



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

200 S. Spruce Street • PO Box 20,000-5022 • Grand Junction, Colorado 81502
Telephone: 970-244-1636 • www.mesacounty.us

NOTICE OF MESA COUNTY PUBLIC HEARINGS

PLANNING COMMISSION: November 19, 2026 at 6:00 p.m.

BOARD OF COUNTY COMMISSIONERS: December 15, 2026 at 1:30 p.m.

All hearings are held in the Mesa County Courthouse, Public Hearing Room, 544 Rood Avenue, Second Floor, Grand Junction, CO 81501.

PRO2026-0200 DOC'S ENTERPRISES PLANNED UNIT DEVELOPMENT OUTLINE DEVELOPMENT PLAN

Property Owner: Doc's Enterprises LLC

Representative: Mike Schindel – schindelmd@gmail.com

Location: 5962 Highway 65, Mesa, CO 81643

Parcel: 2933-212-00-012

Zoning: PUD (Planned Unit Development)

Planner: Sarah Caskie, 970-255-5036, sarah.caskie@mesacounty.us

Request: To establish an Outline Development Plan to include a primary dwelling unit, accessory dwelling unit, and indoor storage for recreational vehicles and equipment, with two access points to Highway 65.

Web Notification Date: October 20, 2026 -reposted October 27,
2026 with Project Report

Publication Date: October 24, 2026



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PROJECT REPORT

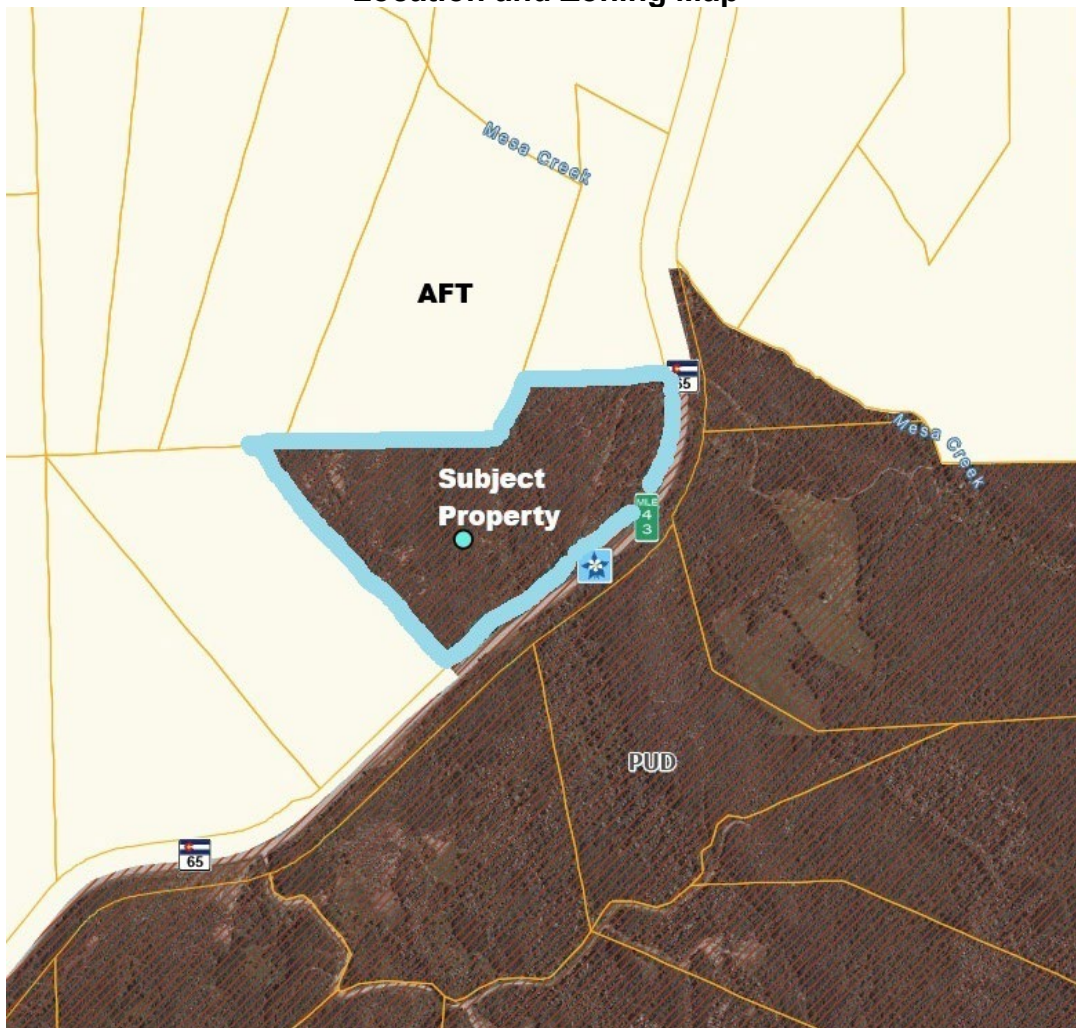
October 26, 2026

PRO2026-0200

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Location and Zoning Map



SURROUNDING LAND USES AND ZONING

<u>Direction from Site</u>	<u>Current Zoning</u>	<u>Future Land Use</u>	<u>Current Land Uses</u>
North	AFT	Rural	Vacant
South	AFT/PUD/ROW	Rural	Residential/Vacant
East	ROW/PUD	Rural	ROW/Vacant
West	AFT	Rural	Vacant

Current zoning within the 2,500-foot notification area:

- Planned Unit Development (PUD)
- Agricultural, Forestry, Transitional (AFT)

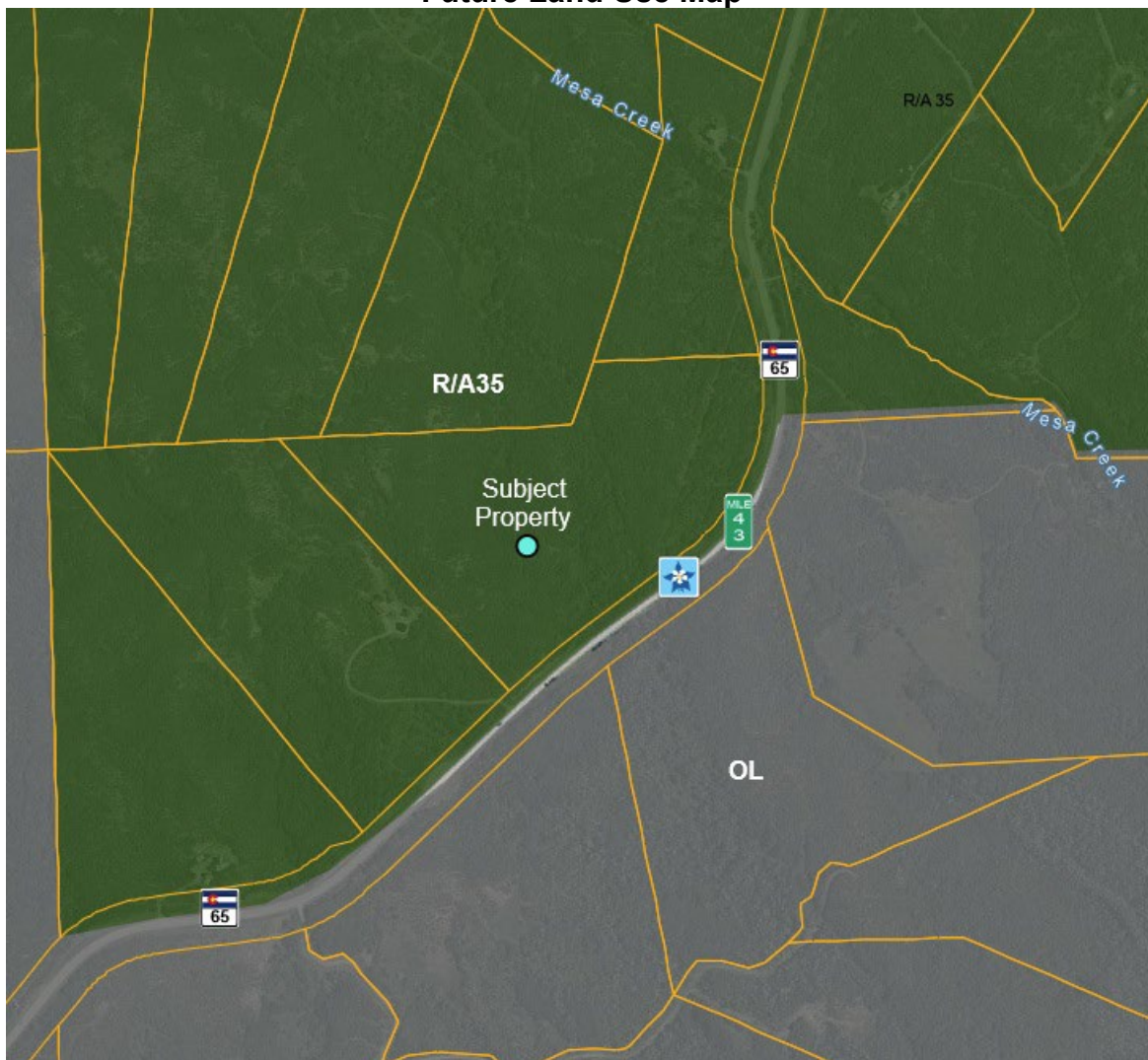
Current land uses within the 2,500-foot notification area:

- Residential
- Vacant
- Public Land – National Forest

Applicable Area Plans:

- Mesa County Master Plan (2024)
- Mesa/Powderhorn Community Plan (2012)

Future Land Use Map



PROJECT HISTORY

The original Rezone and Concept Plan (optional process under the 1983 Land Development Code [LDC]) for the Doc's Enterprises LLC property was reviewed for final approval in front of the Board of County Commissioners on May 31, 1988, under the name Grand Mesa Project. The rezone request to change the all parcels within the Grand Mesa Project from AFT (Agricultural, Forestry, Transitional) to PUD (Planned Unit Development) was approved, however, the Concept Plan was not accepted (Planning Dept. No. C23-88, Resolution No. MCM 88-56). Instead, the Board gave the applicant guidelines and revisions to consider prior to applying for the Official Development Plan (now called an Outline Development Plan [ODP] under current 2020 LDC). The applicant at the time, James Bonacci Ltd., applied for an Official Development Plan in September 1988, but later withdrew the application when they could not obtain sewer and water services from the Powderhorn Metro District (now the Grand Mesa Metro District). The subject property, and the remaining properties that were included in the Grand Mesa Project's application are no longer part of the Grand Mesa Metro District. In conclusion, the Doc's Enterprise's property is zoned PUD without an approved ODP.

PROJECT DESCRIPTION

The subject property is currently vacant, and is comprised of approximately 35-acres, more or less. The property is heavily wooded and is bisected north to south by a natural drainage off the Mesa Creek, which effectively divides the property into two separate areas. The applicant was proposing a primary dwelling, an accessory dwelling unit, a general store/outfitter/coffee shop, up to ten (10) tiny home cabins, a RV park/campground with up to ten (10) sites, and a RV/equipment storage building. We received many written letters from citizens in the area concerned with such a wide variety of uses, as well as concerns over the availability of potable water via a commercial well permit. During the review of the application, a Neighborhood Meeting was held at the Mesa Community Center's Gymnasium on September 19, 2026 at 6 p.m. Due to the concerns brought up during the meeting, in addition to the letters of concern/objection received, the applicant decided to scale back much of this ODP request.

The current application, after revising the plan once the Neighborhood Meeting was held to help alleviate the neighborhood's concerns, includes allowing the following: a primary dwelling with a maximum 4,500 square feet, an accessory dwelling/bardominium unit with a maximum 4,500 square feet total (while keeping the actual living space within the accessory dwelling allowances for the property per Section 6.04.E.2.), Recreational Vehicle and equipment storage buildings (not to exceed a maximum of four [4] total buildings, up to 4,000 square feet each) with a maximum 16,000 square feet total, and a second northern access location to Highway 65. The applicant proposes a phasing plan which includes four (4) phases over 5-plus years, as follows:

Phase 1 – Year 1: First Recreational Storage Building and CDOT Access Permit(s)

Phase 2 – Years 2-3: Bardominium Accessory Dwelling Unit, Exempt Domestic Well, and Onsite Wastewater Treatment System

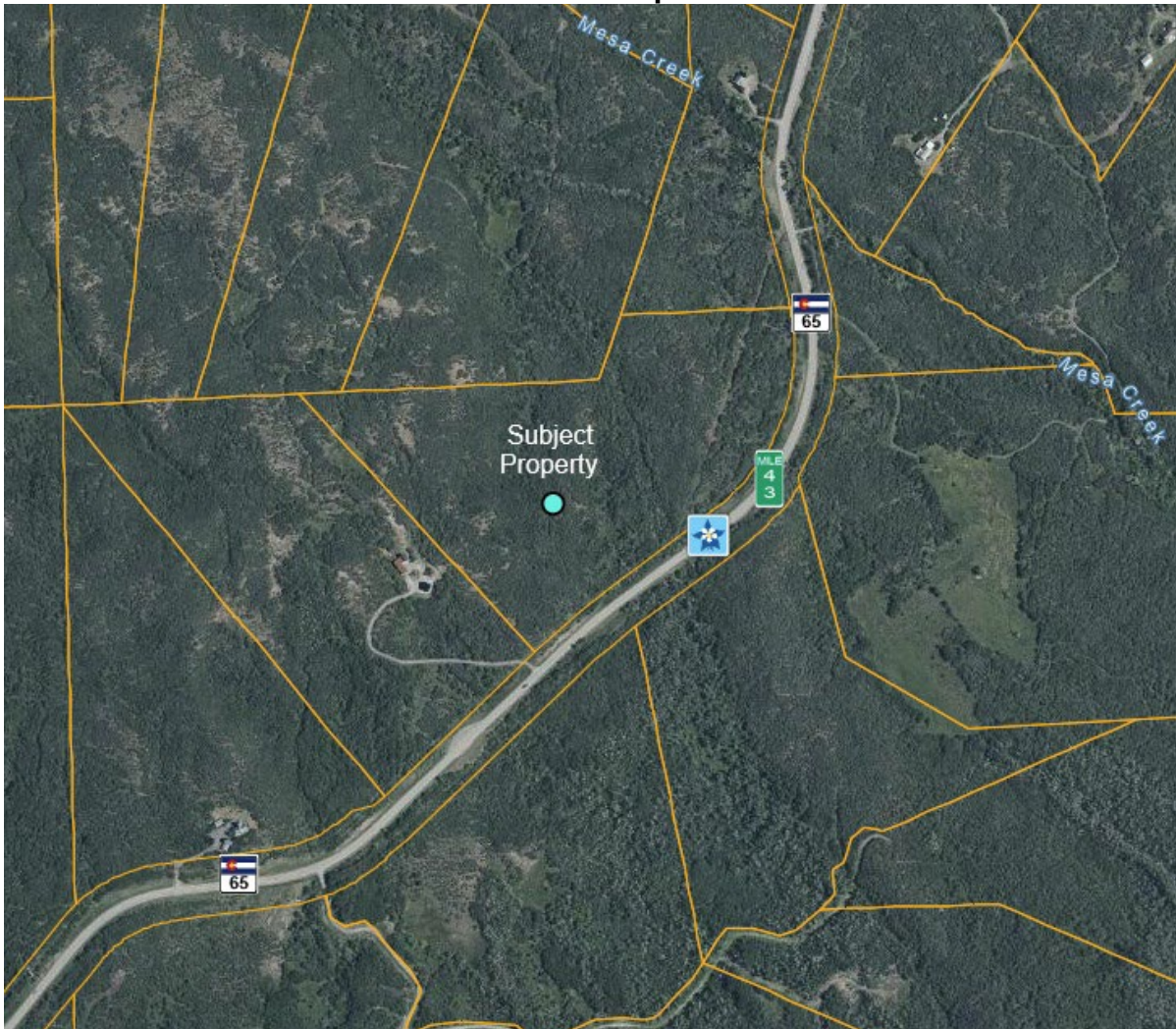
Phase 3 – Years 3-5: Primary Dwelling Unit

Phase 4 – Years 5+: As Demand Warrants, Additional Storage Buildings

Because the property is not being subdivided in conjunction with the ODP request, the next step in the process would be Site Plan application(s) of each structure as they are developed in place of the Final Plan application. If the applicant decides to subdivide the property in the future it would require an amendment to this request and, if approved, then a Final Plan application prior to Site Plan application(s) for any structure(s). In conjunction with the ODP application, the applicant has also applied with the Colorado Department of Transportation (CDOT) regarding the second access location to Highway 65. Since Highway 65 is a State Highway, it is solely CDOT's decision to approve

or deny any access to the highway right-of-way, not Mesa County. A Level 2 Traffic Impact Study was completed not only for the County's process, but to submit to CDOT as supplemental documentation for the Access Permit application submitted to their office.

Aerial Map



COMPLIANCE WITH THE 2020 MESA COUNTY LAND DEVELOPMENT CODE

Section 4.12.C.6 Approval Criteria

In evaluating the proposed request, the following criteria shall be considered:

- a. The proposed Outline Development Plan is in general conformity with the Mesa County Master Plan pursuant to C.R.S. §24-67-104;*

The subject property falls within the Mesa/Powderhorn Community Planning Area, but not within the Powderhorn Rural Community, and has a Future Land Use (FLU) designation of R/A35. The zoning district which implements that FLU is AF35. The proposed uses all fall under uses that are either allowed by right or require a Conditional Use Permit within the AF35 zoning district, therefore the proposed uses are in conformity with the Mesa County Master Plan.

This criterion has been met.

- b. The Outline Development Plan is necessary to address a unique situation or represents a substantial benefit to the County, based on the Purposes set out in Section 1.05;*

The applicant states the ODP request specifically addresses a well-documented gap in recreational vehicle and equipment storage on the Grand Mesa at the Powderhorn corridor, specifically within one mile of the Powderhorn Mountain Resort. The next closest enclosed storage buildings are located in the Grand Valley, more than 30 miles from the Grand Mesa's primary recreation areas. Many residents of Mesa County and surrounding areas own recreational vehicles and equipment, but lack convenient and secure covered storage near the recreation areas where those vehicles and equipment are used. Also, the phased plan for the storage buildings to be added as the market demands helps minimize site impact until necessary. The proposed residential structures are so that the property owner can live on site.

This criterion has been met.

- c. The Outline Development Plan complies with the PUD regulations of Section 5.05 A.;*

1. Developer's Statement of Intent

The applicant has provided a narrative that gives a clear description of the proposed uses and maximum densities. Without the PUD zoning, individual Conditional Use Permits (CUPs) and/or Site Plan approvals would be required to have the same variety commercial and residential uses on property that is within the Recreational Crossroad designation of the Master Plan.

2. Review and Approval Procedures

This ODP has been reviewed in accordance with the procedures of Section 4.12.

3. Use Regulations

The ODP applicant is not requesting uses that fall outside of what would be permitted within the allowed by right or CUP standards of the AF35 zoning district (FLU designation's implementing zoning district) currently approved uses, setbacks, or other standards for any of the project phases. Therefore, the proposed uses conform with the Master Plan.

4. Development Intensity

The proposed ODP will not exceed the level that can be adequately served by public facilities. The phasing plan will only increase intensity of the storage use as needed, but is still considered a low intensity commercial use.

5. Other Standards

The proposed amendment appears to comply with the standards of the 2020 Land Development Code, as amended.

This criterion has been met.

- d. The proposal mitigates any potential adverse impacts to the maximum extent practical; and*

The proposal keeps the single commercial use included with the ODP towards the northern portion of the property which is furthest from existing residential structures. When the PUD is

being developed it will require the Site Plan review process, and the buffering and/or mitigation requirements according to the applicable code(s) at the time of application would apply.

This criterion can be met.

- e. *Public facilities and services shall be available upon completion of the project to serve the subject property, while maintaining adequate levels of service to existing development.*

The Doc's Enterprises PUD will be served by the Plateau Valley Fire District, Grand Valley Rural Power, on-site wastewater treatment system (OWTS), exempt domestic well for the proposed dwellings, and the Mesa County Sheriff's Office.

This criterion can be met.

Section 3.09 General Approval Criteria

In addition to specific approval criteria listed for each type of development review process, the Decision-Making Body shall consider if the proposal:

- A. *Complies with all applicable standards, provisions, and purposes of this Land Development Code.*

The proposed ODP has or can comply with all other standards, provisions, and purposes of the 2020 LDC.

This criterion can be met.

- B. *Is consistent with review agency comments.*

The proposal is consistent with review agency comments; no agencies had any objections or concerns with this ODP request.

This criterion has been met.

- C. *Is consistent with applicable intergovernmental agreements between the County and other entities.*

This development does not fall within an intergovernmental agreement area.

This criterion is not applicable.

PUBLIC COMMENTS

As of the date of this project report we have received forty-nine (49) public comments. All public comments are included in the project file and hearing packet.

A neighborhood meeting was held on Friday, September 19, 2026 at 5:00pm, at the Mesa Community Center's Gymnasium located at 18973 KE Rd., Mesa, CO 81643, to inform neighbors of the proposal and to answer questions they may have about the application. The attendees had concerns regarding the proposed recreational and commercial uses, including the RV park, cabins, and outfitter store, which is why the applicant reduced the proposed uses to what is currently proposed to help alleviate neighbors' concerns. A summary of that meeting is contained in the project file and hearing packet.

REVIEW AGENCY COMMENTS

All review agency comments received are a part of the project file and hearing binder. No review agency had any outright objections to the proposed amendment application. There will be a condition added regarding obtaining the CDOT Access Permit for second access along Hwy 65 prior to the Site Plan review for the first phase of development that includes use of the second, northern access location.

PROJECT RECOMMENDATION

The Planning Division recommends **approval of the Doc's Enterprises PUD ODP and adoption of the resolution, with the following conditions:**

1. The CDOT Access Permit for the additional second, northern access location must be obtained prior to Site Plan review of the Phase 1 development, which utilizes that access to Hwy 65.
2. Each phase of development will require the Site Plan and/or Planning Clearance process prior to any on-site development, as required by the Building and Planning Departments.
3. If the subject property is proposed to be subdivided in the future it will require an amendment to this ODP approval.

BASIS FOR RECOMMENDATION

The proposed Doc's Enterprises PUD ODP complies or can comply with the approval criteria in Sections 3.09 and 4.12.C.6 of the 2020 Mesa County Land Development Code, as amended April 23, 2024, and the request is consistent with the Mesa County Master Plan.

Review Criteria Summary

Rezone Criteria

4.12.C.6.A	Conformity with the Master Plan	Has been met
4.12.C.6.B	Addresses unique situation	Has been met
4.12.C.6.C	Complies with PUD standards	Has been met
4.12.C.6.D	Mitigates impacts	Can be met
4.12.C.6.E	Adequate facilities and services	Can be met

General Approval Criteria

3.09.A	Compliance with applicable standards and provisions in the Land Development Code	Can be met
3.09.B	Consistency with review agency comments	Has been met
3.09.C	Consistency with applicable IGAs	Not applicable

MCPC Hearing and Recommendation: November 19, 2026

BOCC Hearing and Decision: December 15, 2026