MESA COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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: December 17, 2026 at 6:00 p.m.
BOARD OF COUNTY COMMISSIONERS: January 19, 2027 at 1:30 p.m.
All hearings are held in the Mesa County Courthouse, Public Hearing Room, 544 Rood Avenue, Second Floor, Grand Junction, CO 81501.

PRO2026-0151 STARK RELO TOWER CONDITIONAL USE PERMIT

Property Owner:	Mesa County Valley School District No. 51
Representative:	Chris Kennard
Location:	550 Warrior Way, Grand Junction, 81504 (F Road and 31 ½ Road)
Parcel:	2943-102-22-006
Zoning:	R-O (Residential Office)
Planner:	Faye Hall, 970-244-1759, faye.hall@mesacounty.us
Request:	To construct a new 80 foot tall standard monopole telecommunications tower with associated ground equipment on a 25' x 30' leased area. An existing 60 foot concealed monopole tower will be removed.

Web Notification Date: November 23, 2026
Publication Date: November 21, 2026

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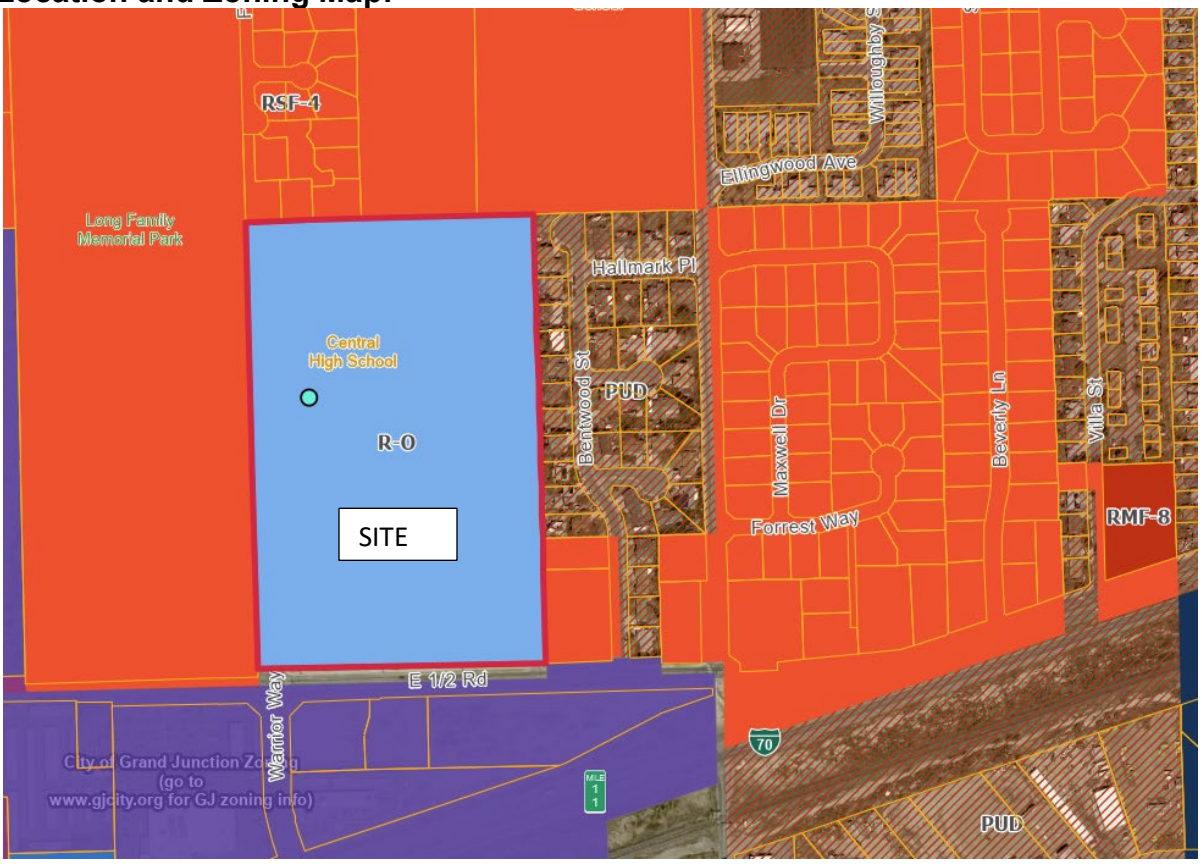
PROJECT REVIEW
November 23, 2026

PRO 2026-0151 CUP STARK RELO TOWER CONDITIONAL USE PERMIT

Property Owner(s):	Mesa County Valley School District No. 51
Representative(s):	Chris Kennard
Location:	550 Warrior Way, Grand Junction, 81504 (F Rd. & 31 ½ Rd.)
Parcel #:	2943-102-22-006
Zoning:	R-O (Residential Office)
Planner:	Faye Hall, (970) 244-1759, faye.hall@mesacounty.us
Request:	To construct a new 80 foot tall standard monopole telecommunications tower with associated ground equipment on a 25' x 30' leased area. An existing 60 foot concealed monopole tower will be removed.

Staff Recommendation: Approval with conditions and adoption of the resolution

Location and Zoning Map:



SURROUNDING LAND USES AND ZONING

Zoning within the 500-foot notice area:

- RSF-4
- PUD (Planned Unit Development)
- City limits of Grand Junction

Land Uses within the 500-foot notice area:

- Residential
- Commercial
- Recreation

Applicable Area Plans

- Master Plan

PROJECT DESCRIPTION

Property Description

Subject property is being used institutionally as a high-school for District 51 and is 24.02 acres in size and has a zoning designation of R-O(Residential Office) and a future land use designation of Residential Medium. The property is located on the north side of E ½ Road on Warrior Way. Telecommunications facilities are allowed within the R-O zoning district with a Conditional Use Permit (CUP). There is an existing 60 ft tower on the property, that will be removed.

Proposal

Verizon Wireless, in conjunction with Mesa County School District 51 is requesting approval of a Conditional Use Permit (CUP) to relocate a telecommunications facility approximately 200 feet north of the existing towers location. The existing 60-foot concealed monopole tower is being removed at the request of the School District to allow for future improvements.

The proposed replacement facility consists of an 80-foot tall standard monopole telecommunications tower (85 feet overall with appurtenances), associated equipment shelter, generator, and gravel surfaced compound. The tower will continue to serve as a critical capacity off-load site for Verizon's wireless network, supporting increasing demand for voice and data services in the Grand Junction area.

The lease area is approximately 25' x 30' and will include a 6 foot CMU compound enclosure. Access will continue to utilize existing school driveways and a new access/utility easement. A Restrictive Covenant will be recorded between the three School District 51 owned parcels to ensure compliance with setbacks.

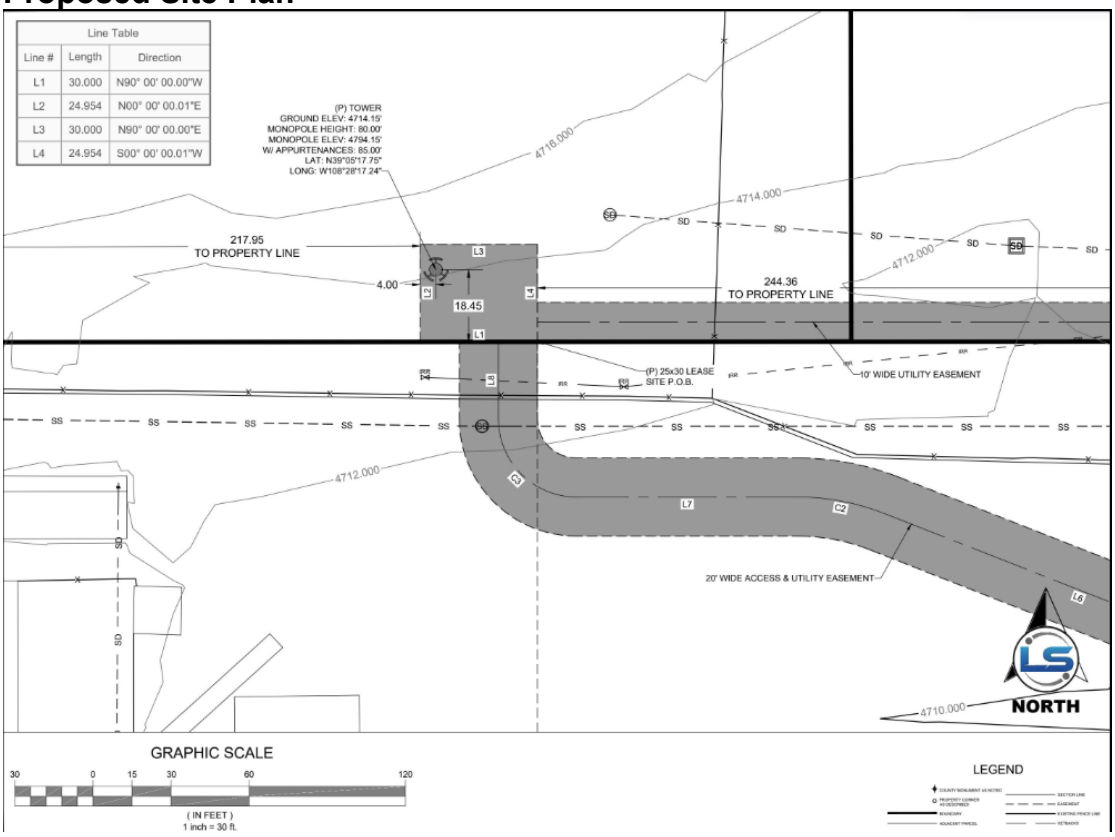
The proposed monopole is similar in scale to existing light standards and utility structures on the school campus. The facility will be unmanned, with maintenance visits limited to 1-2 times per month. The relocation has been sited to minimize impacts to residential properties to the southeast while accommodating the School District's future plans for campus improvements.

The tower will be a galvanized, matte grey finish with a non-reflective surface to blend in with the sky and match nearby appurtenances such as light poles that already exist in the nearby parking lots.

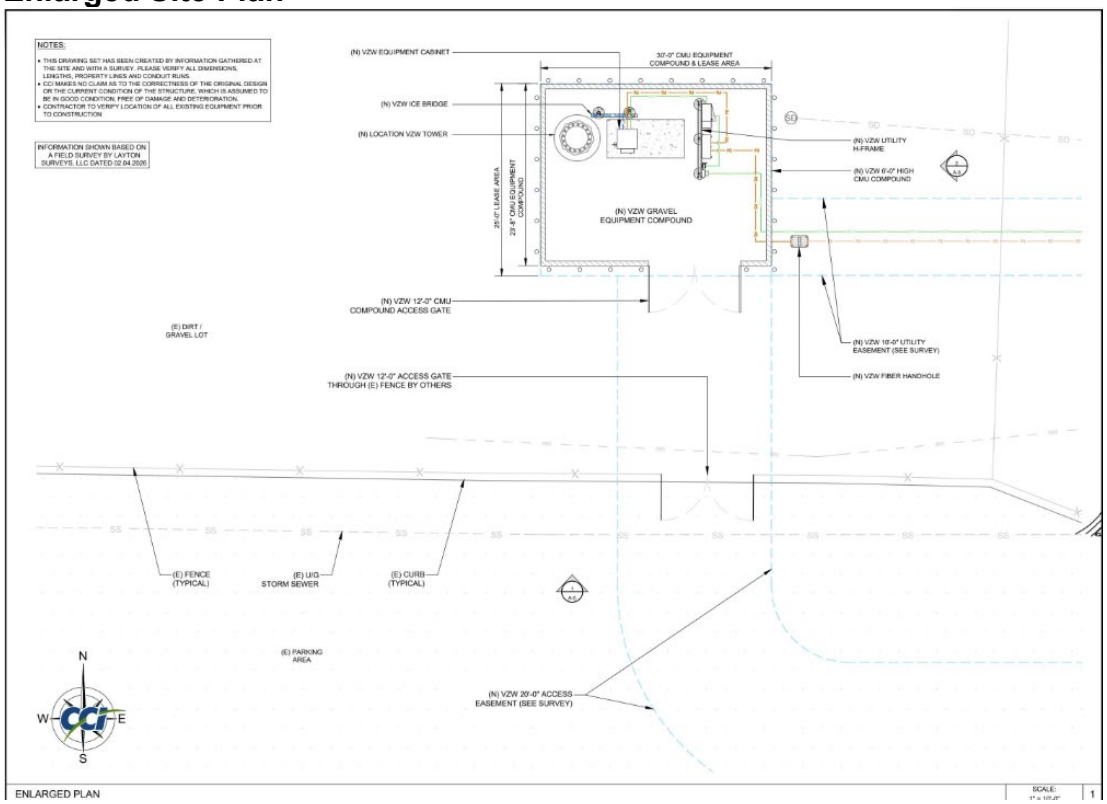
Area Aerial Photo 2024



Proposed Site Plan



Enlarged Site Plan



Proposed elevations

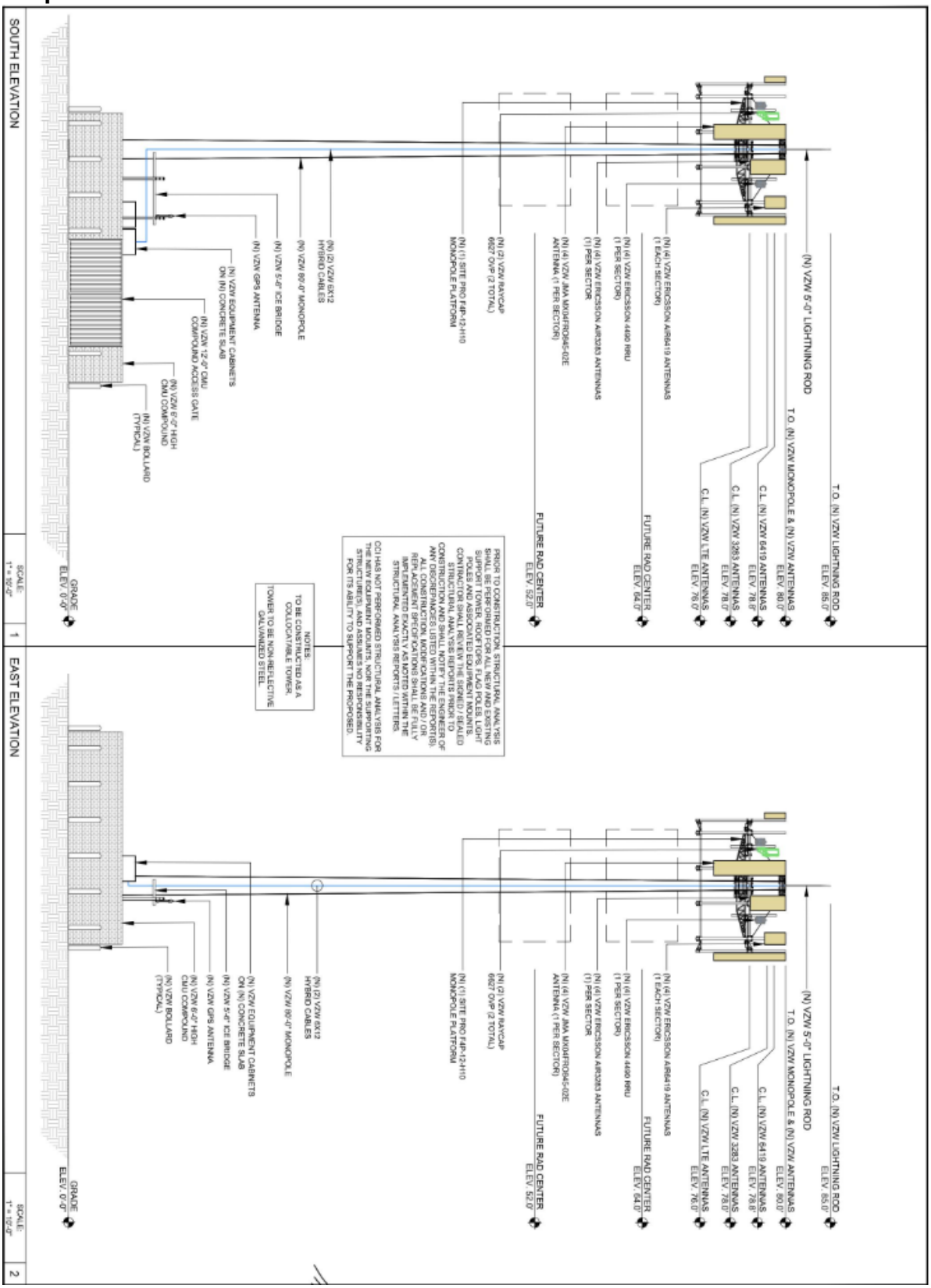
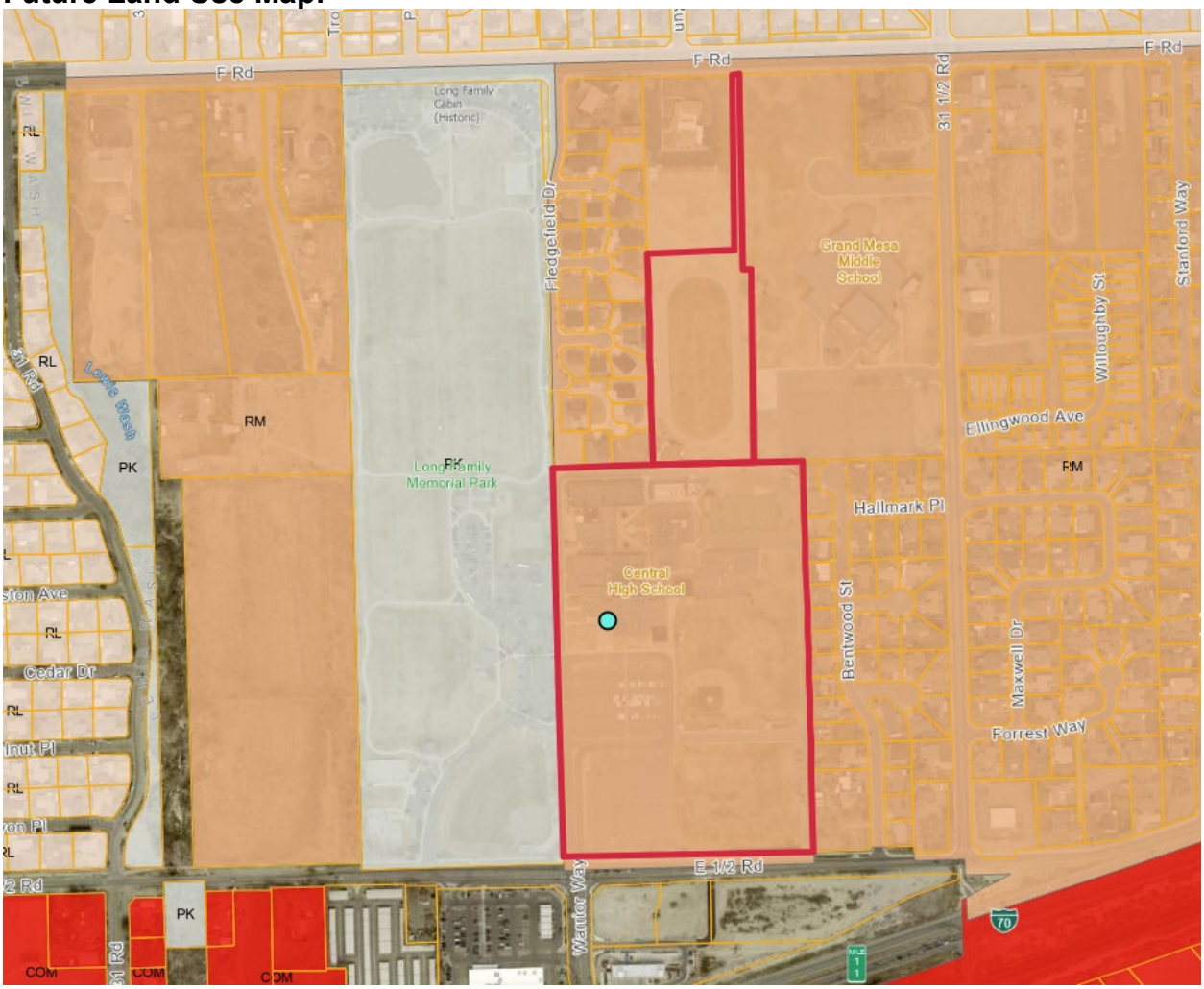


Photo simulation from E ½ Road:



Future Land Use Map:



COMPLIANCE WITH MESA COUNTY CODE REQUIREMENTS:
Section 4.03.C, 6.02.S and 3.09 of the Mesa County Land Development Code were used to evaluate this application.

<u>Section 4.03</u> of the 2020 Land Development Code 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 proposed use of a telecommunications tower would be similar in scale to the existing light standards and utility structures on the school campus. The facility is unmanned, with maintenance visits limited to 1-2 times per month. The relocation has been sited to minimize impacts to residential properties to the southeast while accommodating the School District's future plans for campus improvements.

This criterion **has 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
After the initial installation, a carrier would likely visit the facility about once or twice a month.

Traffic Generation
The tower site will not generate excessive traffic since this will be an unmanned facility. There would be one pickup truck visiting the site once or twice a month.

Noise
No noise will be emitted from the proposed tower. In the event that power were disrupted to the site, there could be the rare occasion that a generator would be used until power was restored.

Odor
No odor will be emitted from the proposed tower and facility.

Dust
The tower will be accessed by existing driveway locations. Construction impacts will be temporary and controlled per the approved SWPPP and Reclamation Plan.

This criterion **can be met**

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

The proposed tower will utilize existing Xcel Energy electrical service and fiber connectivity. Emergency services are provided by the Mesa County Sheriff's Department and Clifton Fire Department. This facility has no need for water or sewer.

This criterion **can be met**.

Section 6.02.S Telecommunications Facilities

1. General

All telecommunications facilities shall comply with the standards of this Land Development Code, all applicable standards of the Federal Telecommunications Act of 1996, and all applicable requirements of the Federal Aviation Administration.

4. Urban Planning Areas

a. Purpose

The purpose of this section is to regulate the placement, construction and modification of towers and/or telecommunications facilities in order to protect the health, safety, and welfare of the public, while at the same time not unreasonably interfering with the development of competitive wireless telecommunications.

Sections 6.02.S.4.a-s All standards can be met or are not applicable

<u>Section 3.09</u> 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;

The proposed tower will be in accordance with the 2020 Land Development Code

This criterion **has been met**

B. Is consistent with review agency comments;

Review Agency comments have been received and all comments have been addressed.

This criterion **has been met**.

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

This application is not located within and intergovernmental agreement area.

This criterion **has been met.**

PUBLIC COMMENTS

As of the date of this project review, there have been no public comments.

REVIEW AGENCY COMMENTS

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

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

1. Provide access and utility easements prior to issuance of a building permit
2. The applicant, owner and operator shall not significantly deviate from the approved site plan and elevation documents submitted with this application. Any modification or expansion of this facility, not including minor modifications as determined by the Planning Director, shall require an amendment of the Conditional Use Permit.
3. Any future co-locations and ground equipment shall require Site Plan approval from the Mesa County Planning Department.
4. Construction shall comply with all Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) requirements.
5. Night lighting of the tower shall be provided as required by state and/or federal agencies.
6. Provide evidence concerning structural and engineering standards prepared by a Colorado professional engineer.
7. A Site Plan Review shall be submitted and approval obtained prior to construction to ensure compliance with the conditional use permit.

The basis for this recommendation:
The petition demonstrates compliance with the majority of criterion in Section 4.03, Section 6.02.S and Section 3.09 of the 2020 Mesa County Land Development Code with the recommended conditions of approval.

Summary of Basis of Recommendation

	CUP Criteria 4.03	Finding	Conditions
1.	Not significantly different from adjacent uses	Has been met	
2.	Adverse Impacts	Can be met	5
3.	Public facilities	Can be met	1
	Telecommunications Facilities 6.02.S	Finding	Conditions
1.	Compliance with Land Development Code, FCC and FAA requirements	Can be met	4,5
2.	Disputes	Not Applicable	
3.a	Attached Facilities	Not Applicable	
3.b	Telecommunications facility support structure-height	Can be met	
4	Urban Planning Areas	Can be met or is not applicable	6
	General Approval Criteria 3.09	Finding	
A	Compliance with the Land Development Code	Has been met	2,3,6,7
B	Consistency with review agency comments	Has been met	1,3,4,5,6
C	Consistency with IGAs	Not applicable	

MESA COUNTY PLANNING COMMISSION: December 17, 2026 (Approval, Denial)

MESA COUNTY BOARD OF COUNTY COMMISSIONERS: January 19, 2027 (Approval, Denial)