire and life-safety provisions will continue to be addressed through the adopted International Fire Code, Land Development Code, and applicable development review processes. Rescission of these plans shall not be construed as approval or waiver of fire code requirements applicable to future development	

Fire- Plateau Valley Fire Department	8/7/2026	The Fire Department has reviewed the proposed rescission of the identified neighborhood and subarea plans and has no objection from a fire code or emergency-response standpoint. This determination is based on the understanding that applicable requirements for fire apparatus access, fire department access roads, water supply, fire flow, hydrant locations, and other applicable fire and life-safety provisions will continue to be addressed through the adopted International Fire Code, Land Development Code, and applicable development review processes. Rescission of these plans shall not be construed as approval or waiver of fire code requirements applicable to future development	
Irrigation- Orchard Mesa	8/11/2026	The narrative document does not load up. I am not able to view it.	
Power- GV Rural Power	8/14/2026	GVP Comments Noted	
MC- Addressing	8/14/2026	I don't have any comments	
MC- Building	8/17/2026	No comments	
Sanitation- MC PID	8/18/2026	No Comment	
Fire- Lower Valley Fire Department	8/19/2026	After reviewing document, LVFD has no comment regarding the master plan.	
Fire- Central Orchard Mesa Department	8/19/2026		
MC-Development Engineer	8/19/2026	Development Engineering has no comments on the proposed action.	
MC- TIFF	8/19/2026	Development Engineering has no comments on the proposed action.	
Federal- Aviation Administration	8/21/2026	No comments received by due date.	
Federal- BLM	8/21/2026	No comments received by due date.	
Federal- Colorado National Monument	8/21/2026	No comments received by due date.	
Federal- US Army Corp of Engineers	8/21/2026	No comments received by due date.	
Federal- US Forest Service	8/21/2026	No comments received by due date.	
Fire- DeBeque Fire Department	8/21/2026	No comments received by due date.	
Federal- US Fish & Wildlife	8/21/2026	No comments received by due date.	
Fire- East Orchard Mesa Fire Department	8/21/2026	No comments received by due date.	11

Fire- Glade Park Fire Department	8/21/2026	No comments received by due date.	
Fire- Gateway Fire Department	8/21/2026	No comments received by due date.	
Fire- Lands End Fire Department	8/21/2026	No comments received by due date.	
GJ Regional Airport	8/21/2026	No comments received by due date.	
Irrigation- Bluestone	8/21/2026	No comments received by due date.	
Irrigation- Collbran Conserve	8/21/2026	No comments received by due date.	
Irrigation- Mesa County	8/21/2026	No comments received by due date.	
Jurisdiction- Collbran	8/21/2026	No comments received by due date.	
Jurisdiction- DeBeque	8/21/2026	No comments received by due date.	
Jurisdiction- Fruita	8/21/2026	No comments received by due date.	
Jurisdiction- Grand Junction	8/21/2026	No comments received by due date.	
MC- Assessor	8/21/2026	No comments received by due date.	
MC- Code Compliance	8/21/2026	No comments received by due date.	
MC- Liquor Licensing	8/21/2026	No comments received by due date.	
MC- Public Works	8/21/2026	No comments received by due date.	
MC- Road & Bridge	8/21/2026	No comments received by due date.	
MC- Sheriff	8/21/2026	No comments received by due date.	
Power- Black Hills Corp.	8/21/2026	No comments received by due date.	
Power- Tri State	8/21/2026	No comments received by due date.	
Power- Xcel Energy	8/21/2026	No comments received by due date.	
Sanitation- Clifton Sanitation	8/21/2026	No comments received by due date.	
Sanitation- Grand Mesa Metro	8/21/2026	No comments received by due date.	
Sanitation- Mesa Water & Sanitation	8/21/2026	No comments received by due date.	
Sanitation- Persigo	8/21/2026	No comments received by due date.	
School- DeBeque School District 49JT	8/21/2026	No comments received by due date.	
School- Delta Joint School District 50J	8/21/2026	No comments received by due date.	
School- Mesa County Valley School District 51	8/21/2026	No comments received by due date.	12

Irrigation- Brown & Campion	8/21/2026	No comments received by due date.	
School- Plateau Valley School District 50	8/21/2026	No comments received by due date.	
State- CDPHE- Solid Waste Division	8/21/2026	No comments received by due date.	
State- CO Geological Survey	8/21/2026	No comments received by due date.	
State- CO Parks & Wildlife SW	8/21/2026	No comments received by due date.	
State- CO State Forest Service	8/21/2026	No comments received by due date.	
Water- DeBeque	8/21/2026	No comments received by due date.	
Water- Grand Junction (Watershed)	8/21/2026	No comments received by due date.	
Water- Grand Junction/ Kannah Creek	8/21/2026	No comments received by due date.	
Water- Grand Mesa Metro	8/21/2026	No comments received by due date.	

PROPOSED RESOLUTION FOR APPROVAL

MESA COUNTY PLANNING COMMISSION RESOLUTION PC2026-2

REVOCATION OF COMMUNITY/NEIGHBORHOOD PLANS

WHEREAS, the Mesa County Planning Commission is charged with the duty to prepare and adopt master plans for the Mesa County in accordance with C.R.S 30-28-108, and;

WHEREAS, the following Community, Area and Neighborhood Plans, herein known as the “Plans”, are components of the Master Plan:

Clifton-Fruitvale Community Plan (Resolution No. MCPC 2006-01)
Gateway Rural Community Plan (Resolution No. MCPC 2004-02)
Glade Park Plan (Resolution No. MCPC 2014-005)
Loma Community Plan (Resolution No. MCPC 2009-001)
Mack Community Plan (Resolution No. MCPC 2012-001)
Mesa/Powderhorn Plan (Resolution No. MCPC 2013-002)
Orchard Mesa Neighborhood Plan (Resolution No. MCPC 2014-002)
Redlands Area Plan (Resolution No. MCPC 1-002)
Whitewater Community Plan (Resolution No. MCPC 2011-004); and

WHEREAS, the Mesa County Planning Commission adopted these Plans; and

WHEREAS, circumstances, community needs, and planning priorities within the subject areas have evolved, rendering the goals, policies, objectives, and action items of the aforementioned plan outdated; and

WHEREAS, the Plans were adopted to provide policy guidance and visions for the development of the areas; and

WHEREAS, since the adoptions, key goals, policies, objectives, and action items of the Plans have been systematically incorporated and codified into the Land Development and the Master Plan; and

WHEREAS, the codification of the specific goals, policies, objectives, and action items elevates them from advisory to regulatory; and

WHEREAS, maintaining the Plans creates unnecessary regulatory redundancy and potential ambiguity between the advisory documents and enforceable code; and

WHEREAS, the primary objective of the Plans was, over time, to review the goals, policies, objectives, and action items and codify those preferred elements formally establishing the desired vision;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION IN THE COUNTY OF MESA, STATE OF COLORADO:

THAT the with the adoption of this resolution, Mesa County Planning Commission Resolution No. MCPC 2006-01, Resolution No. MCPC 2004-02, Resolution No. MCPC 2014-005), Resolution No. MCPC 2009-001, Resolution No. MCPC 2012-001, Resolution No. MCPC 2013-002, Resolution No. MCPC 2014-002, Resolution No. MCPC 1-002, and Resolution No. MCPC 2011-004 are rescinded

PASSED AND ADOPTED THIS 17th DAY OF September, 2026.

CLIFTON ANSON, CHAIR
MESA COUNTY PLANNING COMMISSION

NINA HUTCHINS, SECRETARY
MESA COUNTY PLANNING COMMISSION