



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

200 S. Spruce Street • PO Box 20,000-5022 • Grand Junction, Colorado • 81502  
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**HEARING LEGAL AD**

Notification Date 03-12-25 : Publication Date: 03-22-25

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**MESA COUNTY NOTICE OF PUBLIC HEARING**

**PLANNING COMMISSION: April 17, 2025 @ 6:00 P.M.**

**BOARD OF COUNTY COMMISSIONERS: May 27, 2025 @ 9:00 A.M.**

All hearings are held in the Mesa County Courthouse, Public Hearing Room, 544 Rood Avenue, 2<sup>nd</sup> Floor, Grand Junction.

**PRO2025-0047      VROMAN PROPERTY REZONE**

Property Owners: Danny Vroman and Marcia Vroman  
Representative: Britt Dveris, Mesa County Planning Division  
Location: 48781 Highway 65, Mesa, CO 81643, approximately 375 feet north of the intersection of State Highways 65 & 330  
Parcel #: 2713-181-00-828  
Zoning: Planned Unit Development (PUD)  
Future Land Use: Rural/Agricultural 35 (R/A 35)  
Planner: Britt Dveris, (970) 255-7191, [britt.dveris@mesacounty.us](mailto:britt.dveris@mesacounty.us)  
Request: A Mesa County-initiated action to rezone an approximately 2.2-acre portion of a 25-acre parcel from Planned Unit Development (PUD) to Agricultural, Forestry, Transitional (AFT). The PUD-zoned property was formerly addressed as 48783 Highway 65 with an assigned Assessor's Parcel Number of 2713-181-00-824 but was recently remapped by the Mesa County Assessor's Office as part of 48781 Highway 65. Because a final plat was never recorded, the PUD has been duly lapsed by the Mesa County Community Development Director. Pursuant to the Mesa County 2020 Land Development Code, following the lapse of the PUD, the Community Development Director shall initiate action to rezone the subject property to a zoning district that is consistent with the Mesa County Master Plan. The proposed rezoning of the subject property to AFT is consistent with the County's master plan and will fulfill this code requirement.