



COMMUNITY DEVELOPMENT DIVISION
BUILDING – PLANNING – SEPTIC SYSTEMS – 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

NOTICE OF MESA COUNTY PUBLIC HEARINGS

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, Second Floor, Grand Junction.

PRO2025-0267 PUD ODP MOLNAR PLANNED UNIT DEVELOPMENT OUTLINE DEVELOPMENT PLAN

Property Owner:	Marcus Molnar
Representative:	Randa Martin
Location:	3303 F ½ Rd., approx. 100 ft. east of 33 Rd., Clifton, CO 81520
Parcel #:	2943-013-00-119
Zoning:	Planned Unit Development (PUD)
Future Land Use:	Residential Medium (RM)
Planner:	Britt Dveris, (970) 255-7191, britt.dveris@mesacounty.us
Request:	To amend the existing PUD to reduce the minimum gross housing density allowed on the 1.65-acre subject property from 5.4 dwelling units per acre to 1.2 dwelling units per acre.

Notification Date: November 26, 2025

Publication Date: December 3, 2025