



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**  
**Board of Adjustment Public Hearing Agenda**

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Patti Chamberlain, Chair  
Greg Motz, Secretary  
Jen Landini  
David Reinertsen

Lois Dunn  
Micah George (Alternate #1)  
Vacant (Alternate #2)

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**Date :** April 08, 2021

**Time:** 11:00 a.m.

**Place:** Mesa County Multi-Propose Room 544 Rood Avenue, 1st Floor Grand Junction, Colorado. Please use the 6<sup>th</sup> Street entrance.

The following items will be presented at this public hearing of the Mesa County Community Development Department, Planning Division, and Board of Adjustment for their consideration.

The purpose of the Board of Adjustment Hearing is to have the facts of a case presented in a manner that will assist the decision-makers in making a fair, legal, and complete decision. The hearing is a fact-finding forum by unbiased decision-makers, not a popularity contest. Unruly behavior, such as booing, hissing, cheering, applause, verbal outburst, or other inappropriate behavior, detract from the hearing and will not be permitted.

**NOTE:** Copies of Staff Reports for Hearing Items are available on the back table within the hearing room.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF MINUTES:** December 10, 2020
- D. AMENDMENTS TO THE AGENDA**
- E. ANNOUNCEMENTS AND/OR PRESENTATIONS**
- F. CONTINUED ITEMS:** None

**END OF CONTINUED ITEMS**

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- G. WITHDRAWN ITEMS:** None

**END OF WITHDRAWN ITEMS**

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**H. HEARING ITEMS:** Two (2) and One (1) to be Continued to May 13, 2021

**PRESENTATION RULES:**

- a) Where practical, presentations by staff and petitioners will be limited to 20 minutes or less. Petitioners are asked to not repeat presentation information that the staff has correctly presented. Please address the clarification to the staff's presentation, new information or new developments to the project, and the staff and agency review comments and recommendations.
- b) Responses in favor or in opposition to the proposal will be limited to approximately 3 minutes each. We prefer only new information to be presented. A single speaker may be selected on behalf of organized groups.

**1. PRO2021-0010 AV COLTERRIS ZONING VARIANCE**

Property Owner: High Country Orchards  
Representative: Paul Schritter (Buds Signs)  
Location: 3907 North River Road, Palisade, CO (North River Road & Hickman Rd)  
Zoning: (Agricultural, Forestry Transitional District)  
Planner: Derek Faber, 970-244-1686, derek.faber@mesacounty.us  
Request: To allow two flush wall signs on the south side of an existing structure facing away from a dedicated public street. The total area of the signs is 75.5 square feet. The following variances are being requested.  
1.A 43.5 square foot variance to maximum 32 square feet allowed for flush wall signs in an AFT zone district; and  
2.A variance to allow flush wall signs on a building facade that does not face a dedicated public street.

**Staff Recommendation:** This item will be continued to May 13, 2021.

**2. PRO2021-0017 AV GILLILAN ZONING VARIANCE**

Property Owner: Dennis Gillilan  
Representative: Emma Gardner  
Location: 3265 E Rd. Clifton, CO 81520 (East of the intersection at E Rd and 32 ½ Rd)  
Zoning: RMF-8  
Planner: Courtney Patch (970)255-5036, courtneypatch@mesacounty.us  
Request: The request is to be granted approval for a Zoning Variance to Section 7.01. A. 1. B. (2) which allows a maximum lot size for new lots created to be 0.2 in the RMF-8 Zoning District. The applicant is requesting to create a 0.42 acre parcel to subdivide the existing home from the rest of the vacant land. A final decision will be made by the Board of Adjustment.

**Staff Recommendation: Approval and Adoption of Resolution**

**3. PRO2021-0034 AV SORENSEN ZONING VARIANCE**

Property Owners: Jory and Autumn Sorensen  
Representative: Jory Sorensen  
Location: 2174 1/2 Broadway. Grand Junction, CO 81507 (W of Redlands Middle School)  
Zoning: RSF-4  
Planner: Courtney Patch (970)255-5036, courtneypatch@mesacounty.us  
Request: The applicant is requesting a Zoning Variance from Section 7.01.A.1.b (2) of the 2020 Land Development Code for the maximum lot size allowed to be created through a Minor Subdivision process at this location. The maximum lot size allowed in the RSF-4 zoning district is ½ acre, and the applicant is requesting to create a 1.44 acre lot to encompass the existing house, landscaping, and irrigation setup. The final decision requires a public hearing in front of the Board of Adjustment.

**Staff Recommendation: Approval and Adoption of Resolution**

**END OF HEARING ITEMS**

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**I. ELECTION OF OFFICERS**

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**J. ADJOURNMENT**

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**MESA COUNTY Planning Division**  
P.O. Box 20,000, Dept. 5022  
Grand Junction, CO 81502-5001