



**COMMUNITY DEVELOPMENT DEPARTMENT**  
BUILDING – **PLANNING** – OWTS – CODE COMPLIANCE

200 S. Spruce Street • PO Box 20,000-5022 • Grand Junction, Colorado • 81502  
Telephone: 970.244.1636 • www.mesacounty.us

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**BOA LEGAL AD**

Notification Date 03-18-25: Publication Date: 04-12-25

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**NOTICE OF MESA COUNTY PUBLIC HEARING**

**BOARD OF ADJUSTMENT Thursday, May 8, 2025 at 11:00 a.m.** in the Mesa County Courthouse, Public Hearing Room, 544 Rood Avenue, 2<sup>nd</sup> Floor, Grand Junction.

**PRO2025-0043 BROWN BUILDING ENVELOPE VARIANCE**

Property Owner: Brown Built Custom Homes LLC

Representative: Tristan Brown

Location: 924 24 ½ Rd, Grand Junction, CO 81505

Parcel #: 2701-214-07-001

Zoning: AFT

Planner: Collin Rode, (970) 254-4152, collin.rode@mesacounty.us

Request: To remove an existing building envelope to use AFT zoning district setbacks.