



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

ADMINISTRATIVE LEGAL AD

Notification: 06-18-24 Publication Date: 06-21-24

**NOTICE OF MESA COUNTY
ADMINISTRATIVE REVIEW**

To be considered all comments should be submitted in writing and received by the project planner at Mesa County Planning Division at P.O. Box 20,000 Dept. 5022, Grand Junction, CO 81502.

PRO2024-0177 PL BENNETT PHYSICAL AND LEGAL SEPARATION

Property Owner: Betty Bennett
Representative: Dennis Bennett
Location: 2324 S. Broadway, Grand Junction, 81507 (S.
 Broadway & 23 Rd.)
Parcel #: 2945-172-00-229
Zoning: RSF-4 (Residential Single Family, 4 units per acre)
Planner: Faye Hall, (970) 244-1759,
 faye.hall@mesacounty.us
Request: To create two parcels that are physically separated
 by South Broadway by dividing the existing 11.30-acre
 parcel into a 6.47-acre parcel (Parcel 1), a 3.82-acre
 parcel (Parcel 2) and 1.01 acres for right-of-way.