



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

HEARING LEGAL AD

Notification Date: 10-29-25 Publication Date: 11-01-25

MESA COUNTY NOTICE OF PUBLIC HEARING

PLANNING COMMISSION: December 18, 2025 @ 6:00 P.M.

BOARD OF COUNTY COMMISSIONERS: January 27, 2026 @ 9:00 A.M.

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

PRO2025-0216

SOUTH RIDGE CONDOMINIUMS REZONE

Property Owners:

Phenomenal Properties LLC & South Ridge Estates HOA

Representative:

Kim Kerk – Kim Kerk Land Consulting & Development LLC –
kimk355@outlook.com

Location:

109 Anna Ct., Grand Junction, 81503

Parcel #:

2943-344-04-029 & 2943-344-04-000 (HOA parcel)

Zoning:

PUD (Planned Unit Development)

Planner:

Sarah Caskie, (970)255-5036, sarah.caskie@mesacounty.us

Request:

To rezone the two parcels, totaling approx. 3.2-acres, from PUD (Planned Unit Development) to RMF-24 (Residential Multi-Family – 24 District).