



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.

PRO2026-0130 FRUITA FLEX WAREHOUSES PLANNED UNIT DEVELOPMENT AND OFFICIAL DEVELOPMENT PLAN

Property Owners: 101 Dillco LLC and Dillawe LLC

Representatives: River City Consultants – Mallory Reams

Location: 2070 Highway 6 and 50, Fruita, 81521 (Hwy 6 & 50 and 21 Road)

Parcel: 2697-264-06-002

Zoning: PUD (Planned Unit Development)

Planner: Faye Hall, (970) 244-1759, faye.hall@mesacounty.us

Request: To amend a Planned Unit Development and Outline Development
Plan on 23.87 acres to allow for separate lots.

Publication Date: September 26, 2026



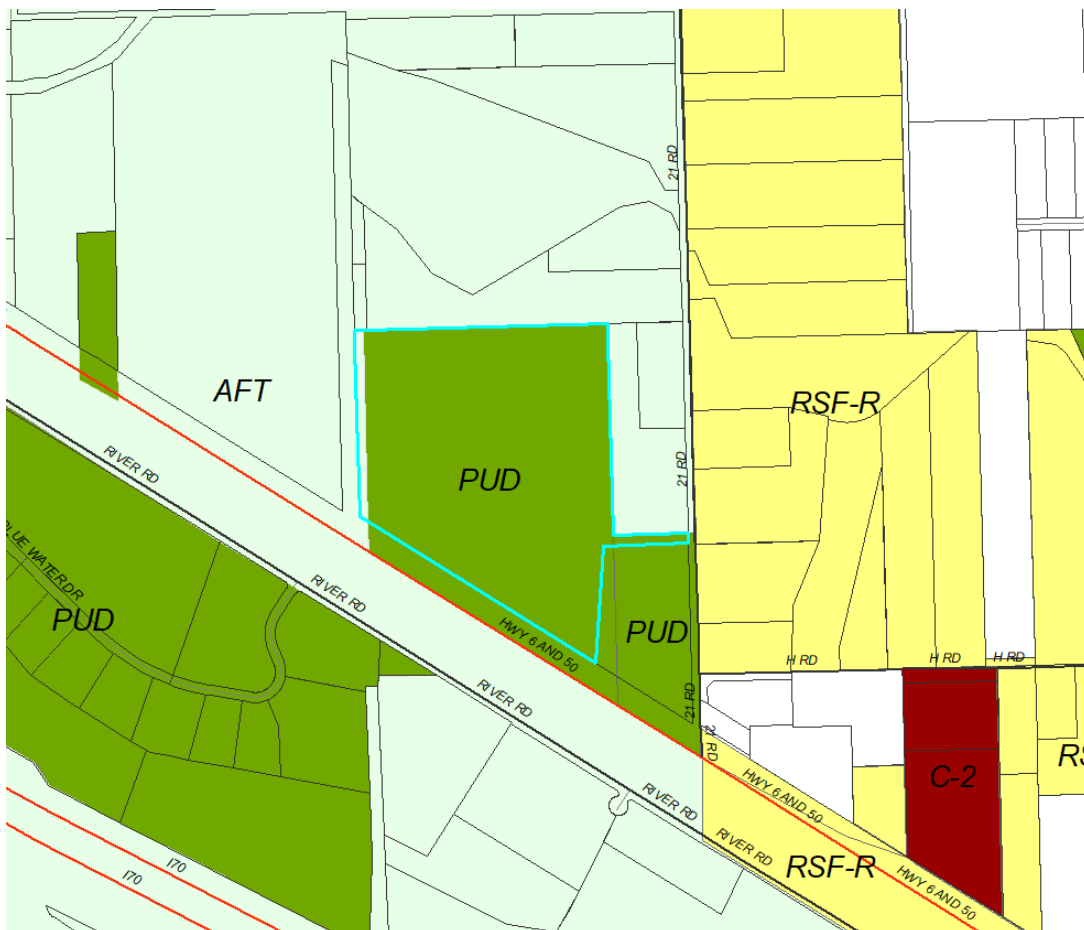
PROJECT REVIEW

October 13, 2026

**PRO2026-0130 ODP FRUITA FLEX WAREHOUSES PLANNED UNIT DEVELOPMENT
& OFFICIAL DEVELOPMENT PLAN**

Property Owner(s): 101 Dillco LLC and Dillawe LLC
Representative(s): River City Consultants – Mallory Reams
Location: 2070 Highway 6 and 50, Fruita, 81521 (Hwy 6 & 50 and 21 Road)
Parcel #: 2697-264-06-002
Zoning: PUD (Planned Unit Development)
Planner: Faye Hall, (970) 244-1759, faye.hall@mesacounty.us
Request: To amend a Planned Unit Development and Outline Development Plan on 23.87 acres to allow for separate lots.

Location and Zoning Map



Surrounding Land Uses, And Zoning

DIRECTION FROM SUBJECT PROPERTY	CURRENT ZONING	FUTURE LAND USE	CURRENT LAND USES
North	AFT	Rural/Agricultural 10	Residential/Agricultural
South	PUD/AFT	Rural/Agricultural 10	Residential
East	PUD/RSF-R	Rural/Agricultural 10 and Industrial	Residential and Industrial
West	AFT	Rural/Agricultural 10	Institutional (Church)

Current zoning within the 500-foot public notification area

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

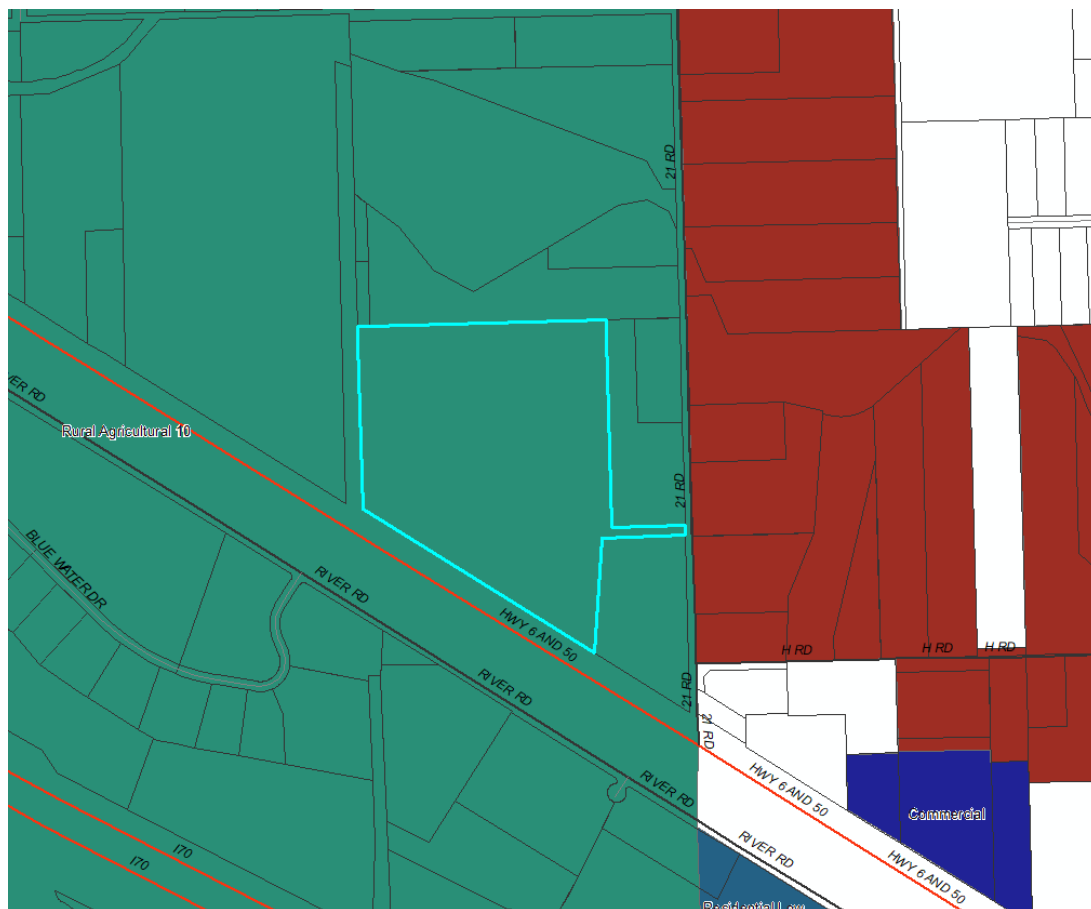
Current land uses within the 500-foot public notification area

- Residential, Industrial, Institutional (Church)

Applicable Area Plans

- Fruita Buffer Area – Cooperative Planning Agreement
- Master Plan

Future Land Use Map



Aerial Map



PROJECT DESCRIPTION

Proposed Project Site

The subject parcel located at 2070 Highway 6 and 50 is approximately 23.87 acres in size with access to 21 Road. Low-density residential development exists to the north, south and east and an institutional use (church) to the west. Highway 6 and 50 is located along the southern boundary. The subject property is in the Ute Water, Grand Valley Irrigation, Grand Valley Drainage, and Lower Valley Fire Districts, and is in the Grand Valley Rural Power and Mesa County Sheriff's Office service areas. The current zoning of the subject property is Planned Unit Development (PUD), and the Future Land Use (FLU) designation is Rural/Agricultural 10). This property falls within the Cooperative Planning Area for the Fruita Buffer (IGA-MCA 98-11).

Proposed Project

The proposed project is to amend the current PUD through the submittal of a new Outline Development Plan (ODP) to allow for six separate parcels. An amendment was done in 2025 for the same uses, but did not include separate parcels. After this amendment was

approved, the applicant decided to do another amendment to allow for separate parcels. This will allow for separate septic systems to be utilized on the individual lots. The original Planned Commercial zoning was approved in May of 1980 for uses described as “storage of heavy construction equipment, repair shops, fuel tanks and office space for support personnel”. The property has sat vacant since 1980 and the PUD was never lapsed. The Applicant is requesting this amendment to allow development of a flex warehouse park with light industrial uses, including enclosed, canopy, and open RV/boat storage. More specifically the following uses are being proposed:

1. Office & personal service
 - a. General offices and personal services
 - b. All other office and personal service
2. Self-service storage
 - a. Mini-warehouse
 - b. Vehicle and recreational equipment storage
3. Vehicle repair
 - a. Auto and light truck mechanical repair
 - b. Body shop
 - c. All other vehicle repair
4. Industrial service
 - a. Industrial service business
 - b. Contractors and trade shops, indoor operations and storage
 - c. Contractors and trade shops, indoor operations and outdoor storage (including heavy vehicles)
 - d. Contractors and trade shops, outdoor storage and operations
 - e. Delivery and dispatch services (vehicles on-site)
 - f. Welding and machine shop
 - g. All other industrial service
5. Manufacturing and production
 - a. Indoor operations and storage: assembly, food products, & manufacturing/processing
 - b. Indoor operations with outdoor storage: assembly, food products, & manufacturing/processing
6. Warehouse and freight movement
 - a. Indoor operations, storage and loading
 - b. Indoor storage with outdoor loading dock
 - c. Outdoor storage or loading
7. Wholesales sales
 - a. Wholesale business (no highly flammable materials/liquids)
 - b. All other wholesale uses

Ancillary retail sales will be allowed and must be less than 25% (or up to and including 25%) of the total leased area and no more than 2000 square feet.

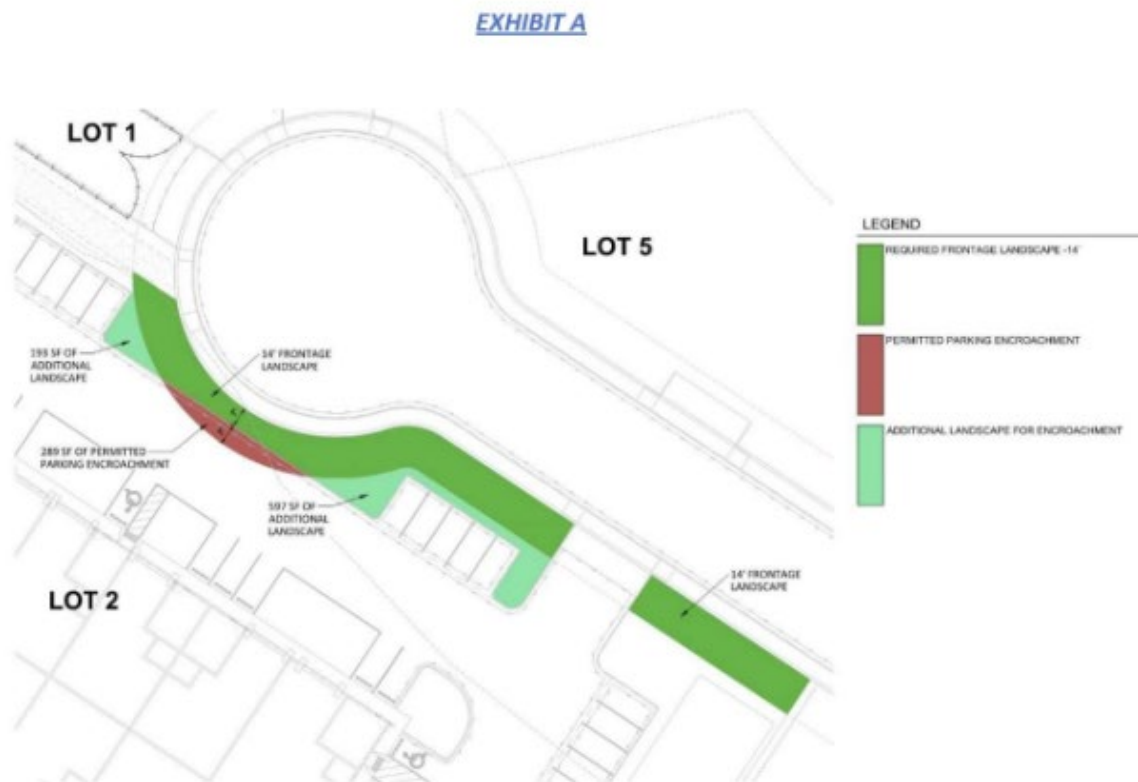
A Final Plan will need to be submitted within one (1) year of the date of Outline Development Plan approval by the Board of County Commissioners. One (1) extension of time up to eighteen (18) months may be approved by the Director.

Signage for the development will be based upon the Mesa County Land Development Code, with the exception of parcels without direct street frontage. For lots without direct street frontage, the monument sign allowance may be shared with an adjacent or otherwise associated parcel having street frontage. When the sign allowance is shared, the combined parcels may provide up to two (2) monument signs, provided that the total signage does not exceed the allowance of one monument sign per parcel. Both monument signs may be located along the street frontage of the parcel providing street access.

Landscaping and parking requirements will be based upon the Mesa County Land Development Code with the exception of Lot 2. Lot 2, drive aisle may encroach into the required frontage landscape area, with additional landscape areas provided to compensate for the encroachment. See exhibit A below. Dry landscape substitutions will also be permitted within the street frontage and parking lot landscape areas as follows:

- Boulder Substitution: Boulders measuring a minimum of 24 inches by 30 inches may substitute for required shrubs at a ratio of one (1) boulder for six (6) shrubs. Boulder substitutions shall not exceed twenty-five percent of the required shrub count.
- Perennial and Ornamental Grass Substitution: Up to ten percent (10%) of the required shrubs may be substituted with perennials and/or ornamental grasses at a ratio of three (3) one-gallon container perennials and/or ornamental grasses for one (1) five-gallon shrub.
- Dry Creek Bed Substitution: Dry creek beds may be incorporated at a rate equivalent to one (1) required shrub per twelve (12) square feet of dry creek bed area. Dry creek bed substitutions shall not exceed fifty percent (50%) of the required shrub count.

Landscape standard amendment exhibit A.



Proposed ODP



COMPLIANCE WITH THE 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 Mesa County Master Plan FLU designation is Rural/Agricultural 10 and the proposed uses are not in general conformity with the FLU designation.

This criterion has not been met. However, the existing Planned Commercial zoning which was approved prior to the Cooperative Planning Agreement dated February 9, 1998 and prior to the current FLU designation, was never lapsed by the County and is still valid. Furthermore, the uses proposed in the amendment are within the context to the original uses currently allowed.

- 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 current uses allowed are specific and leave no room for interpretation. Approval of the amendment will allow uses that are similar to the current uses allowed. By expanding on the

allowed uses, the possibility of successful future development and economic activity increases which could deliver economic benefits to adjacent uses and communities in Mesa County.

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 statement of intent requesting a new ODP so that they have the flexibility to maximize the potential for this development's success.

2. Review and Approval Procedures

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

3. Use Regulations

The applicant has proposed a list of uses to be allowed within the PUD, these uses are included in the proposed resolution. New setback standards are being proposed that would allow the Front/Street setback of 14 feet, a side setback of 0 feet and a rear setback of 0 feet. These setbacks are being amended to be more consistent with the Industrial zone standards of which the uses are reflecting.

4. Development Intensity

The level of nonresidential development allowed within a PUD will be reviewed during the final plan stage and will be in general conformity with the Mesa County Master Plan pursuant to C.R.S. §24-67-104, and shall not exceed the level that can be adequately served by public facilities.

5. Other Standards

The proposal complies with the standards of the development code.

This criterion has been met.

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

Any potential adverse impacts will be mitigated to the maximum extent practical using the requirements of the Land Development Code through setbacks, height limitations, landscaping, screening, etc.

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 subject property is in the Ute Water, Grand Valley Irrigation, Grand Valley Drainage, and Lower Valley Fire Districts, and in the Grand Valley Rural Power and Mesa County Sheriff's Office service areas. Ute Water indicated the need for an upgrade to a water line to

serve the proposed uses. The applicant acknowledged the need for the water line upgrades. A design exception has been requested and will be implemented during the Final Plan stage to allow for a 45 ft right of way as opposed to the required 52 ft of right of way. This is due to the flag lot having limited street frontage on 21 Road for road access.

This criterion can be met.

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.

Development of this site will be required to comply with all applicable standards and provisions and will be required to meet the purposes of the Mesa County Land Development Code.

This criterion can be met.

B. Is consistent with review agency comments.

The proposal is consistent with review agency comments.

This criterion can be met.

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

This property falls within the Fruita Buffer and is consistent with IGA-MCA 98-11.

This criterion has been met.

PUBLIC COMMENTS

A neighborhood meeting was held on Thursday, June 25, 2026 at 5:30pm on the subject property to inform neighbors of the proposal and to answer questions they may have about the application. None of the neighbors had any concerns regarding what was proposed.

REVIEW AGENCY COMMENTS

All review agency comments received are a part of the hearing packet and the file.

PROJECT RECOMMENDATION

The Planning Division recommends **approval of the Outline Development Plan as proposed and adoption of the resolution** on the basis that:

- the proposed rezone complies with the approval criteria for rezones in Section 4.12.C.6 of the Mesa County 2020 Land Development Code;
- the proposed rezone complies with the general approval criteria in Section 3.09 of the Mesa County 2020 Land Development Code; and
- the proposed rezone is consistent with the Mesa County Master Plan.

Summary

Rezone Criteria

4.12. C.6.A.	Consistent with the Master Plan	Has Not 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	Can Be Met
3.09.C	Consistency with applicable IGAs	Has Been Met

MCPC Hearing: November 19, 2026

BOCC Hearing and Decision: December 15, 2026