



COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING — **PLANNING**

200 S. Spruce Street • PO Box 20,000-502 • Grand Junction, Colorado 81502
Telephone: 970-244-1636 • www.mesacounty.us

NOTICE OF MESA COUNTY PUBLIC HEARINGS

PLANNING COMMISSION: August 20, 2026 at 6:00 p.m.

BOARD OF COUNTY COMMISSIONERS: September 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.

PRO2026-0150 EXPERIUS COMMUNITY 3rd PLANNED UNIT DEVELOPMENT AMENDMENT

Property Owner: Hendricks Real Estate Holdings LLC

Representative: Kyle Lynch – DTJ Design, klynch@dtjdesign.com

Location: 42180, 42564, 43026, and 43468 Highway 141, Gateway, CO 81522

Parcel: 3477-154-00-179, 3477-154-00-091, 3477-221-00-092,
and 3477-222-00-003

Zoning: PUD (Planned Unit Development)

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

Request: To amend the existing PUD to revise the Concept Plan's lapse date from December 17, 2026. The applicant is requesting a five (5) year extension, making the new plan lapse date December 17, 2031.

Notification Date: July 24, 2026

Publication Date: July 29, 2026



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/planning

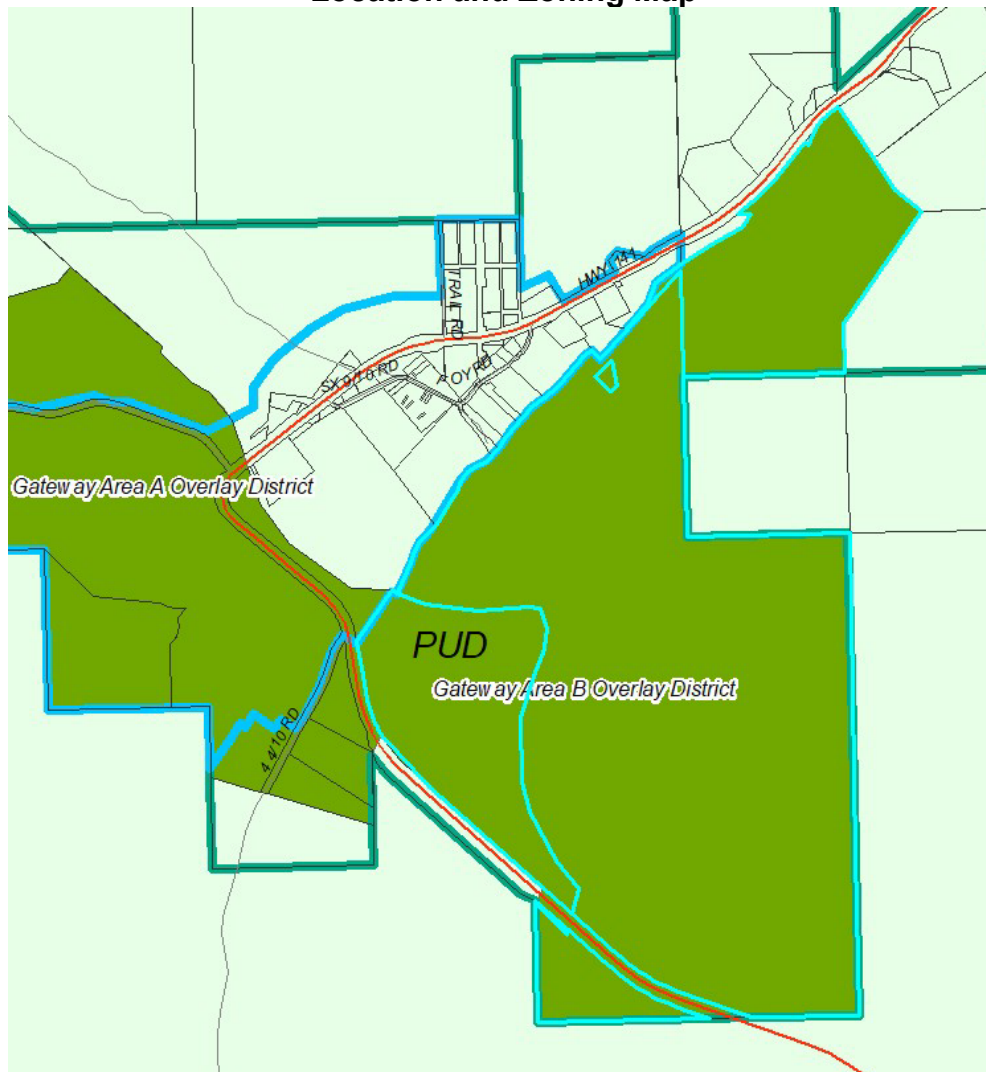
PROJECT REPORT

July 24, 2026

PRO2026-0150 EXPERIUS COMMUNITY 3RD PLANNED UNIT DEVELOPMENT AMENDMENT

Property Owner: Hendricks Real Estate Holdings LLC
Representative: Kyle Lynch – DTJ Design, klynch@dtjdesign.com
Locations: 42180, 42564, 43026, and 43468 Highway 141, Gateway, CO, 81522
Parcels: 3477-154-00-179, 3477-154-00-091, 3477-221-00-092, and 3477-222-00-003
Zoning: PUD (Planned Unit Development)
Planner: Sarah Caskie, 970-255-5036, sarah.caskie@mesacounty.us
Request: To amend the existing PUD to revise the Concept Plan's lapse date from December 17, 2026. The applicant is requesting a five (5) year extension, making the new plan lapse date December 17, 2031.

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	Gateway Rural Comm.	Vacant/Residential/BLM
South	Public Land (BLM)	Gateway Rural Comm.	Vacant/BLM
East	AFT/Public Land (BLM)	Gateway Rural Comm.	Vacant/BLM
West	AFT/PUD	Gateway Rural Comm.	Vacant/Residential/BLM

Current zoning within the 500-foot notification area:

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

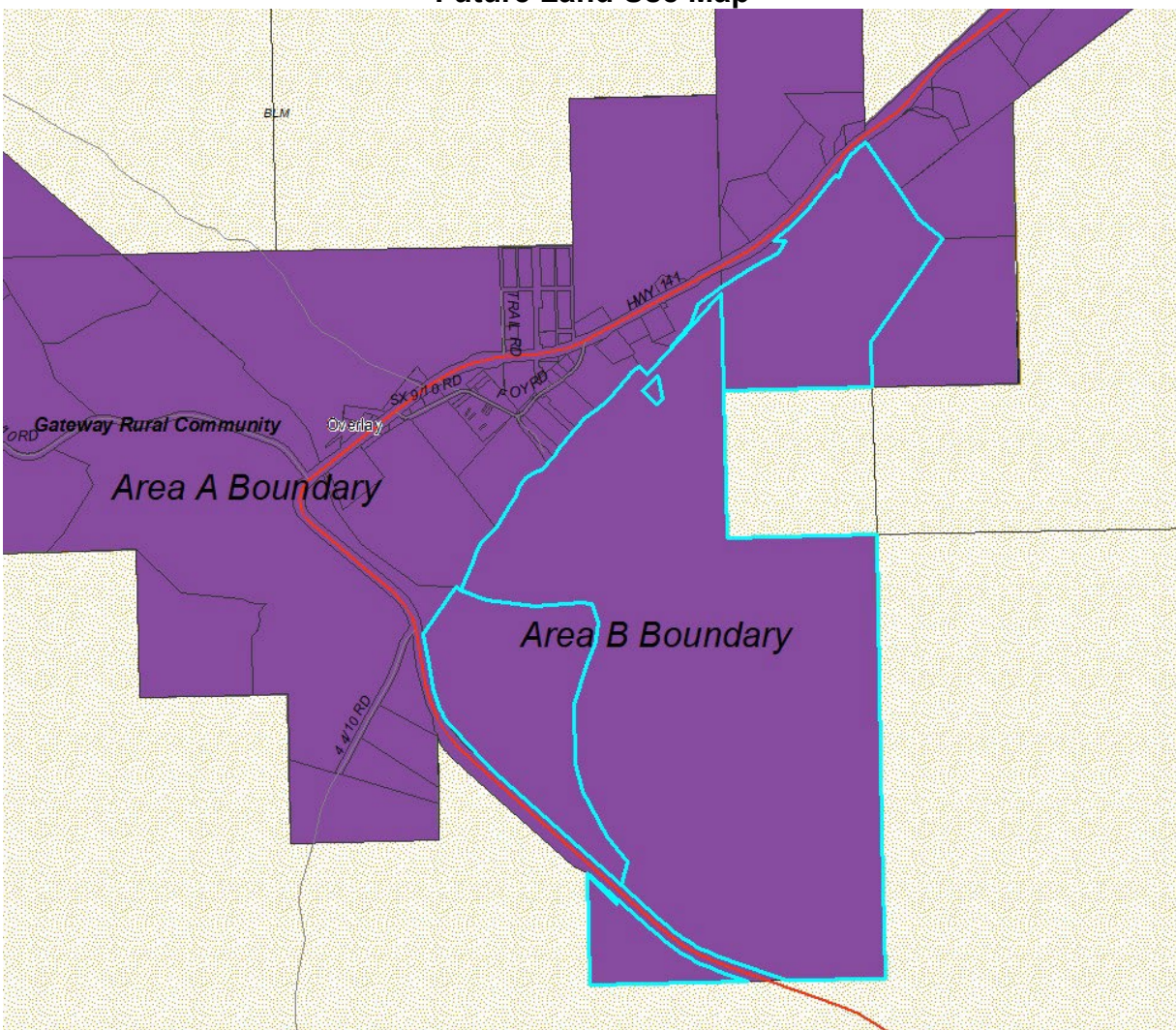
Current land uses within the 500-foot notification area:

- Residential
- Agricultural
- Public Lands – BLM
- Dolores River

Applicable Area Plans:

- Mesa County Master Plan (2024)
- Gateway Rural Community Plan (2004)

Future Land Use Map



PROJECT HISTORY

The original Rezone and Concept Plan (now called an Outline Development Plan, or ODP, under the current 2020 Land Development Code) for the Experius Community at Gateway Canyons PUD (aka Experius Community) was approved in June 2010 (2009-0325 CP1; Original Resolution Rec #2536226, Corrected Resolution [April 2012] Rec #2608384), and included a total of approximately 416-acres. The original PUD had two separate "Neighborhoods" within it, Hillside and Meadows, each of which had their own allowed uses, densities, and standards defined. The project has seven (7) phases, and allowed a maximum 340 units between the two neighborhood areas. The approval included neither a specific schedule for separate phases of development, nor a plan lapse date.

The PUD was first amended in September 2012 to specifically revise condition #28 regarding the public trail, requiring it to be constructed prior to or concurrently with improvements of the first phase of development rather than within five (5) years of Phase 1. It also added two conditions which were: 1. to allow an outdoor shooting range within a designated area of Phase 1 (condition #38); and 2. added a lapse date if a complete Final Plan application for a phase of the PUD was not submitted within seven (7) years of the date of approval (condition #39). The amendment was approved December 17, 2012 (2012-0180 CP; Rec #2637371), therefore making the lapse date of the PUD December 17, 2019.

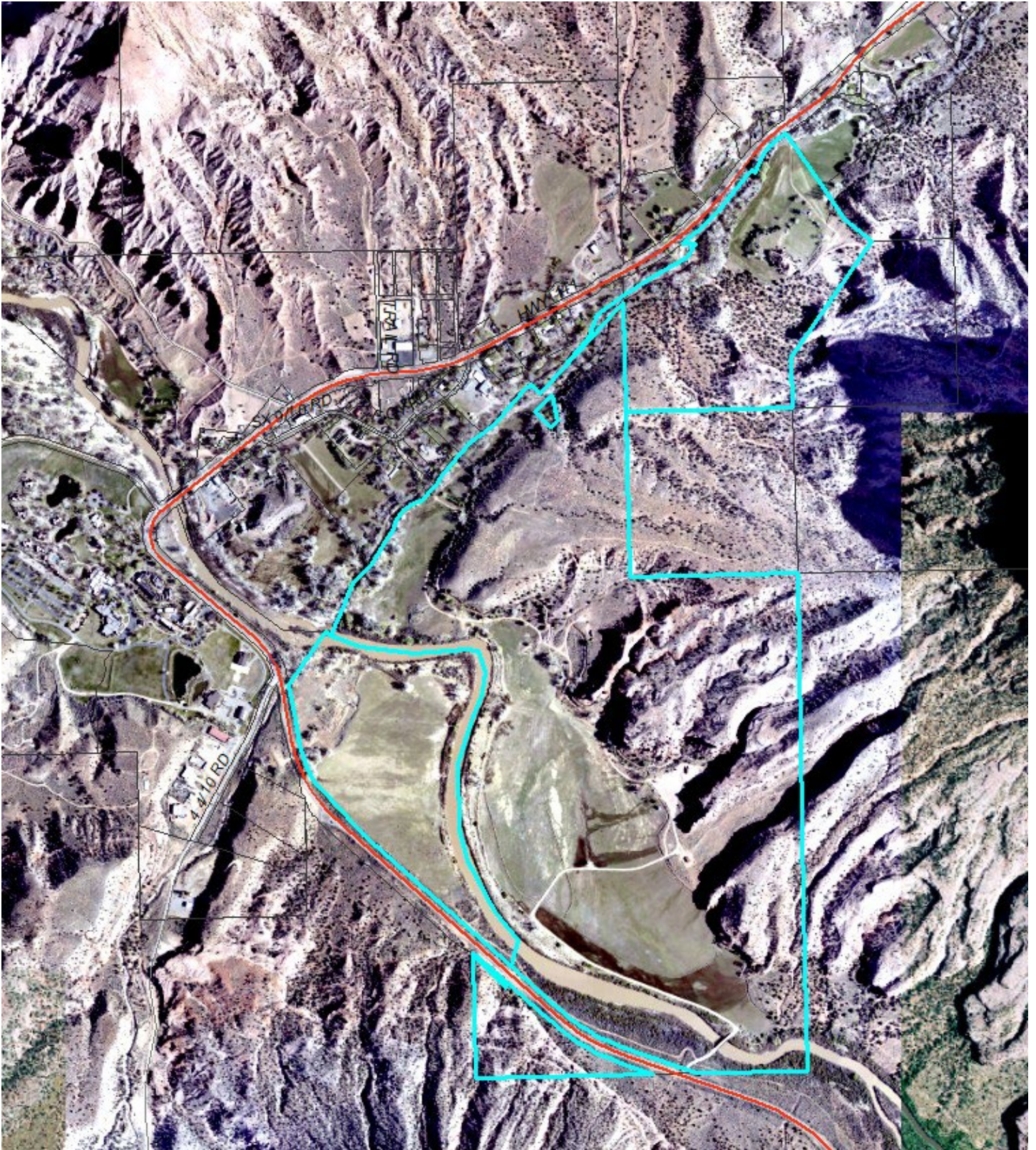
The second PUD amendment took place in July 2019 (2019-0143 PUD; Rec #2904385), and only revised condition #39. This revision extended the lapse date of the PUD from December 17, 2019 to December 17, 2026, which was a seven (7) year extension.

PROJECT DESCRIPTION

The subject application is the third amendment to the Experius Community at Gateway Canyons PUD. The applicant proposes to extend the plan lapse date again by revising condition #39 from the first amendment which added the lapse date. They are requesting an additional five (5) year extension, making the new lapse date December 17, 2031. The request is being made in order to give the owner more time to advance plans for a potential expansion and major upgrade which will impact what is ultimately done with the involved parcels.

There are no other changes proposed to any of the previously allowed uses, setbacks or other standards included in the initial PUD approval and subsequent revisions to date. The applicant submitted new Exhibits A-E for the project file to be included with the resolution for this application, which are more legible versions of the previously submitted exhibits. Those exhibits reiterate the already approved development plan which includes items like density, hazard areas (including floodplain, rockfall, etc.), topography, phasing, and soil survey.

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;*

In October 2004 the Gateway Rural Community Plan was adopted by the Mesa County Planning Commission, which established the Gateway Overlay Districts A and B. The Overlay zoning districts allow certain mixes of land uses appropriate to grow a rural community. The proposed amendment to the current PUD is not changing any of the existing overall densities, setbacks, or other standards previously approved, therefore it will continue to fit within that zoning and remains in conformity with both the Gateway Rural Community Plan and 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 PUD zoning is unique to the Experius Community's vision and purpose as a proposed additional resort community. Several of the property owners surrounding the other resort, Gateway Canyons (located on the west side of Hwy 141), have benefitted from the Metropolitan District and sewer service developed cooperatively with the owner of this proposed community (Dolores Canyon Metropolitan Districts 1-4; Mesa County Gateway PID; Southwest Mesa County Rural Services PID). Taxing districts (PIDs) have been formed to eventually help the Experius Community provide the level of services it needs to operate once the development occurs. The Experius Community development will also bring additional commercial uses to the area, which will help provide services to this isolated community and to travelers passing through.

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 brief overview of the project's history as well as outlining the approved uses from the original and amended PUD approval resolutions. The original PUD application (2009-0325 CP1) Narrative (no specific "Statement of Intent" found) still applies. Under the existing PUD zoning, the resort has had opportunity to adapt the site to market trends, but has not developed due to economic conditions both locally and nationally, as well as focusing on development of the Gateway Canyons Resort on the west side of Hwy 141. Without the PUD zoning, many individual Rezoning, Conditional Use Permits, and/or Site Plan approvals would be required to have the same flexibility and wide variety of land uses. This PUD amendment request is another change in order to further plan a potential expansion and major upgrade which will ultimately impact what is done to the parcels included in the PUD. The additional time to refine the overall approach to a better define development program, site layout, and phasing, while preserving an approved, coordinated development

approach, acknowledges prior and ongoing efforts and investments by the owner, and maintains future potential for countywide benefits as the project is realized over time.

2. Review and Approval Procedures

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

3. Use Regulations

This amendment is not changing any of the currently approved uses, setbacks, or other standards for any of the project phases. The applicant has provided the approved exhibits for the PUD that will be included with the Resolution, similar to how previous amendments have been processed. The currently allowed uses do not violate the Gateway Rural Community Plan and remains in conformity with the Master Plan.

4. Development Intensity

This amendment is not changing the total number of dwelling units or the level of nonresidential development allowed within the existing PUD. The Experius Community PUD will not exceed the level that can be adequately served by public facilities.

5. Other Standards

The proposed amendment complies with the standards of the Land Development Code.

This criterion can be met.

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

This amendment only changes the plan lapse date. When the PUD is being developed it would require the Final Plan (subdivision) or 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 Experius Community PUD would be served by the Gateway Unaweeep Fire Protection District, Grand Valley Rural Power, the Dolores Canyon Metropolitan District for potable water, the Mesa County Gateway PID for sanitary sewer, 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 properties are within the Gateway Rural Community Plan. The PUD's design standards and setbacks were incorporated within both the original and revised approval resolutions from 2010 and 2012. This amendment is not proposing changing any of those standards, densities, or

setbacks. It appears this amendment request can comply with all other standards, provisions, and purposes of the LDC.

This criterion has been 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 minor amendment 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 not received any public comments.

A neighborhood meeting was held on Tuesday, July 21, 2026 at 6:00pm, at the Gateway Community Center located at 47200 Hwy 141, Gateway, CO 81522, to inform neighbors of the proposal and to answer questions they may have about the application. The attendees did not have any concerns with the proposed amendment, and just asked the representative clarifying questions. A summary of that meeting is contained in the project file and hearing binder.

REVIEW AGENCY COMMENTS

All review agency comments received are a part of the project file and hearing binder. No review agency had any objections to the proposed amendment application.

PROJECT RECOMMENDATION

The Planning Division recommends **approval of the Experius Community PUD 3rd Amendment and adoption of the resolution, with the following conditions:**

1. Approval of the conditions of this 3rd PUD Amendment supersedes approval of the previous 2nd PUD Amendment condition #39, granted in 2019 (Resolution No. 2019-37; Rec #2904385). All other zoning uses, approvals, conditions and criteria shall remain the same, and are outlined in the applicant's Project Narrative and Exhibits A-E documents, which includes the Location map, Legal Descriptions of the included parcels, Concept Plan, Concept Plan Supplemental Maps, and Phasing diagram. The exhibits were prepared by DTJ Design, with the revision date 06/01/2026.
2. This PUD shall consist of the applicant's Project Narrative and Exhibits, and the Project Reviews/Reports (past and current) including all attachments, applicant's information, and the Resolutions adopted by the Board of County Commissioners.

BASIS FOR RECOMMENDATION

The proposed Experius Community 3rd PUD Amendment complies 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	Consistent 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	Can be 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	Has been 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: (August 20, 2026)

BOCC Hearing and Decision: (September 15, 2026)