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**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET**

**TUESDAY, MAY 11, 2021 @ 5:30 PM**

This meeting will be held as an in-person/virtual hybrid meeting. Join the meeting virtually by registering using the link below:

<https://attendee.gotowebinar.com/register/8871604596852887056>

After registering, you will receive a confirmation email containing information about joining the webinar.

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**Call to Order - 5:30 PM**

**Consent Agenda**

1. Minutes of Previous Meeting(s) from April 13, 2021.

**Regular Agenda**

1. Consider a Request by WDM Corporation to Rezone Three Parcels Totaling Approximately 2.49 Acres from R-2 (Residential - 2 units/acre) to R-12 (Residential - 12 units/acre) Located at the Southwest Corner of 26 ½ Road and Northacres Road.

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**April 13, 2021 MINUTES**  
**5:30 p.m.**

The meeting of the Planning Commission was called to order at 5:30 p.m. by Planning Commissioner Ehlers.

Those present were Planning Commissioners; George Gatseos, Andrea Haitz, Ken Scissors, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), and Lance Gloss (Senior Planner).

There were 2 members of the public in virtual attendance: Sydnee Flotron and Dan Ramsay

**CONSENT AGENDA**

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Commissioner Gatseos moved to adopt Consent Agenda Item #1. Commissioner Scissors seconded the motion. The motion carried 4-0.

**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from March 23, 2021.

*Planning Commission took a break due to technical difficulties.*

*Planning Commission resumed at 6:03. p.m.*

**REGULAR AGENDA**

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**1. Brookfield North 3 and 4 Rezone**

**File # RZN-2021-113**

**[Agenda item can be viewed online here at 19:16](#)**

Consider a request by Senergy Builders, LLC to rezone 21.53 acres from an I-1 (Light Industrial) zone district to an R-5 (Residential - 5 dwelling units per acre) zone district, located at the northern 21.53 acres of 853 21 ½ Road.

**Staff Presentation**

Lance Gloss, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

Commissioner Gatseos asked a question regarding the future land use designation.

Commissioner Ehlers made a statement regarding the rezone process and future subdivision request.

**Applicant Presentation**

Tracy States, River City Consultants, was present and available for questions.

**Questions for Applicant**

None.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, April 6, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

The following made comments regarding the request via GJSpeaks: Scott W Claussen

The public hearing was closed at 6:24 p.m. on April 13, 2021.

**Questions for Applicant or Staff**

None.

**Discussion**

Commissioner Gatseos made a comment regarding the review criteria.

Commissioner Ehlers made a comment regarding the review criteria.

**Motion and Vote**

Commissioner Scissors made the following motion, "Chairman, on the rezone from I-1 (Light Industrial) to R-5 (Residential – 5 dwelling units per acre) for the northern 21.53 acres of the property located at 853 21 ½ Road, City file number RZN-2021-113, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Haitz seconded the motion. The motion carried 4-0.

**2. Other Business**

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None.

**3. Adjournment**

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Commissioner Scissors moved to adjourn the meeting. Commissioner Haitz seconded the motion. The vote to adjourn was 4-0. The meeting adjourned at 6:28 p.m.



## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** May 11, 2021

**Presented By:** Jace Hochwalt, Senior Planner

**Department:** Community Development

**Submitted By:** Jace Hochwalt, Senior Planner

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### **Information**

#### **SUBJECT:**

Consider a Request by WDM Corporation to Rezone Three Parcels Totaling Approximately 2.49 Acres from R-2 (Residential - 2 units/acre) to R-12 (Residential - 12 units/acre) Located at the Southwest Corner of 26 ½ Road and Northacres Road.

#### **RECOMMENDATION:**

Staff recommends approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicant, Vortex Engineering and Architecture Incorporated, acting on behalf of the property owner, WDM Corporation, is requesting the rezone of three parcels totaling approximately 2.49 acres from R-2 (Residential - 2 units/acre) to R-12 (Residential - 12 units/acre) located at the southwest corner of 26 ½ Road and Northacres Road. The requested R-12 zone district conforms with the Comprehensive Plan Land Use Map designation of Residential Medium.

#### **BACKGROUND OR DETAILED INFORMATION:**

The proposed rezone comprises three parcels totaling 2.49 acres situated at the southwest corner of 26 ½ Road and Northacres Road. The parcels are part of the Northacres Subdivision, which was a seven-lot residential subdivision recorded in 1965. The subject parcels are currently zoned R-2 (Residential – 2 units/acre) and have remained vacant since they were subdivided in 1965.

The site is surrounded primarily by residential and church uses. Adjacent to the north is the American Lutheran Church and Four Pines Subdivision (10-lot subdivision zoned

R-2). To the south is the Northacres Subdivision, the Solstice Senior Living Center (approximate density of 6.2 units/acre), vacant land with an approved plan proposed as the Village Co-op Senior Apartments (proposed density of 17.3 units/acre). To the east is the St. Paul Evangelical Lutheran Church, Capella at Grand Junction Assisted Living Facility (approximate density of 8.8 units/acre). To the west is the Grand Valley canal, followed by vacant School District 51 property and the Northridge Estates Subdivision (zoned R-4). In addition, to the southeast of the site there are two residential condominium developments: the Glen at Horizon Drive Condos (approximate density of 9.5 units/acre) and the Westwood Estates Condos (approximate density of 12.4 units/acre).

As indicated, the subject site is currently zoned R-2 and sits vacant. This area was identified in the 2010 Comprehensive Plan as having a future land use designation of Residential Low, which could support up to 5 units/acre. In late 2020, the 2020 One Grand Junction Comprehensive Plan was adopted, which reclassified the subject property and surrounding area to the Residential Medium land use classification, which would support a density range from 5.5 to 12 units/acre. This would indicate that the current Comprehensive Plan supports an R-8 zone (5.5-8 units/acre) and R-12 zone (8-12 units/acre). The reasoning for the revision to the land use classification was based on a number of factors. Infill development was a key topic of discussion throughout the nearly 2-year public process of developing the 2020 Comprehensive Plan. This process included hundreds of city and noncity residents providing input into how Grand Junction should grow moving forward, looking at the next 10 to 20 years and beyond. As such, growing inward and concentrating growth within the existing urban areas and service centers became a priority for the purposes of mitigating sprawl and greenfield development on the fringes of the City limits. The subject site has existing infrastructure services and is near existing employment and commercial centers. In addition, 26 ½ Road will be widened to a three-lane section from Horizon Drive to Summer Hill Way, with dedicated bike lanes and a sidewalk as part of the Referred 2A Ballot Measure that passed in November of 2019. This project is expected to begin within the next few years and will provide better pedestrian access and circulation to the site.

A topic brought up by some nearby residents was the possibility of a bridge connection that would connect Northridge Drive to Northacres Road over the Grand Valley Irrigation Canal. The bridge connection is not a part of the rezone proposal. Instead, any bridge connection would be contingent on the development of the subject parcels, and more importantly, the development of the vacant School District 51 property adjacent to the west. If the properties do not develop, or develop in a fashion where a secondary connection into the North Ridge Subdivision is not warranted, the bridge connection may never occur.

Another topic of discussion from neighborhood residents was how and if Sage Court will be improved, and if access will be changed for the existing residences in the

Northacres Subdivision. The proposed rezone will not spur any improvements to Sage Court. However, depending on the future development of the subject site, Sage Court will likely be built out, and the existing gravel access off 26 ½ Road will be eliminated. This existing access to the Northacres Subdivision is not a public right-of-way, there appear to be no ingress/egress easements in place, and it does not meet city standards per the Traffic Engineering Design Standards (TEDS).

As the site currently sits, each of the three parcels could be developed to R-2 standards, which would indicate that each lot could contain one single-family residence. The Applicant provided no proposed development plans for the subject site, however, if the rezone application is approved and a development is subsequently proposed, it would be required to go through a formal review process. This would likely be in the form of a Major Site Plan Review or Major Subdivision Review, depending on the proposal.

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed rezone request was held virtually on April 14, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant and City staff were present, along with approximately 35 area residents who attended the meeting. After the Applicant provided a presentation of the proposal, neighbors addressed their concerns related to density, traffic impacts, the possible connection of Northacres Road and Northridge Drive, and the 2020 One Grand Junction Comprehensive Plan land use designations and implementation process.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on March 31, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on April 30, 2021. The notice of the Planning Commission public hearing was published on May 4, 2021 in the Grand Junction Daily Sentinel.

### **ANALYSIS**

Pursuant to Section 21.02.140 of the Grand Junction Municipal Code, in order to maintain internal consistency between this code and the zoning maps, zoning map amendments must only occur if at least one of the five criteria listed below is met. Staff analysis of the criteria is found below each listed criterion.

(1) Subsequent events have invalidated the original premises and findings; and/or

The recently adopted 2020 One Grand Junction Comprehensive Plan identifies the

subject properties as having a land use designation of Residential Medium. The Residential Medium category supports a residential density range of 5.5 to 12 units per acre. As such, supported zone districts include the R-8 (Residential - 8 units/acre) and R-12 (Residential - 12 units/acre) zone districts. While the current zoning designation of R-2 was supported by the previous 2010 Comprehensive Plan (which categorized the subject parcels as Residential Low), it is no longer supported per the newly adopted Comprehensive Plan.

Infill development was a key topic of discussion throughout development of the 2020 One Grand Junction Comprehensive Plan. This process included hundreds of city and noncity residents providing input into how Grand Junction should grow moving forward, looking at the next 10 to 20 years and beyond. Growing inward and concentrating growth within the existing urban areas and service centers became a priority for the purposes of mitigating sprawl and greenfield development on the fringes of the City limits. Given the site location, nearby existing employment centers with ample infrastructure and existing services, it was determined that the subject site was conducive to a Residential Medium land use designation.

While the site can be developed under its current zoning designation of R-2, the adoption of the 2020 One Grand Junction Comprehensive Plan has invalidated the original zoning premise. Therefore, staff finds this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

As previously indicated, the subject site was platted as part of the Northacres Subdivision, which is a seven-lot residential subdivision recorded in 1965. The other lots within the subdivision were built out between 1940 and 1980. Nearby, there has been some recent development activity. The Capella at Grand Junction Assisted Living Facility is the newest development in the area and was constructed in 2016. This development is adjacent to the east of the subject site, and has an approximate density of 8.8 units/acre. The American Lutheran Church, adjacent to the north was constructed in 2007. The other residential uses nearby were constructed at or before 2002. It is also noteworthy to mention that the Village Co-op Apartments are proposed a short distance south of the subject site. This development has a proposed density of 17.3 units/acre and will be catered (but not exclusive) to senior citizens. The development has been conditionally approved, but no planning clearance has been issued due to a holdup for stormwater permit issuance. In addition, 26 ½ Road will be widened to a three-lane section from Horizon Drive to Summer Hill Way, with dedicated bike lanes and a sidewalk as part of the Referred 2A Ballot Measure that passed in November of 2019. This project has been funded, and is expected to begin within the next few years and will provide better pedestrian access to the site.

With that said, staff believes it is premature to conclude that the character or condition of the area has changed. Therefore, staff finds that this criterion has not been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The subject property is within an urbanized area of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with the R-12 zone district. The type and scope of land-use allowed within the R-12 zone district is similar in character and extent to the existing land-use of some nearby properties, which contain a mix of large lot single family, small lot single family, condos, and apartments. The subject site is currently served by Ute Water, Persigo Wastewater Treatment, and Xcel Energy (electricity and natural gas). Commercial and employment opportunities such as Saint Mary's Regional Hospital (second largest employer in Grand Junction), retail, general offices, and medical offices are less than half a mile from the subject site along Patterson Road. Additionally, multi-modal access to the site is sufficient, and will expand in the next five years due to the passage of the Referred 2A Ballot Measure that passed in November of 2019. In addition, there are multiple Grand Valley Transit (GVT) routes and bus stops in close proximity. The application packet was sent out to applicable utility companies for this proposal, and there were no objections expressed during the review process. Based on the provision of adequate public utilities and community facilities to serve the rezone request, staff finds that this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The City is broadly in need of medium-density residential zoning if it is to accommodate anticipated growth in population while retaining housing accessibility. Infill, of which the subject property is a prime example, is a central strategy for meeting housing needs as outlined in the 2020 One Grand Junction Comprehensive Plan. While there may not be a lack of vacant land within the City's Urban Development Boundary, the Comprehensive Plan explicitly identifies the relative lack of land with existing infrastructure suitable for infill development and urban intensification. In addition, the R-12 zone district is least common residential zone district, only accounting for 0.4% of all land within the City of Grand Junction. Of that land zoned R-12, there is less than six acres that sits vacant.

The Applicant has not expressed a specific proposal at this time. However, there is a shortage of infill lots that could accommodate the housing types and density range within the R-12 zoning designation. This is particularly important not only to allow more density, but to act as a buffer between the Residential High land use designation to the south and southeast, and Residential Low land use designation that surrounds to the

north, east, and west. Based on these considerations, staff finds that this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community and area will benefit from this proposed rezone request by allowing a higher residential density range at an infill location north of the City Center already well-served by transportation infrastructure, utilities, and other community facilities, and is within close proximity to commercial and employment centers. As such, staff finds this criteria has been met.

The rezone criteria provide the City must also find the request is consistent with the vision, goals, and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

Plan Principle 3.1.b. Intensification and Tiered Growth – Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers.

- i. Tier 1: Urban Infill
- ii. Tier 2: Suburban Infill
- iii. Tier 3: Rural Areas and County Development

Plan Principle 5.1.c. Housing Types – Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

### **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the Paxton Valley Rezone, RZN-2021-183, rezoning three parcels totaling 2.49 acres from R-2 (Residential 2 units/acre) to R-12 (Residential 12 units/acre) for the property located at the southwest corner of 26 ½ Road and Northacres Road, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Therefore, Staff recommends approval of the request.

**SUGGESTED MOTION:**

Chairman, on the Paxton Valley Rezone request from a R-2 (Residential 2 units/acre) zone district to an R-12 (Residential 12 units/acre) zone district for a 2.49-acre property located at the southwest corner of 26 ½ Road and Northacres Road, City file number RZN-2021-183, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

**Attachments**

1. Exhibit 1 - Application Packet Dated March 12, 2021
2. Exhibit 2 - Maps and Exhibits
3. Exhibit 3 - Neighborhood Meeting Documentation
4. Exhibit 4 - Public Correspondence

## Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation <input type="text" value="Residential Medium"/>	Existing Zoning <input type="text" value="R2"/>
Proposed Land Use Designation <input type="text" value="No change"/>	Proposed Zoning <input type="text" value="R12"/>

Property Information

Site Location:  Site Acreage:

Site Tax No(s):  Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

**NOTE: Legal property owner is owner of record on date of submittal.**

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date

**Project Report  
for  
Northacres Rezone**

Date: March 2, 2021

Prepared by: Robert W. Jones II, P.E.  
Vortex Engineering and Architecture, Inc.  
861 Rood Avenue  
Grand Junction, CO 81501  
(970) 245-9051  
VEAI# F20-114

Submitted to: City of Grand Junction  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

Type of Design: Rezone

Property Owner: WDM Corporation  
2525 N. 8<sup>th</sup> Street  
Grand Junction, CO 81501

Applicant: Robert W. Jones II, P.E.  
Vortex Engineering and Architecture, Inc.  
861 Rood Avenue  
Grand Junction, CO 81501

Property Address: No assigned addresses  
3 lots on Northacres Road  
Grand Junction, CO 81506

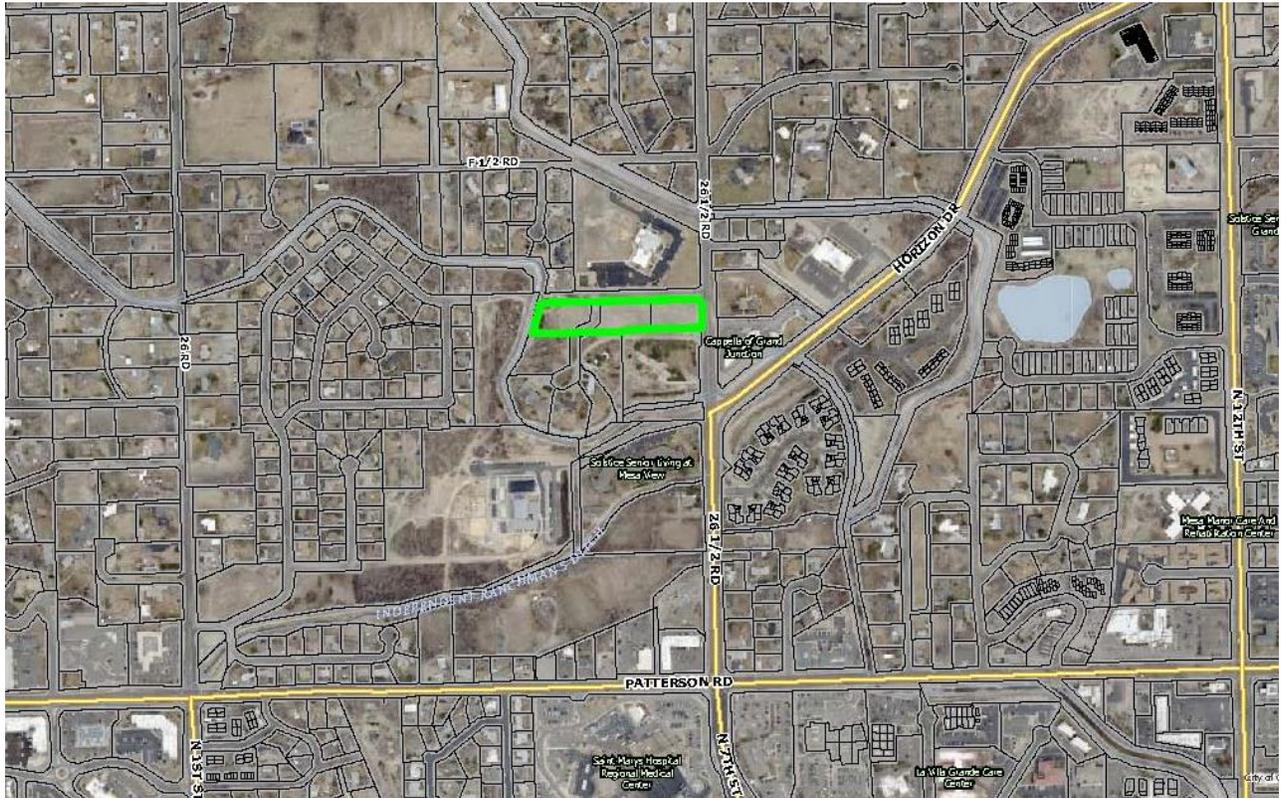
Tax Parcel No: 2945-023-13-001  
2945-023-13-002  
2945-023-13-003

**1. Project Intent**

This application is made to request a rezone of three lots on Northacres Road from the R2 zone district to the R12 zone district, which supports the recently adopted 2020 Comprehensive Plan. The applicant’s intent is to prepare the property for future residential development in a manner that is consistent with the goals and policies of the recently adopted 2020 Comprehensive Plan.

**2. Project Description**

The subject property includes 3 individual lots (with no assigned addresses) located on the south side of Northacres Road between 7<sup>th</sup> Street to the east and the Grand Valley Canal to the west. The property is approximately 2.49 acres. A portion of the Sage Court right-of-way is located between two of the three lots on the west end toward the Grand Valley Canal. The Sage Court right-of-way has never been constructed.



**Legal Description**

The legal description of TPN #2945-023-13-001 is:  
LOT 1 NORTHACRES SUB SEC 2 1S 1W

The legal description of TPN #2945-023-13-002 is:  
LOT 2 NORTHACRES SUB SEC 2 1S 1W

The legal description of TPN #2945-023-13-003 is:  
LOT 7 NORTHACRES SUB SEC 2 1S 1W

### 3. **Public Notice**

On Monday, March 1, 2021, a Neighborhood Meeting was held via Zoom in accordance with the City's COVID-19 policy. A presentation of the rezone request was made by the applicant; information regarding the City's review process for a rezone request was also presented including opportunities about how citizens can participate and provide comments throughout the City's review process.

The meeting was well attended by approximately twenty-eight citizens. The following is a synopsis of the primary concerns raised during the meeting:

- Concern with current and future traffic impacts
- The current condition and future extension of Northacres Road
- Recent notification by the City of vacation of resident's existing driveway easement
- Concern with the request to rezone to R12 and the allowable density
- Concern with an existing irrigation easement
- Concern about extending Northacres Road over the canal with construction of a bridge

The meeting was held from 5:30 pm to 7:36 pm.

Public notice for this application will be provided in accordance with Sec. 21.02.080(g) of the Grand Junction Municipal Code, including posting the subject property on all public rights-of-way.

### 4. **Comprehensive Plan**

In January 2020, the Grand Junction City Council adopted a new Comprehensive Plan and a Future Land Use map that shows the type of anticipated development for the next 10-15 years in the City and within the Urban Development Boundary. All new development must be consistent with the new Comprehensive Plan and Future Land Use map.

The Comprehensive Plan's Future Land Use Map shows the subject property as Residential Medium which anticipates residential development with a density range between 5.5 to 12 dwelling units per acre. The R8 and R12 are the only zone districts implement this land use classification.

The current zoning of the subject property is R2 which was based on the older **2010** Comprehensive Plan and Future Land Use map. It will be necessary for the property to be

rezoned in order to achieve the type of development anticipated by the current 2020 Comprehensive Plan.

The proposed development meets a number of the goals and policies of the new 2020 Comprehensive Plan:

**Plan Principle 3: Responsible and Managed Growth**

**Limited Supply of Land:** The timing and location of development in Grand Junction today are influenced by several interconnected factors, including available land, infrastructure, and services as well as the Persigo Agreement and market demand. While there is no lack of vacant land to accommodate new growth within the City’s Urban Development Boundary, there is a lack of land with the existing urban infrastructure required by the City. Balancing the need for investments in new infrastructure to support greenfield development with the need for improvements to existing infrastructure in established areas of the city to support infill and redevelopment is an ongoing challenge.

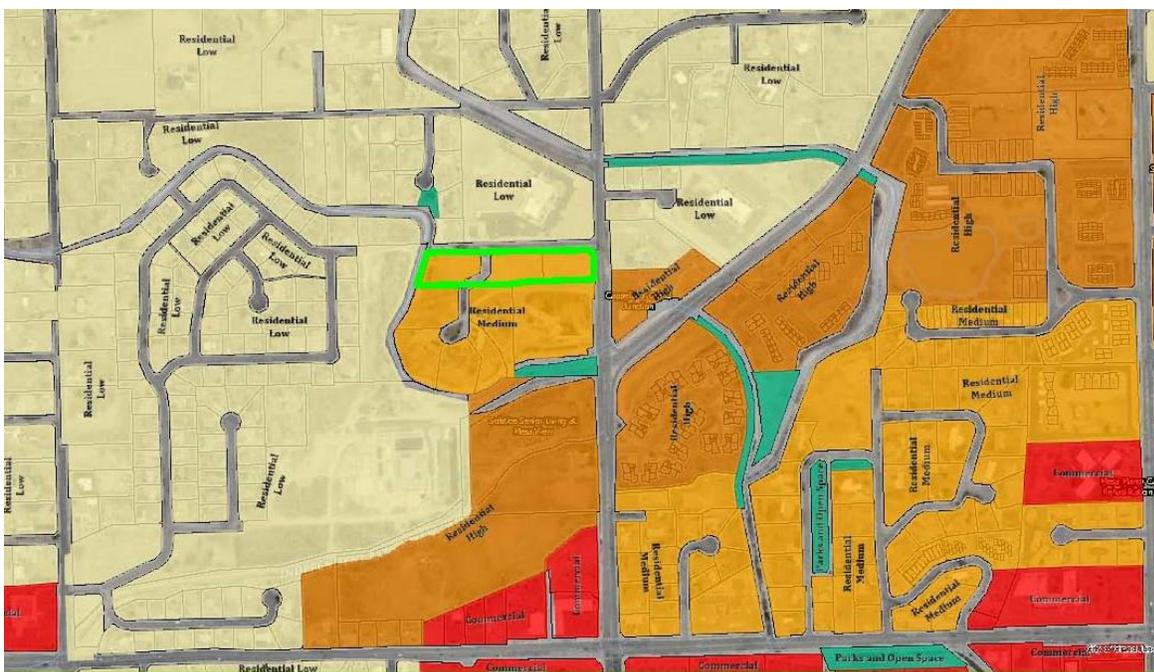
**Plan Principle 3: Responsible and Managed Growth**

**Policy 2.** Encourage infill and redevelopment to leverage existing infrastructure.

**Plan Principle 5: Strong Neighborhoods and Housing Choices**

**Policy 1.** Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

**Policy 1-C: HOUSING TYPES.** Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.



## 5. Zoning and Surrounding Areas

The applicant is requesting a rezone from the current R2 (Residential, 2 du/ac) zone to the R12 (Residential, 8-12 du/ac) zone district. This request is consistent with the 2020 Comprehensive Plan's Future Land Use Map classification of Residential Medium which seeks to achieve a variety of housing types, particularly near areas of employment and services.

Surrounding area zoning and land uses include:

North – R1 and R2 with a large church and single-family residential land uses

South – R2 with single-family residential land uses

West – R4 with vacant land use

East – R4 and Planned Development (PD) with a large church and single-family residential land uses

Note: Existing zoning is based on the previous Growth Plan and the 2010 Comprehensive Plan Future Land Use map. The majority (but not all) of existing residential housing units in this area were constructed in the mid-1980s to early 1990's. Since that time, development on the Patterson Road and 7<sup>th</sup> Street corridors has increased substantially with employment centers, professional and personal services and medical services. The expansion of the employment centers has increased the demand for housing in the vicinity of the applicant's property. Creating housing that is within walking distance or a short commute to employment and service centers is consistent with the vision and goals of the 2020 Comprehensive Plan.



It will be necessary for the property to be rezoned in order to achieve the type of development anticipated by the current 2020 Comprehensive Plan. The R8 and R12 are the only zone districts implement this land use classification.

**6. Utility Providers**

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the development have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve development on this site.

Utility providers for the site are as follows:

- Sewer: City of Grand Junction/Persigo Wastewater Treatment Plant
- Water: Ute Water Conservation District
- Drainage: Grand Valley Drainage District
- Electric: Xcel Energy
- Irrigation: Grand Valley Irrigation Company

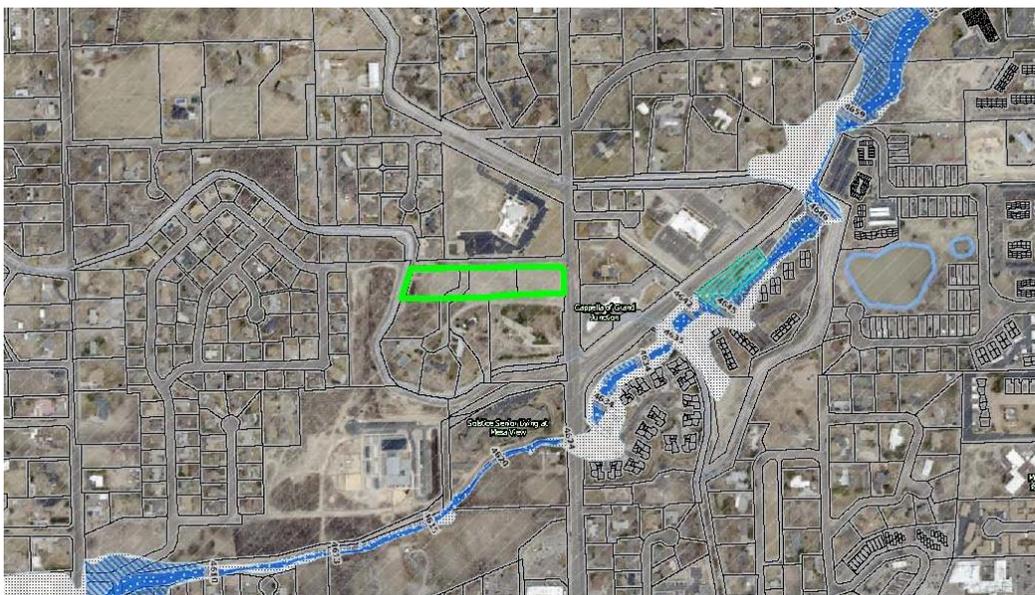
All utilities shall be constructed to the standards and specifications of the service provider at the time of construction.

**7. Drainage**

The drainage and stormwater management will be addressed at the time of actual development of the site.

**8. Wetlands and Floodplain**

There are no known wetlands or floodplains associated with the subject property.



## 9. Approval Criteria

Section 21.02.140(a), Approval Criteria, states that in order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

- (1) Subsequent events have invalidated the original premises and findings; and/or

**Response:** Adoption of the 2020 Comprehensive Plan changed the Future Land Use classification of the subject property and substantially increased the anticipated density of the area in response to the need for a variety of housing types in the community. The Plan recognizes the need for more efficient development that grows inward and upward in the core of the City in areas near employment and service centers such as along Patterson Road and 7<sup>th</sup> Street. The land use classification of Residential Medium is implemented by the R8 and R12 zone districts. In order to meet the anticipated density of the new 2020 Comprehensive Plan, it will be necessary to rezone the subject property.

**This criterion has been met.**

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

**Response:** The intent of the 2020 Comprehensive Plan is to encourage infill development of vacant and under-utilized parcels within the City, and to increase density in areas with existing infrastructure for more efficient development. Although this area has seen increased development with construction of the Lutheran Church to the north and the Capella Assisted Living facility to the east, the area is better characterized as being in transition between the lower density single-family residential trends from twenty to thirty years ago, to the current housing trends of increased density (or intensity with nonresidential uses). This rezone request is consistent with the recently adopted 2020 Comprehensive Plan that seeks a variety of housing types, encourage infill and efficient development.

**This criterion has been met.**

- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

**Response:** There are public and community facilities to serve the future development of the subject property. Medical, educational, retail sales and personal services are all within walking distance of the site; pedestrian and bicycle trails on the nearby canal and streets provide easy recreation opportunities; grocery stores and additional restaurants are within 1-2 miles of the site. There are many services and facilities that are within a walkable distance from the subject property.

**This criterion has been met.**

- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

**Response:** A review of the Future Land Use map and the City's current zoning map indicates that there is very little medium high to high density zoned land within the City; the

majority of land is zoned for lower to medium density. The community and City Council undertook a months-long process to review and discuss the housing needs of the community prior to adoption of the new Plan. The recently adopted 2020 Comprehensive Plan which changed the land use classification for the subject property demonstrates that more density will be needed if the City is to achieve its goals for a variety of housing types. Rezoning to the R12 will support the new Comprehensive Plan and is consistent with many of its goals and policies including Principle 5, Policies 1 and 1C specifically.

**This criterion has been met.**

- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

**Response:** The community will derive the benefit of higher density residential development that is in close proximity and walking distance to employment centers such as St. Mary's hospital, numerous medical offices, out-patient surgical facilities and other small retail and personal service employers and places of business.

More compact development will provide more housing variety and efficient use of existing infrastructure, thereby reducing urban sprawl and the cost to maintain urban infrastructure which is a benefit to the overall community.

**This criterion has been met.**

## 10. Development Schedule

A development schedule for the subject property will be included with a development application at the time of development.

## 11. Conclusion

After demonstrating how the proposed rezone request from the R2 to R12 zone district meets the goals and policies of the 2020 Comprehensive Plan and the approval criteria of the Zoning and Development Code, the applicant respectfully requests approval of the request to rezone to the R12 zone district.

## 12. Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Grand Junction, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report when taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

**Legal Description ( Paxton Valley Development )**

**The legal description of TPN #2945-023-13-001 is: LOT 1 NORTHACRES SUB SEC 2  
1S 1W**

**The legal description of TPN #2945-023-13-002 is: LOT 2 NORTHACRES SUB SEC 2  
1S 1W**

**The legal description of TPN #2945-023-13-003 is: LOT 7 NORTHACRES SUB SEC 2  
1S 1W**

March 2, 2021

Grand Junction Planning Dept.  
Jace Hochwalt, Senior Planner  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: Neighborhood Meeting -  
Paxton Valley Development Rezone  
Date: Monday, March 1, 2021  
Time: 5:30 p.m. – 7:36 p.m.  
Location: Virtual meeting via ZOOM

Dear Jace,

On Monday, March 1, 2021, a Neighborhood Meeting was held from 5:30 – 7:36 pm via Zoom Meeting for the proposed Paxton Valley Development Rezone. An overview of the proposed rezone from R2 to the R12 zone district was presented by Stephen Swindell of Vortex Engineering, Inc.

The meeting was attended by Jace Hochwalt, Senior Planner with the City of Grand Junction, Stephen Swindell and Adam Asgari from Vortex Engineering, and twenty-eight area residents.

The following is a synopsis of the primary concerns raised during the meeting:

1. Concern with current and future traffic impacts
2. The current condition and future extension of Northacres Road
3. Recent notification by the City of vacation of resident's existing driveway easement
4. Concern with the request to rezone to R12 and the allowable density
5. Concern with an existing irrigation easement
6. Concern about extending Northacres Road over the canal with construction of a bridge

Mr. Swindell addressed the questions from the residents and Jace Hochwalt provided information regarding the City's adoption of the 2020 Comprehensive Plan, the review process to rezone property and how citizens can participate in that process. After discussion of the proposed rezone request the meeting was closed at 7:36 p.m.

Should you have any questions regarding the neighborhood meeting, please do not hesitate to contact me at 970-245-9051, or by email at [rjones@vortexeng.us](mailto:rjones@vortexeng.us).

Sincerely,



Robert W. Jones II, P.E.  
Vortex Engineering, Inc.

cc: File



**WARRANTY DEED**

Grantor(s).

PATRICIA MORTON-KEPHART,

whose address is 545 North Avenue, Grand Junction, 81501

\*County of Mesa, State of

Colorado, for the consideration of

SEVENTY THOUSAND AND NO/100 (\$70,000.00)-----

----- dollars, in hand paid, hereby sell(s)

and convey(s) to WDM CORPORATION, A COLORADO CORPORATION,

whose legal address is 2525 North 8th Street, Grand Junction, Colorado 81501

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

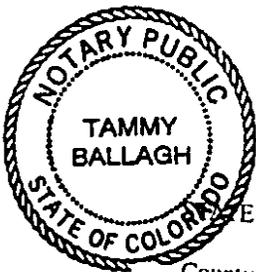
Colorado, to wit: Lots 1, 2, and 7 in  
NORTHACRES SUBDIVISION,  
Mesa County, Colorado

Together with any and all water, water rights, ditches and ditch rights there-  
unto appertaining and/or used in connection therewith

also known by street and number as Vacant Land on Sage Court, Grand Junction, Colorado

with all its appurtenances, and warrant(s) the title to the same, subject to 1993 taxes due and payable in  
1994 and subsequent years; easements; reservations; restrictions; and rights of  
way of record, if any.

Signed this 15th day of October, 1993,



*Patricia Morton-Kephart*  
Patricia Morton-Kephart

Notary Public, State of Colorado.

County of Mesa

} ss.

The foregoing instrument was acknowledged before me this 15th day of October, 1993  
by Patricia Morton-Kephart.

My commission expires February 2, 1994. Witness my hand and official seal.

*Tammy Ballagh*  
Notary Public

\*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

BOOK 2016 PAGE 438

1657352 03:06 PM 10/19/93  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC \$ 7.00



RECEPTION#: 2907307, at 12/19/2019 3:22:39 PM, 1 of 2  
Recording: \$18.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

**STATEMENT OF AUTHORITY**  
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity<sup>1</sup> named  
**W & D Merkel Family Limited Liability Limited Partnership**

2. The type of entity is a:

- |                          |                           |                                     |  |
|--------------------------|---------------------------|-------------------------------------|--|
| <input type="checkbox"/> | Corporation               | <input type="checkbox"/>            | Registered Limited Liability Partnership         |
| <input type="checkbox"/> | Nonprofit Corporation     | <input checked="" type="checkbox"/> | Registered Limited Liability Limited Partnership |
| <input type="checkbox"/> | Limited Liability Company | <input type="checkbox"/>            | Limited Partnership Association                  |
| <input type="checkbox"/> | General Partnership       | <input type="checkbox"/>            | Government or Governmental Subdivision or Agency |
| <input type="checkbox"/> | Limited Partnership       | <input type="checkbox"/>            | Trust  |

3. The entity is formed under the laws of **Colorado**

4. The mailing address for the entity is **2525 No. 8<sup>th</sup> Street, Grand Junction, CO 81501**

5. The name and position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is

William D. Merkel – General Partner

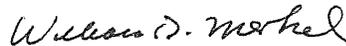
6. The authority of the foregoing person(s) to bind the entity: x is not limited \_\_\_\_\_ is limited as follows:

7. Other matters concerning the manner in which the entity deals with interests in real property: N/A

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.<sup>2</sup>

9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 17 day of December, 2019



William D. Merkel, General Partner

<sup>1</sup> This form should not be used unless the entity is capable of holding title to real property.  
<sup>2</sup> The statement of authority must be recorded to obtain the benefits of the statute.

RECEPTION#: 2907307, at 12/19/2019 3:22:39 PM, 2 of 2  
Recording: \$18.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

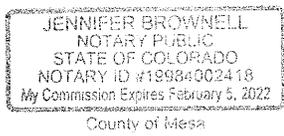
State of Colorado )  
 )ss  
County of Mesa )

The foregoing instrument was acknowledged before me this 17 day of December, 2019  
by **William D. Merkel, General Partner of W & D Merkel Family Limited Liability Limited Partnership**

Witness my hand and official seal.  
My commission expires: 2/5/22

J. Brownell  
Notary Public

WHEN RECORDED RETURN TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**Sheila Reiner, Mesa County Treasurer**  
**544 Rood Ave - Grand Junction CO 81501**  
**Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001**  
**Phone Number: (970) 244-1824**

Account Number R052516

Parcel 294502313001

Acres 0.000

Assessed To

WDM CORPORATION  
 2525 N 8TH ST  
 GRAND JUNCTION, CO 81501-8845

**Legal Description**

**Situs Address**

LOT 1 NORTHACRES SUB SEC 2 1S 1W

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2020	\$1,892.84	\$0.00	\$0.00	\$0.00	\$1,892.84
Total Tax Charge					\$1,892.84
<b>Grand Total Due as of 03/09/2021</b>					<b>\$1,892.84</b>

Tax Billed at 2020 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5020000	\$13.83	RESIDENTIAL	\$95,000	\$27,550
MESA CNTY ROAD & BRIDGE-GRA	0.2740000	\$7.55	VACANT LOTS		
CITY OF GRAND JUNCTION	8.0000000	\$220.40	Total	\$95,000	\$27,550
GRAND RIVER MOSQUITO CTRL	1.3620000	\$37.52			
GRAND VALLEY DRAINAGE DIST	1.8560000	\$51.13			
LIBRARY DISTRICT	3.0230000	\$83.28			
COUNTY - DEVELOP DISABLED	0.2570000	\$7.08			
COUNTY GENERAL FUND	9.4580000*	\$260.59			
COUNTY ROAD & BRIDGE-1/2 LE	0.2740000	\$7.55			
SOCIAL SERVICES	1.6860000	\$46.45			
COUNTY TRANSLATOR TV FUND	0.0280000	\$0.77			
SCHOOL DIST# 51 GENERAL	24.3930000*	\$672.03			
SCHOOL DIST# 51 BOND	9.4120000	\$259.30			
SCHOOL DIST# 51 OVERRIDE 96	2.7220000	\$74.99			
SCHOOL DIST# 51 2006 OVERID	2.0790000	\$57.28			
SCHOOL DIST# 51 2017 OVERRI	3.3790000	\$93.09			
Taxes Billed 2020	68.7050000	\$1,892.84			

\* Credit Levy

**Account**      **As of Date**      **Parcel Number**      **Owner**  
R052516      03/09/2021      294502313001      WDM CORPORATION  
**Legal:**      LOT 1 NORTHACRES SUB SEC 2 1S 1W  
**Situs Address:**

<b>Year</b>	<b>Tax</b>	<b>Total Due</b>
2020	\$1,892.84	\$1,892.84
Total	\$1,892.84	\$1,892.84

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**Sheila Reiner, Mesa County Treasurer**  
**544 Rood Ave - Grand Junction CO 81501**  
**Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001**  
**Phone Number: (970) 244-1824**

Account Number R052517

Parcel 294502313002

Acres 0.000

Assessed To

WDM CORPORATION  
 2525 N 8TH ST  
 GRAND JUNCTION, CO 81501-8845

**Legal Description**

**Situs Address**

LOT 2 NORTHACRES SUB SEC 2 1S 1W

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2020	\$1,892.84	\$0.00	\$0.00	\$0.00	\$1,892.84
Total Tax Charge					\$1,892.84
<b>Grand Total Due as of 03/09/2021</b>					<b>\$1,892.84</b>

Tax Billed at 2020 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5020000	\$13.83	RESIDENTIAL	\$95,000	\$27,550
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SOCIAL SERVICES	1.6860000	\$46.45			
COUNTY TRANSLATOR TV FUND	0.0280000	\$0.77			
SCHOOL DIST# 51 GENERAL	24.3930000*	\$672.03			
SCHOOL DIST# 51 BOND	9.4120000	\$259.30			
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SCHOOL DIST# 51 2006 OVERID	2.0790000	\$57.28			
SCHOOL DIST# 51 2017 OVERRI	3.3790000	\$93.09			
Taxes Billed 2020	68.7050000	\$1,892.84			

\* Credit Levy

<b>Account</b>	<b>As of Date</b>	<b>Parcel Number</b>	<b>Owner</b>
R052517	03/09/2021	294502313002	WDM CORPORATION

**Legal:** LOT 2 NORTHACRES SUB SEC 2 1S 1W

**Situs Address:**

<b>Year</b>	<b>Tax</b>	<b>Total Due</b>
2020	\$1,892.84	\$1,892.84
<b>Total</b>	<b>\$1,892.84</b>	<b>\$1,892.84</b>

---

**Sheila Reiner, Mesa County Treasurer**  
**544 Rood Ave - Grand Junction CO 81501**  
**Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001**  
**Phone Number: (970) 244-1824**

Account Number R052518

Parcel 294502313003

Acres 0.000

Assessed To

WDM CORPORATION  
 2525 N 8TH ST  
 GRAND JUNCTION, CO 81501-8845

Legal Description	Situs Address
LOT 7 NORTHACRES SUB SEC 2 1S 1W	

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2020	\$1,892.84	\$0.00	\$0.00	\$0.00	\$1,892.84
Total Tax Charge					\$1,892.84
<b>Grand Total Due as of 03/09/2021</b>					<b>\$1,892.84</b>

Tax Billed at 2020 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5020000	\$13.83	RESIDENTIAL	\$95,000	\$27,550
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SCHOOL DIST# 51 2017 OVERRI	3.3790000	\$93.09			
Taxes Billed 2020	68.7050000	\$1,892.84			

\* Credit Levy

<b>Account</b>	<b>As of Date</b>	<b>Parcel Number</b>	<b>Owner</b>
R052518	03/09/2021	294502313003	WDM CORPORATION

**Legal:** LOT 7 NORTHACRES SUB SEC 2 1S 1W

**Situs Address:**

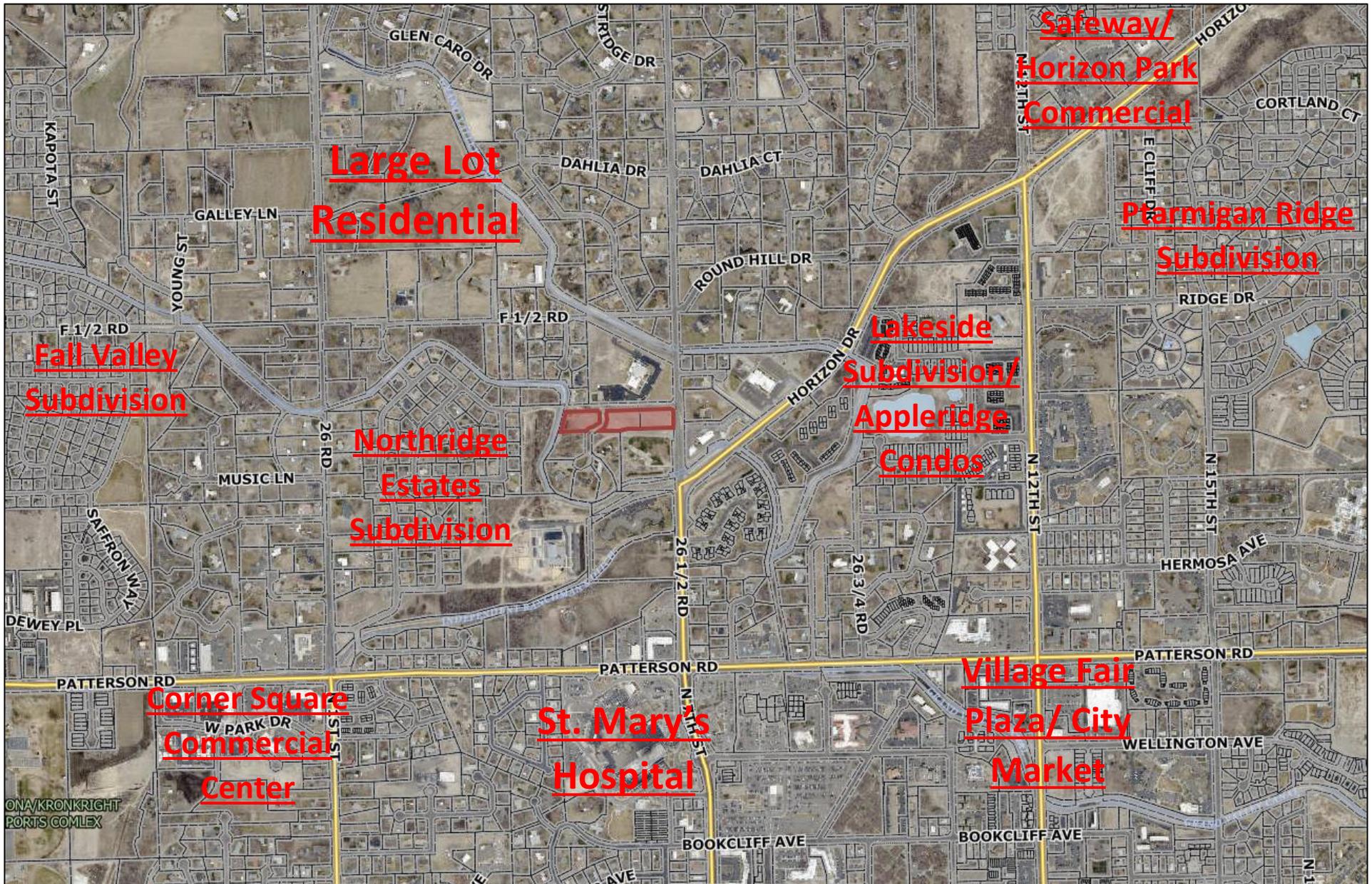
<b>Year</b>	<b>Tax</b>	<b>Total Due</b>
2020	\$1,892.84	\$1,892.84
<b>Total</b>	<b>\$1,892.84</b>	<b>\$1,892.84</b>

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# Vicinity Map



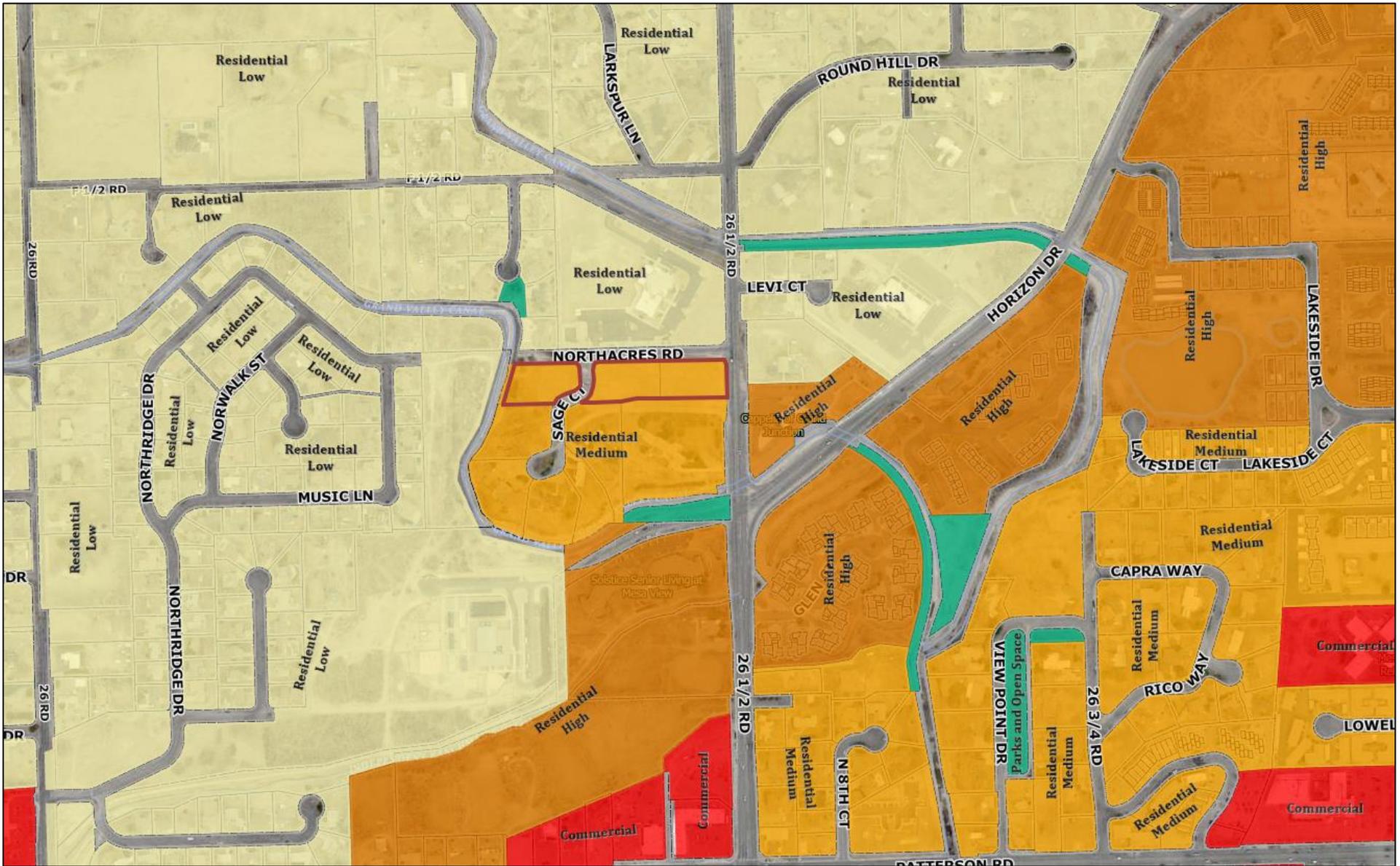
# Vicinity Map (Expanded View)



# Zoning Map



# Comprehensive Plan Land Use Map (2020 Adoption)



**2010 Comprehensive Plan Future Land Use Map**



# Residential Density Map



March 2, 2021

Grand Junction Planning Dept.  
Jace Hochwalt, Senior Planner  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: Neighborhood Meeting -  
Paxton Valley Development Rezone  
Date: Monday, March 1, 2021  
Time: 5:30 p.m. – 7:36 p.m.  
Location: Virtual meeting via ZOOM

Dear Jace,

On Monday, March 1, 2021, a Neighborhood Meeting was held from 5:30 – 7:36 pm via Zoom Meeting for the proposed Paxton Valley Development Rezone. An overview of the proposed rezone from R2 to the R12 zone district was presented by Stephen Swindell of Vortex Engineering, Inc.

The meeting was attended by Jace Hochwalt, Senior Planner with the City of Grand Junction, Stephen Swindell and Adam Asgari from Vortex Engineering, and twenty-eight area residents.

The following is a synopsis of the primary concerns raised during the meeting:

1. Concern with current and future traffic impacts
2. The current condition and future extension of Northacres Road
3. Recent notification by the City of vacation of resident's existing driveway easement
4. Concern with the request to rezone to R12 and the allowable density
5. Concern with an existing irrigation easement
6. Concern about extending Northacres Road over the canal with construction of a bridge

Mr. Swindell addressed the questions from the residents and Jace Hochwalt provided information regarding the City's adoption of the 2020 Comprehensive Plan, the review process to rezone property and how citizens can participate in that process. After discussion of the proposed rezone request the meeting was closed at 7:36 p.m.

Should you have any questions regarding the neighborhood meeting, please do not hesitate to contact me at 970-245-9051, or by email at [rjones@vortexeng.us](mailto:rjones@vortexeng.us).

Sincerely,



Robert W. Jones II, P.E.  
Vortex Engineering, Inc.

cc: File

**VIA: US Mail**  
**Zoom Neighborhood Meeting**

February 19, 2021

Adjacent Property Owner  
Grand Junction, CO

RE: Paxton Valley Development  
Northacres Drive – 3 vacant lots  
Grand Junction, CO 81501

VEAI #: F20-114

Dear Property Owner:

The above referenced property will soon be the subject of a Rezone application with the City of Grand Junction's Community Development Department. A Neighborhood Meeting is being held to introduce the rezone request to you and to answer any questions that you might have.

The subject area encompasses approximately 2.49 acres of land located on the south side of Northacres Road, between 7<sup>th</sup> Street and the Grand Valley Canal. The property is currently zoned R2, which is not consistent with the City's recently adopted Comprehensive Plan. The property must be rezoned for any development to occur. The rezone request will be to the R12 zone which is consistent with the new 2020 Comprehensive Plan.

A Neighborhood Meeting will be held via ZOOM in compliance with the City of Grand Junction's COVID Neighborhood Meeting process. The ZOOM meeting is designed to present information for you to learn more about the proposed project in a safe meeting environment. The meeting is scheduled for **Monday, March 1, 2021 at 5:30 P.M.**

To attend and participate in the virtual ZOOM meeting, follow the link below and enter the meeting ID and password. You will be joined into the meeting and will have an opportunity to ask questions after the presentation has been completed that provides information about the proposed rezone request.

ZOOM meeting link:

<https://zoom.us/j/97407248059?pwd=dm5DVVBxZUhWdklHZ01kUGVBcEswZz09>

Meeting ID: 974 0724 8059  
Password: 171588

The Neighborhood Meeting is held to allow the neighborhood an opportunity to learn about the rezone request and to answer questions. The property owner's representative and a City Planner will be at the meeting to discuss the rezone process.

A Site Location Map has been included on the back of this page that shows the location of the subject property.

Please do not hesitate to contact me at 970-245-9051 should you have any questions about this project.

Sincerely,

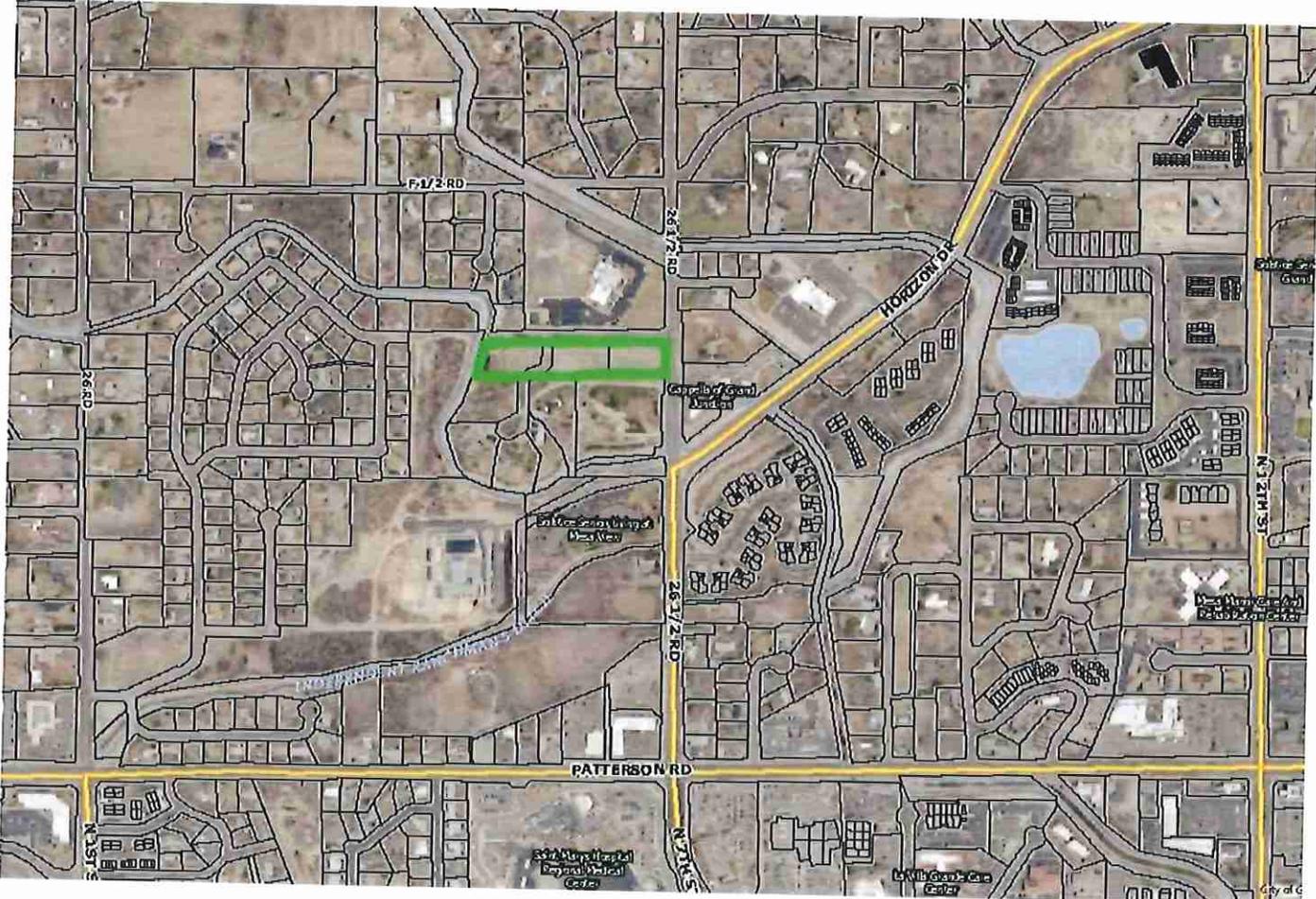
**Vortex Engineering, Inc.**



**Robert W. Jones, II, P.E.**

Cc: Jace Hochwalt, City Planning

Site Location Map



## Jace Hochwalt

---

**From:** Ann Baldwin <dagswin@bresnan.net>  
**Sent:** Wednesday, March 17, 2021 2:44 PM  
**To:** Council  
**Subject:** Proposed north acres rezoning and bridge proposal that would impact traffic through Northridge

\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\*

To whom it may concern:

We are extremely concerned about the increase in traffic that this proposal, if allowed to happen, would have on the Northridge subdivision. It's extremely upsetting and frustrating that the homeowners haven't been informed about this possibility, invited to come to the meetings, and allowed to voice an opinion. Many of us just found out about this and we can't believe this is the last meeting!!

This neighborhood can not handle all the traffic that would materialize if the rezoning happens and if a bridge is built allowing access into Northridge Drive and Music Lane. We have many young families that have moved into this neighborhood. More traffic allowed in would be a huge safety issue for our young children. Will the value of homes will be driven down and no will want to move into the neighborhood with the increased traffic? It makes us shutter to think about how many cars will be moving through as well as those who will NOT go slowly. It feels like our neighborhood will no longer be a safe desirable family neighborhood.

Please reconsider how you are handling this matter and get input from ALL parties involved not just Juniper Ridge school and the the entity pushing for the rezone of North Acres. People can't come if they don't have info.

Thank you,

Dave and Ann Baldwin  
3010 Northridge Drive  
Grand Junction, Colorado

Sent from my iPhone

## Jace Hochwalt

---

**From:** Amy Gustavson <AJGusto@hotmail.com>  
**Sent:** Wednesday, March 17, 2021 3:48 PM  
**To:** Council  
**Subject:** Northacre and Northridge

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Hello City Council,

I am concerned that I am just now hearing TODAY via our Northridge Estates HOA that the city is planning to build a bridge across the canal and start building around the Northridge subdivision. The last meeting before the election is tonight at 5:30. This is not enough notice for me to plan to attend in person to voice any concerns.

We have one entrance into our neighborhood from 26 Rd (north 1st street near Patterson Rd). This entrance serves residents on Willowbrook, as well as residents in Northridge. For most of this school year, we have also had an increasing number of parents from Juniper Ridge Charter School using Northridge Drive to get to Kingswood Drive to drop off and pick up their children from Juniper Ridge Charter school from what is supposed to be a fire/ police exit only.

Please do not add any more buildings to the forest around Juniper Ridge, nor to the northeast side of Northridge behind Music Lane or near the Lutheran church. If you must, please make it low density and add another entrance/ exit and consider speed bumps, stop signs, curbs, and other features that will make it safer for public use.

Parents serving on the Juniper Ridge Charter School board of directors, and School District 51 representatives (John Williams who was a board member at the time, and Phil Onofrio) told the Northridge HOA at the annual member meeting that our neighborhood would not be used for JRCS access. That there would be an exit at Kingswood Dr as required by city code for fire or police exit in case of an emergency. That parents would be required to use 7th street to access JRCS. There has not been any enforcement of this and many parents are not honoring it as respect for their neighbors. I recently posted a sign on a log that blocks the gravel frontage road "No pick up/ drop off. Us 7th street." and 2 no parking signs and a large wooden sign reminding parents to use 7th street for access and within 24 hours they had taken them down (and stolen them).

I am concerned that if the city wants to develop this area, there has not been enough thought into how it is already functioning (not well). It could use more study and community input before decisions are made.

Thank you for considering this request.

Sincerely,  
Amy Gustavson

Carol Bergman  
628 Sage Court  
Grand Junction,  
CO 81506  
3-24-2021  
970-261-6920

Rick Dorris  
Community Development Engineer  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Rick Dorris,

Please consider the following as you review the proposed zoning change for the property named as North Acres subdivision or Paxton Valley located on 26 ½ Road south of F ½. Road. It is being considered for a rezone from R-2 to as much as R-12. This property is positioned north of a neighborhood of homes (Sage Court) built out at one per acre. Until recently, Sage Court was considered low density. It is unreasonable to think Sage Court will ever change to less than one per acre, thus should continue to be considered low density. The property under consideration for much higher density is north of Sage Court. East of the property across 26 ½ Road is a church and another neighborhood that is low density. To the north west is Four Pines, also low density. Initially, developers of Four Pines requested R-12. City Council wisely recognized that this was inconsistent with the land use of neighboring properties and limited development to low density R-4. Even so, the neighborhood is crowded and has difficulty accommodating visiting vehicles.

To the west of the proposed Paxton Valley project is North Ridge, also built out at low density. In fact, low density designations wrap around our hill to the north, west and southwest. A review of the map shows that Sage Court has a natural geographic barrier to the south, the Grand Valley Main Line Canal. Further south is Solstice Mesa View and the proposed Village Co-op, then undeveloped pastureland, then commercial property along the north side of Patterson. Thus, there is an already established transition (one of the suggestions regarding development) from higher density from Patterson northward to our properties which are built as one per acre. Properties to the north of the proposed project are low density for miles, R-1, R-2 and R-4. Any way you look at it, this impending change either makes our neighborhood which has been in existence as one -per-acre for years into a spot development or the proposed project at medium density into spot development with no consideration for the transition that already exists and flows northward into low density R-1, R-2 and R-4 properties all the way to the Bookcliffs. I recognize that the focus of your studies/reports is on many different aspects, but I think it is important that you realize that this spilling of extra color on the map and "renaming" our low-density neighborhood to middle density does not make sense and reeks of a move made solely to help someone market their property for sale for denser development while depreciating the neighboring character and property values.

This letter addresses significant traffic concerns. Currently, 26 ½ Road, also known as the 7<sup>th</sup> Street Corridor, is a very busy street. It accommodates traffic from residences to the north which is

about to grow by many houses (an estimated 300 drivers) from Summerhill filings and Emerald Ridge Estates and possibly more development. Additional traffic from Holy Family School, Capella (which marketed their project as using Horizon Drive as their primary access, but does not), influx from Horizon Drive, Juniper Ridge Community School and the soon-to-be-built Village Co-op to the south. If Paxton Valley is built out at the proposed R-12, it will dump traffic from 30 units onto this stressed corridor which is just on the cusp of being overburdened already. Be aware that at the proposed site, 26 ½ Road is only two lanes. Further south of the property, there are five lanes, two northbound, two southbound and one turn lane. Currently, northbound drivers often “race” through the Horizon Drive intersection and just north of it to get into position to be “first” as the road narrows. A northbound vehicle attempting a left-hand turn onto North Acres Road, the access for the property in question, will have to stop traffic behind it as it waits for southbound traffic to pass. This seems to be an accident-waiting-to-happen. My review of future plans for bridge and road work on 26 ½ Road does not indicate any proposed adjustments for all of this new traffic. Thirty units are likely to generate at least sixty cars until the units are sublet to college students who will likely have more drivers per unit.

As you do your traffic study, please do not choose spring break, times when school traffic is not in play or times when road construction in the vicinity changes the traffic flow. Those issues existed during the Juniper Ridge Community School traffic study. Please drive or park in the area between 8:00 and 8:20 in the morning and 2:55 and 3:25 in the afternoon Monday through Thursday. Traffic is often backed up on all three sides of the Horizon / Seventh Street intersection. Tope Elementary is also on the corridor less than a mile south. Another consideration for the study is that if Sage Court residents are required to use North Acres Road to access their homes, additional numbers will have to be computed into the formula for access from those residences to 26 ½ Road. The timing of the traffic study, while convenient for a developer, will not accurately portray the pressure on the 7<sup>th</sup> Street Corridor without adding in the projected traffic from new development already underway on north 26 1/2 Road and the Village Co-op which claims to have pre-sold the majority of their units prior to final approval from the Planning Commission and City Council.

During the Neighborhood meeting, the City planner indicated the likelihood of connecting the Northridge subdivision to North Acres Road via a bridge over the canal in the future. Somehow, the traffic that connection would generate needs to be calculated and taken into consideration for adding to both the 7<sup>th</sup> Street Corridor and to the often-congested west entrance to the Northridge subdivision off 26 Road.

Sage Court should be considered low density as it has always been and will continue to be. The name and density change removes some conditions and protections that were part of residents’ decisions to buy or build there.

Paxton Valley should not be built out at maximum density. It is highly inconsistent with the character of surrounding low-density, one residence per acre properties. The current road infrastructure cannot support it.

Sincerely,



Carol Bergman

Carol Bergman  
628 Sage Court  
Grand Junction, CO 81506  
3-28-2021  
970-261-6920

Rick Dorris  
Community Development  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81506

Dear Rick Dorris,

When we purchased our home, we inquired about the vacant land next to our access and discovered it was platted as Northfield Estates Subdivision, 3 lots that could each support one residence. Ten years later, we were surprised to discover it had, at some time, been rezoned to R-2 which could possibly mean two residences per acre. In 2004, Four Pines was being proposed at 12 per acre. Upon examining that area in person, representatives of the City wisely recognized that was not appropriate and would not fit the character of the surrounding area. They reduced the development to R-4. It was built accordingly around 2005 and remains low density.

As the reworking of the Future Comprehensive Plan began, we were told not to be concerned because the vacant property was still R-2. Now, we are being told the final Plan will allow for R-12. Sometime during the process, changes occurred. In addition, there was also an error in the color coding of Sage Court making our one-per-acre lots mistakenly colored as medium use. Nothing on Sage Court changed to warrant a change to medium density. This is a misrepresentation that masks the true character of this area, but looks good from the "30,000-foot fly-over." It masks the inappropriateness of the proposal to change the adjacent property to R-12! Renaming us medium density seems to be an effort to justify rezoning the three lots to the north. We fear this mistake removes some zoning code protections we feel we had when we purchased and later improved our properties.

On the east side of 26.5 Road and slightly north but south of where F ½ Road would be if it continued, the area is defined as low density. Properties north of this area on both sides of 26.5 Road are R-1, R-2, and R-4. North Ridge, west and south west of Sage Court including Willow Brook, along the north side of Patterson at 26 Road are labeled low density and are built out to one residence per ¼ to 1/3 acre lots.

Sage Court is built out at an average of one per acre or more.

Both the Future Comprehensive Plan and Land Use Plans refer to a need for transitions between different types and densities of residences. We believe that transition has already been established.

Travelling north from Saint Mary's Hospital on the west side of 26.5 Road, there is:

- a commercial strip mall
- undeveloped area
- the future Village Cooperative to include 62 units
- Solstice Senior Living at Mesa View
- Grand Valley Irrigation Main Line forming a natural geological transition barrier

then

Sage Court-1 home built along 26.5 Road, and 5 on Sage Court - built as 1 home per 1- 1+ acre

then

Property in question at 630 26.5 Road - 2.49 acres zoned R-2.

American Lutheran Church R-1

F ½ Road

Another Grand Valley Irrigation canal

Properties north of that are mainly one per acre, R-1 or R2.



### Land Use Map: Sage Court

The area in bright blue is Sage Court located on a hill.

The green boxes to the north are three lots zoned R-2, but proposed as R-12.

The light tan areas are all low density, Willowbrook, North Ridge, Four Pines and north.

The dark blue line represents the natural geographical border of the Main Line canal between higher density to the south and our one-per-acre Sage Court.

Gold horizontal line represents Patterson Road between 26 and 26.5 Road.

The density diminishes from Patterson northward to the Main Line canal which also offers a natural border. Sage Court begins residential single homes. Transition has occurred by that point. The character of neighborhoods from that point northward are residential low. Noise levels are what would be expected in low density.

Numerous places in the Comprehensive Plan refer to character as important. To redefine the property in question at Medium and build it out at 12 per acre makes Sage Court an island, a splinter of 1 per acre houses. We have deer, fox, raccoons, Gambles quail, hawks and owls residing in or visiting our rural-like area. We function as low density. The city has never provided any curbs or gutters or other amenities for medium density. The neighborhood owns and maintains a private park. Our properties are larger than or equal to the residential properties south west, west, north west and north east of Sage Court. They are larger or equal to most properties along the 7<sup>th</sup> Street corridor north until Interstate 70. That said, our properties could not and should not ever be subdivided or “apartmentalized”. Just because the

city planner suggested we could now "demolish our houses to build apartments too" does not mean that would be appropriate or even feasible. Our neighborhood character matters!

Placing up to 30 units next door with our access possibly being through a densely populated area will likely depreciate our home values as it surely changes the rural character of our subdivision.

Adding traffic from 30 units onto 26.5 Road just north of the Horizon Drive / 7<sup>th</sup> Street intersection, Juniper Ridge Community School entrance and the Village Cooperative Development may just be the breaking point for that less-than-one-quarter-mile stretch that also attracts traffic off of Horizon Drive. Is the additional traffic that will be generated by new developments currently in progress on North 26.5 Road being considered? The 7<sup>th</sup> Street corridor is already unfriendly to walkers and bikers. There are few businesses accessible to pedestrians. The traffic study has identified the intersection of 26.5 Road and Patterson as a traffic problem intersection. Adding so many units just north of it does not seem to be addressing that problem.

I believe there has been a mistake in the final printing of the Comprehensive Plan. I am thankful a pathway to correct that exists. In chapter five, the section entitled *Minor Amendments to One Grand Junction Comprehensive Plan* allows "corrections to text or map errors", "revisions..." and "changes to maps, such as the Land Use Map, Tiered Growth Map..." (p. 89) It is erroneous to spill extra ink on the Sage Court neighborhood, residences built out to one per acre, and suddenly call them medium density.

Sage Court should be relisted as low density. The three lots to the north that are under consideration for a development called Paxton Valley are currently zoned R-2 and should be listed low density. That is appropriate and would accommodate three to five single family residences that would be a better fit with the surrounding neighborhoods in all directions. Contrary to the marketing, the property does not HAVE to be rezoned to be developed.

Paxton Valley at twelve units per acre, a possible/probable 30 units in the project, is not an appropriate fit!

Please come see the area before you push this development. Consider visiting during the drop-off time for students at Juniper Ridge when traffic backs up across 7<sup>th</sup> Street eastward down Horizon Drive as well as north and south on 7<sup>th</sup> Street. Then imagine it with the extra vehicles from the new developments north and 20-30 more cars in the morning just from Paxton Valley.

A Minor Amendment is definitely warranted. Changing this area to medium density is a mistake.

Thank you,



Carol Bergman

Walt Bergman  
628 Sage Court  
Grand Junction  
CO 81506  
3-29-2021

Tamra Allen  
Community Development  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Dear Tamra Allen,

There are several issues I would like to address regarding the proposed Zoning change for the property just south of North Acres Road and west of 26 ½ Road: traffic, current zoning, home devaluation, precedent, transitional error.

Just past Horizon Drive, 7<sup>th</sup> Street narrows from five lanes – two lanes southbound, one turn lane and two lanes northbound - to only two lanes. Cars driving north often “race” to get into position to converge into one lane to proceed north. If the proposed projects went in, there are only about 50 yards before anyone turning west across traffic would have to negotiate their turn. This would create a very dangerous situation that will only get worse from all of the development with its subsequent traffic that is happening on that corridor.

Before I bought my house on Sage Court, I checked to see what the plans were for the vacant area north of our subdivision. I was given a blueprint of a platted subdivision to be built out at one house per acre. With that information, I made the largest purchase of my lifetime. At some point in time, the area was rezoned from R-1 to two per acre or R-2. We had no idea that had happened or when. It didn't seem right that it just doubled overnight, and now they are asking to bump it to twelve, R-12! If that project is approved, owners in our neighborhood will have to drive through 30 apartments, possibly through 60 vehicles (more when college students take over) just to get out to 7<sup>th</sup> Street. An “expert” informed me that if the project were to occur at such high density, it would cost 5% to 20% of my home's value.

The Four Pines Subdivision borders the land being considered for rezone to the northwest. In 2004, there was a similar proposal to build that subdivision to 12 units per acre. The City Council voted it down because it would be inappropriate, calling it a “spot development”, inconsistent with the character of the surrounding neighborhoods. In my opinion, a precedent was set to keep all the neighborhoods in that area at low density. How could it be inappropriate then, but alright now?

In order to make the Future map look like a smooth transitional zone, “from 30,000 feet,” they colored our neighborhood the medium density color. Our neighborhood matters! No one is going to “demolish” their homes to put in 12 apartments on their lots as was suggested by the city planner. Every home in our neighborhood has had recent upgrades, additions, landscape, paint, etc. No one intends to change the character of our neighborhood. If one would actually view our location from lower than 30,000 feet, one would see the proposed change would transition from low density (our neighborhood at one per acre) to medium density (the proposed R-12) and then back to low density (everything north). This is not a transition. This is a spot development!

As a life long resident of Grand Junction, as a citizen with a long history of volunteering to make G.J. a better place, I ask you to do the right thing: keep this area low density as it should be.

Thank you,

A handwritten signature in blue ink that reads "Walt Bergman". The signature is written in a cursive style with a long, sweeping underline.

Walt Bergman

March 19, 2021

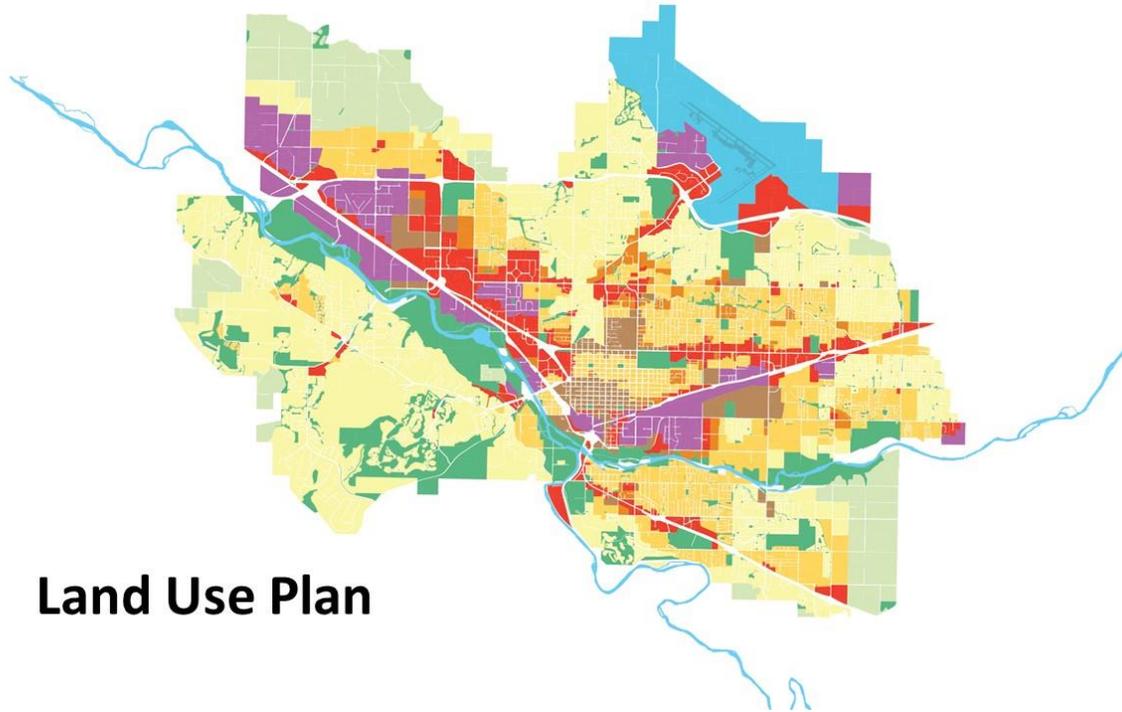
Dear Tamra Allen,

In a recent zoom meeting with a city official, our sub-neighborhood became aware that the Land Use Plan had recently been updated. Unfortunately, we were unaware that the updated Land Use Plan would pave the way for a transformation of our sub-neighborhood. I am providing the following description of our sub-neighborhood so you know the properties in question.

Our sub-neighborhood is located in the Southwest corner of the Horizon neighborhood along North Acres road. More specifically, our sub-neighborhood as outlined below is bordered by North Acres Road, 26 ½ Road, and the Main Line Grand Valley Canal.

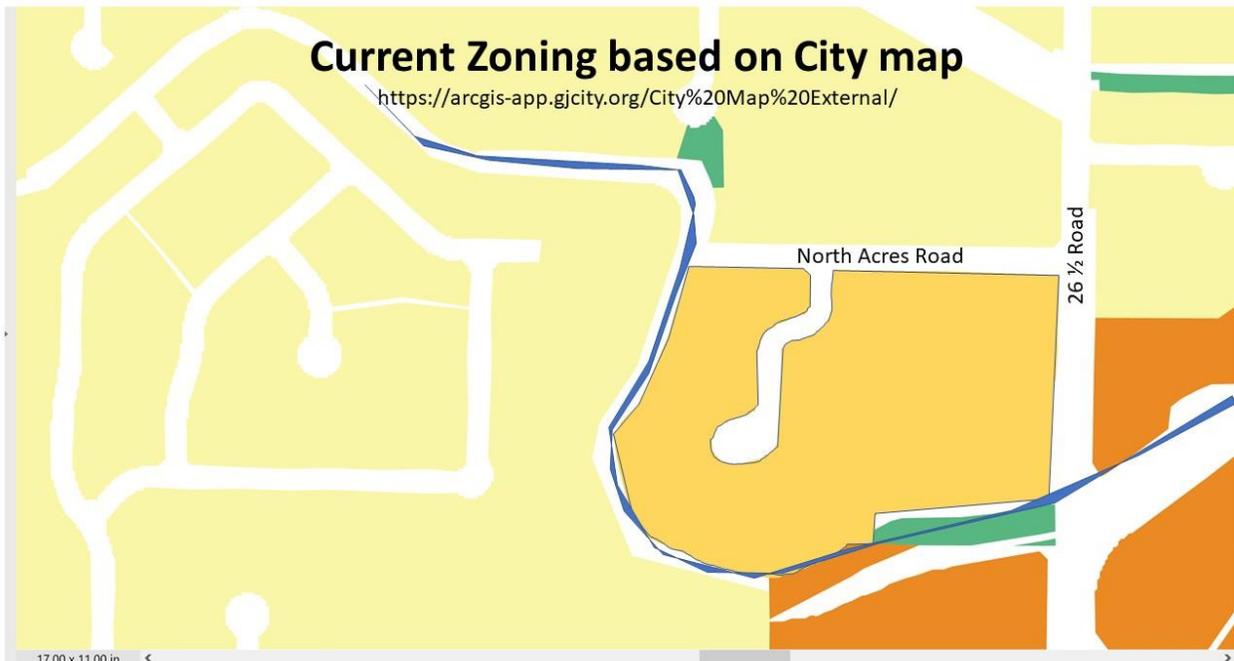


Our sub-neighborhood learned from the recent virtual meeting that a newly updated “land Use Plan” was implemented by the city (see <https://www.gjcity.org/359/Long-Range-Planning>).



## Land Use Plan

During this process, our property was changed from “residential low” to “residential medium.” As you know, this means that anywhere from 5.5 to 12 residential units could be built in our neighborhood. No one in our neighborhood was aware of the change or notified by the city. The new change in our neighborhood designation is shown below.



The map below shows the current density of homes and buildings in our sub-neighborhood. The section that was changed from residential low to residential medium is already developed as R-1 and R-2 property except for 2.5 acres of property shown in the dark color. Apparently, our sub-neighborhood was recently changed in the updated Land Use Plan to pave the way for changing the zoning of the 2.5 acre strip and allow a developer to infill this small property with high density housing. We were informed at the city zoom meeting that the developer wants the property rezoned to R-12.

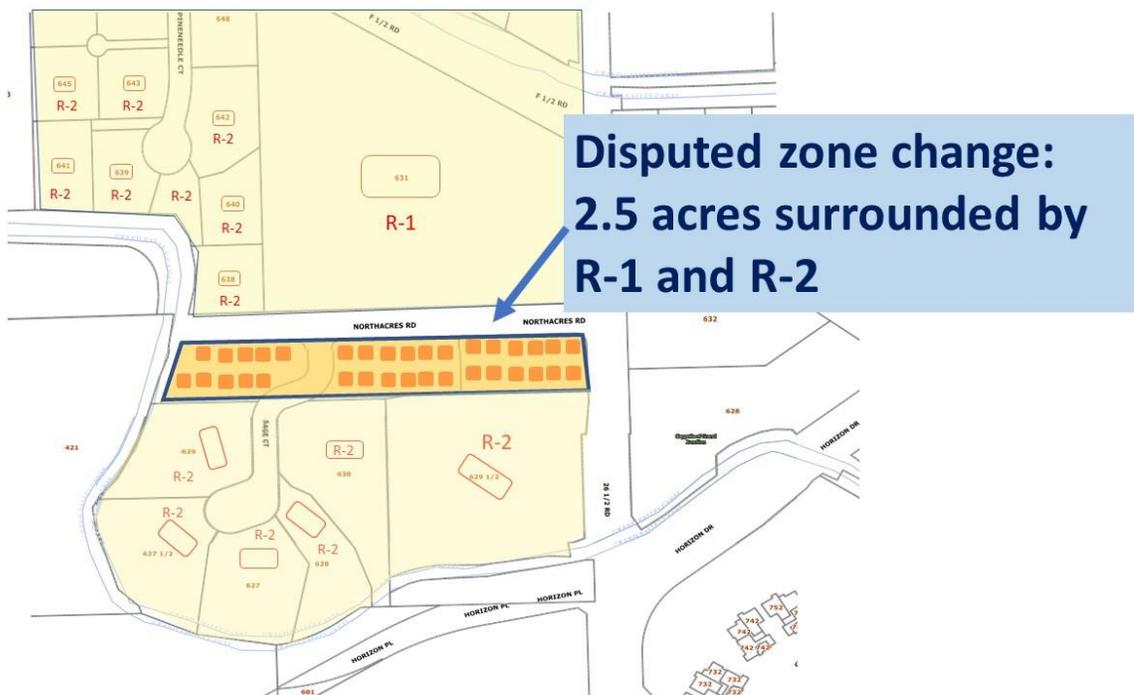


The land in question is listed as three separate parcels: 2945-023-13-001 (0.801415 acres), 2945-023-13-002, (0.85514 acres), and 2945-023-13-003 (0.84342 acres) all purchased in 2003 by a property speculation corporation (WDM Corporation). The lawyer at the zoom meeting representing the developer argued that the vacant land had been idle for 20 years as an R-2 property and that it was necessary to change the property to R-12 to provide incentive to develop the property and meet the goals of the city to infill. In fact, the property has laid vacant and undeveloped because it was held by a property speculation company that was unmotivated to sell until local property values increased. By changing the zoning designation from R-2 to R-12, the city is basically incentivizing property speculation and rewarding corporations that hold land inventory. Holding inventory effectively reduces available inventory driving up property costs and making it even more difficult and expensive for city residents to afford housing. It would seem that city planners would benefit city residents more by disincentivizing land speculation within the city rather than rewarding them for holding-out property.

As it stands, in our case, it appears the city has incentivized this type of land speculation by changing the Land Use Plan for the small area encompassing the 2.5 acre parcel of land that hasn't been developed and advocating that the zoning be changed from R-2 to R-12. Such a zoning change will allow up to 30 homes or units to be built on this small parcel of land as shown below.



This type of infilling is not consistent with the surrounding neighborhoods and would impact the surrounding residents as far as traffic, noise, and quality of life. As shown below, this property is completely surrounded by R-1 and R-2 property.



We realize the city wants to infill and make more homes available for a growing population. We are not against development. We would welcome the development of the vacant property as it was intended and consistent with the surrounding neighborhoods. Currently, the three parcels are zoned to allow five homes to be built. Further development on vacant land and infilling can be thoughtfully done throughout the city without negatively impacting the current residents of Grand Junction.

One of the attractive features of the city of Grand Junction is the opportunity to purchase a residence in a neighborhood that doesn't have the congestion and feel of a large city. With the pandemic, businesses have realized that residents can be very productive and efficient by teleworking multiple days a week. It is no longer necessary to live in a city center to be close to work as it was before the pandemic. This will change the need for infilling near the city center and allow city residents a less congested living environment and higher quality of life. We would encourage the city to not fall into the practice of infilling low density neighborhoods with high density housing. Grand Junction is a small city and there is plenty of wide open space for higher density housing without negatively impacting the neighborhoods of current residents.

As further follow-up on this issue, we want to investigate the circumstances surrounding the efforts to rezone the 2.5 acre property. Does Grand Junction adhere to the Freedom of Information Act or a similar policy? Could you direct me on the procedure to access all public records and correspondence pertaining to the efforts to change the Land Use Plan and rezone this property?

Thank you for your kind attention,

Gregory M. Glenn

Phone: 707-307-3065

Email: gmelglenn@gmail.coms



Dear Mr. Hochwalt,

I am following-up on the neighborhood zoom meeting held on March 1 regarding the development proposal of Paxton Valley Development for the three parcels of vacant land located at Northacres road.

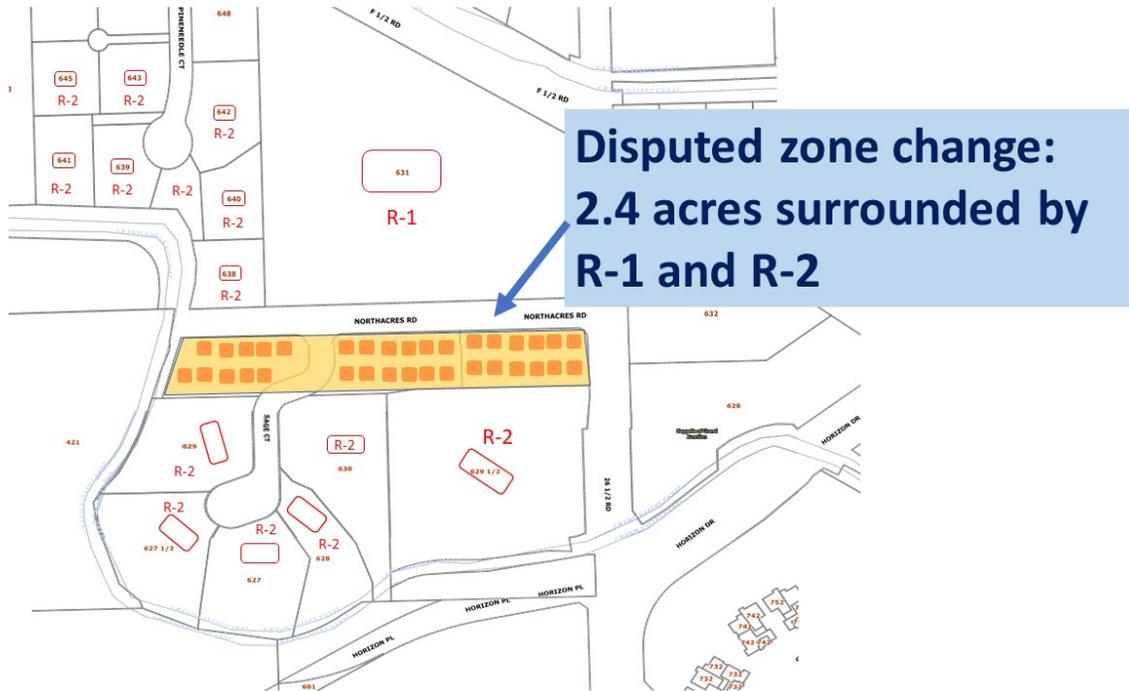
As stated in the Grand Junction Comprehensive Plan, Grand Junction is a quality place to live with its historic downtown, easy access to open spaces, and quality residential neighborhoods. As stated in the Plan (pg. 19), most residents prefer single-family homes. Grand Junction is a relatively small city and as stated in the Plan, it has “no lack of vacant land to accommodate new growth.” For many residents, Grand Junction is a wonderful community because it has quality neighborhoods unlike many larger cities where excessive infill, congestion, and high-density housing degrade the overall living quality of its residents. The “quality” neighborhoods in Grand Junction is a strong attraction. Once a neighborhood is infilled, it will never have the same quality for the surrounding residents. This is the reason for the concern regarding the plans to rezone our neighborhood to allow infill.

The city Plan states that some residents have expressed a preference for a variety of new home types and homes located in neighborhoods that are located close to local shopping, dining, and other amenities and that are walkable. The downtown area of Grand Junction is certainly an area like that. City residents enjoy walking through and shopping in the downtown area and frequenting the parks. However, the Northacre location is not pedestrian friendly. It is not within walking distance of the downtown area or any shopping. It is not close to any parks comparable to those in the downtown area. Even with the apartment complex located at Lakeside Drive and Horizon and much closer to the nearby Safeway shopping complex than the Northacre location, there is almost no foot traffic. In short, any potential residents of the Northacres development would be very unlikely to move there because it is within walking distance of any shopping or business of employment. There is virtually no foot traffic along Patterson Drive, Horizon Drive, and 26 ½ road even though there are apartment complexes scattered about the area.

As for residents wanting to be close to shopping, restaurants, and retail stores, what does that mean? If you are driving, it means being able to get around in 10-15 minutes. That opens up virtually any area within the city. Grand Junction businesses are spread for miles along the Horizon Drive, Patterson Drive, North Avenue, Downtown, and highway 50 corridors. Any future residents of Northacres will have to drive to reach these scattered business and places of employment. Grand Junction businesses are not concentrated in one small area of the city which undermines the reasoning and need for infilling and intensification. The city Plan states that “residents have suggested a much stronger focus on infill and redevelopment or ‘urban intensification’ is needed.” Does the city have documentation to support this statement? Was a survey done? How many residents have provided this suggestion and to which areas of the city are they referring?

As for the Northacres property being close to shopping, there are many potential development sites in the city that are closer to shopping and businesses that would not drastically impact surrounding neighborhoods. The property speculation corporation that purchased the Northacre property purchased it as an R-1 or R-2 property and has made little effort to sell or develop it for the last 20 years. Does the city want to set the precedent of rewarding corporations that hold vacant inventory with favorable zoning changes? We would ask that the city consider the impact of zoning changes on surrounding city residents and preserve long-standing zoning designations of established neighborhoods that contribute so much to the appeal and quality of living in our city. Please let me reiterate that we are not anti-

development. WDM Corporation has every right to develop the land as currently zoned. As an R-2 property, the developer could build five homes on the Northacres property. This would allow a moderate amount of infilling while not drastically transforming an established neighborhood. As you can see in the map below, our neighborhood was actually developed as R-1 property even though it is currently zoned as R-2.



As our neighborhood residents discuss these important issues, we ask that the city please provide us more information. Could you please provide information/documentation on the following:

1. When is the next scheduled event where we can engage the city further on this proposal?
2. One of our neighbors claimed he reviewed a 2020 draft of the Comprehensive Plan. Our neighborhood was designated as "residential low" in the version he reviewed. Can you please tell me which draft introduced the Northacres neighborhood as "residential medium." Can you please provide the date this change was added to the Plan?
3. Paxton Valley Development, LLC is the entity that applied for the change from R-2 to R-12 in the zoning of the Northacres property. Paxton Valley Development, LLC incorporated December 8, 2020 which is one week before the Grand Junction Comprehensive Plan was adopted (December 16, 2020). What can the city reveal regarding this newly formed development company? Does the city have publicly available information regarding those that have a financial interest in this new company?

As you know, Robert W. Jones II, P.E. of Vortex engineering and Architecture, Inc. prepared the Paxton Valley rezone application "Plan Number: RZN-2021-183." I would contend that there are several statements in the application that need clarification.

Page 4 of the General Project Report:

Policy 1-C: HOUSING TYPES. Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

**Comment: The developer mentions duplexes, triplexes, multiplexes, ect. perhaps with the intent of building such units in order to attain the maximum allowable occupancy on the property. As most home owners purchase single-family homes, these units will most likely be rental units. It will not be possible to maintain the neighborhood character by infilling high density units including rental units.**

Page 5 of the General Project Report:

Note: Existing zoning is based on the previous Growth Plan and the 2010 Comprehensive Plan Future Land Use map. The majority (but not all) of existing residential housing units in this area were constructed in the mid-1980s to early 1990's. Since that time, development on the Patterson Road and 7th Street corridors has increased substantially with employment centers, professional and personal services and medical services. The expansion of the employment centers has increased the demand for housing in the vicinity of the applicant's property. Creating housing that is within walking distance or a short commute to employment and service centers is consistent with the vision and goals of the 2020 Comprehensive Plan.

**Comment: As stated in the Plan, there is no lack of available space for expansion. Were there not areas to develop within the city, the limited number of units that the Northacres property could accommodate might be needed. But, that is not the case. This report would lead you to conclude that walking distance to professional and personal services and medical services is needed and will be provided by developing Northacres into high density housing. As explained above, this is misleading. There is virtually no pedestrian traffic to stores, businesses, and employment centers now even though there are currently multi-unit buildings along the Horizon Drive corridor. Residents are not going to walk 1-2 miles to a grocery store and then carry bags home. As with the Horizon apartments, residents in the area drive where they need to go. Once in your car, you can drive almost anywhere in the city in 10 minutes or less. Housing prices and housing quality are much more important to city residents than walking distance to businesses. Part of the issue with walking is not only the distance but also the traffic. It is noisy and unpleasant walking along a busy street including Horizon Drive and Patterson Drive. Secondly, medical professionals and others who can afford a single family residence are not going to be interested in living in a duplex or multi-unit building. Were the property developed as R-2, five single-family homes could be built and would be attractive to medical professionals or other city residents who enjoy the quality housing and lifestyle a single-family home provides.**

Page 8 of the General Project Report:

#### Approval Criteria

(1) Criterion 1 can only be met by redesignating Northacres neighborhood as “residential medium.”

(2) Criterion 2 can only be met by redesignating Northacres neighborhood as “residential medium.”

(3) Criterion 3 Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: There are public and community facilities to serve the future development of the subject property. Medical, educational, retail sales and personal services are all within walking distance of the site; pedestrian and bicycle trails on the nearby canal and streets provide easy recreation opportunities; grocery stores and additional restaurants are within 1-2 miles of the site. There are many services and facilities that are within a walkable distance from the subject property.

#### Comment:

**Having medical, educational, retail sales and personal services within walking distance is a misleading statement. There is very little available locally that can be accessed by walking. The Patterson and Horizon Ave are very noisy and unpleasant for walking. Currently, there is very little pedestrian traffic from local residents. Grocery stores are too far for carrying groceries. There are no parks within walking distance. The canal access is barricaded with gates with no trespassing signs. Current residents of the neighborhood travel by car to other locations for walking, shopping, and access to bike paths or parks. The location is beyond walking distance from Colorado Mesa University.**

(4) Criterion 4 can only be met by redesignating Northacres neighborhood as “residential medium.”

(5) Criterion 5. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The community will derive the benefit of higher density residential development that is in close proximity and walking distance to employment centers such as St. Mary’s hospital, numerous medical offices, out-patient surgical facilities and other small retail and personal service employers and places of business. More compact development will provide more housing variety and efficient use of existing infrastructure, thereby reducing urban sprawl and the cost to maintain urban infrastructure which is a benefit to the overall community.

This criterion has been met.

#### Comment:

**The benefit is over-stated and the disadvantages were ignored. Infilling low density neighborhoods with high density housing permanently impacts the quality of the entire neighborhood. Developing this property as it was originally intended would provide five single-family homes that would provide a high quality living environment for medical professionals from St. Mary’s hospital or other professionals the developer proports as being future potential residents. It would appeal to families looking to experience the quality of living environment that is unique in Grand Junction and not found in large urban areas. Excessive infilling of the Northacre property will likely result in construction of multi-unit buildings that will not be appealing to medical professionals or other local professionals whom the developer claims would find the development attractive. Those professionals would far more likely prefer, as with most residents of the city, a single-family home. With the prospect of multi-unit buildings, it is most likely that the units will be filled with random residents that neither work nor recreate nearby. The proposed development plan is not in the best interest of the city or the neighborhoods that will be impacted as a result.**



Dear Mr. Hochwalt,

I have had a chance to review the Vortex application and justification for rezoning the Northacres property. I have provided arguments to support why this rezoning application should be denied and why it is in the best interests of the city that this property remain as R-2.

#### 9. Approval Criteria

Section 21.02.140(a), Approval Criteria, states that in order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

(1) Subsequent events have invalidated the original premises and findings; and/or

Response: Adoption of the 2020 Comprehensive Plan changed the Future Land Use classification of the subject property and substantially increased the anticipated density of the area in response to the need for a variety of housing types in the community. The Plan recognizes the need for more efficient development that grows inward and upward in the core of the City in areas near employment and service centers such as along Patterson Road and 7th Street. The land use classification of Residential Medium is implemented by the R8 and R12 zone districts. In order to meet the anticipated density of the new 2020 Comprehensive Plan, it will be necessary to rezone the subject property.

This criterion has been met.

**Rebuttal: The local residents question the reasoning for the change of the Northacres neighborhood from “residential low” to “residential medium.” It seems the change was done specifically to pave the way for the 2.5 acre Northacre property to be rezoned. All of the surrounding properties are developed as “residential low” properties.**

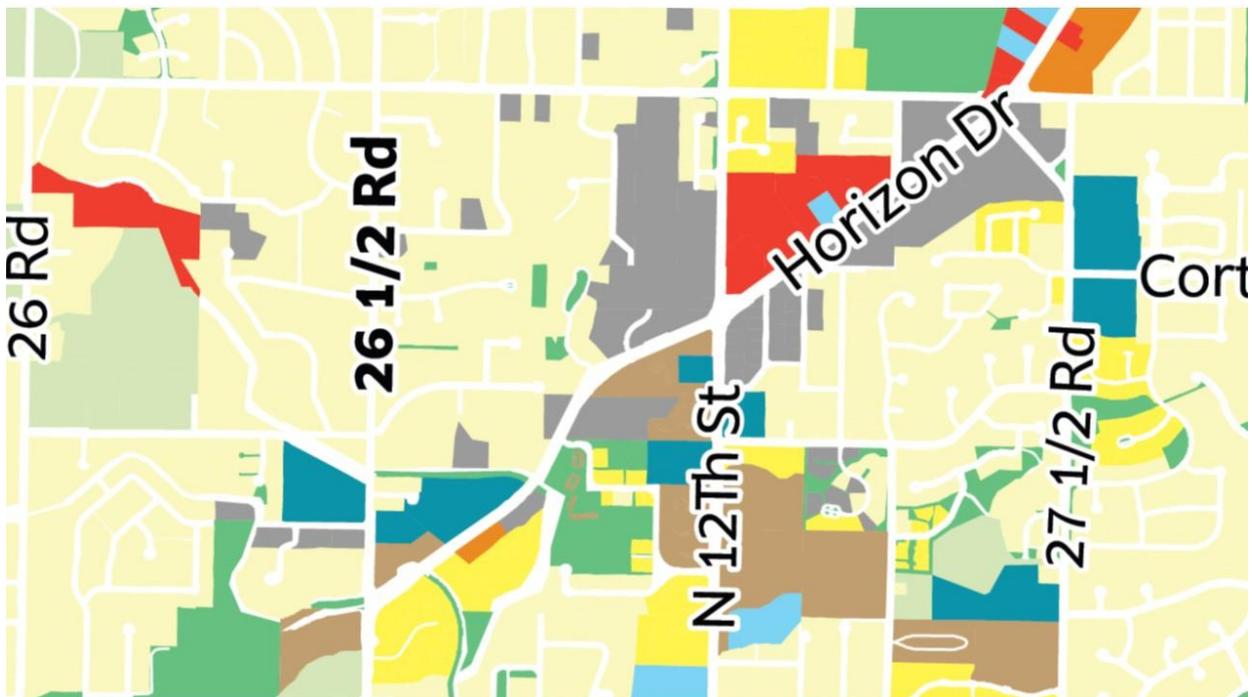
(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The intent of the 2020 Comprehensive Plan is to encourage infill development of vacant and under-utilized parcels within the City, and to increase density in areas with existing infrastructure for more efficient development. Although this area has seen increased development with construction of the Lutheran Church to the north and the Capella Assisted Living facility to the east, the area is better characterized as being in transition between the lower density single-family residential trends from twenty to thirty years ago, to the current housing trends of increased density (or intensity with nonresidential uses). This rezone request is consistent with the recently adopted 2020 Comprehensive Plan that seeks a variety of housing types, encourage infill and efficient development.

This criterion has been met.

**Rebuttal: This area has already been developed as a “residential low” neighborhood except for the 2.5 acre property in question. There is no prospect for further development within this neighborhood over the next 20 years. The property to the East has been developed. The neighborhood is bordered on the West by a canal. The property to the North was developed as R-1 where the Luthern church is located. The Sage Court properties to the South were developed as R-1 properties (6 single family homes on 8.78 acres). We don’t believe it is in the best interest of the city to indiscriminately insert pockets of high density housing within a low density neighborhood just for the sake of infilling. Such**

indiscriminate infilling impacts the surrounding neighborhood and detracts from what most city residents find so attractive about the city-- housing that doesn't have the congested feel and traffic of larger cities. As the Comprehensive Plan has already noted, the preference for most city residents is for single-family homes. There may be a shortage of multi-unit housing in the city but there is also a shortage of single-family residences that are close to all of the amenities mentioned in the Comprehensive Plan. If the 2.5 acre property were developed as currently zoned (R-2), it would allow for 5 single family homes. This would more than double the density compared to the surrounding neighborhood and thus meet the objective of densification as prescribed by the Comprehensive Plan. At the same time, it would make available more single-family homes which medical and other local professionals would find attractive. It should also be noted that there is not a lack of vacant property nearby where infilling with multi-unit housing would not negatively impact established neighborhoods. As seen in the map below from the Comprehensive Plan, these potential sites are even closer to amenities (Safeway shopping center) than the Northacres property (vacant property is shown in gray color).



(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: There are public and community facilities to serve the future development of the subject property. Medical, educational, retail sales and personal services are all within walking distance of the site; pedestrian and bicycle trails on the nearby canal and streets provide easy recreation opportunities; grocery stores and additional restaurants are within 1-2 miles of the site. There are many services and facilities that are within a walkable distance from the subject property.

This criterion has been met.

**Rebuttal:** As mentioned above, there are other vacant properties closer to Horizon Drive and Patterson Drive businesses, grocers, and restaurants that have a better “Walk Score.” Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. A very high Walk Score (70-89 ) means a location is Very Walkable and that most errands can be accomplished on foot. According to Zillow, the Walk Score for the adjacent property (Sage Court) is only 26 which means that the location is car dependent and that almost all errands require a car. The low Walk Score can easily be validated by monitoring the amount of pedestrian traffic currently observed at near-by multi-unit complexes along the Horizon corridor.

The Vortex document claims there are pedestrian and bicycle paths along the canal. However, this information is inaccurate. These paths are blocked with gates and are posted with no trespassing signs.



There are bike paths on 26 ½ road but the traffic moves fast along the corridor. As a result, there is very little bicycle traffic along these paths and certainly no family or children would feel safe biking along the road. Biking families and adults typically drive to established and safe bike paths in order to enjoy biking activities.

The Sage Court neighborhood has a Transit score of 22 which indicates minimal public transportation availability. For residents that rely on public transit (BRT), they would typically prefer living within close walking distance from the transit lines. There are no stops close to the Northacres location (see the BRT map in the Comprehensive Plan). The Public Transit map shows that Northacres residents would need to walk to Patterson Avenue to reach public transit. The intersection of Patterson and 26 ½ road is considered problematic or dangerous due to the occurrence of car, bike, and pedestrian accidents at this location according to the Problematic Intersections map in the Comprehensive Plan. The Patterson and 26 ½ Road corridors have fast moving traffic which not only contributes to the danger to pedestrians and bicyclists, but it is also noisy and unpleasant to walk along those corridors.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: A review of the Future Land Use map and the City’s current zoning map indicates that there is very little medium high to high density zoned land within the City; the

majority of land is zoned for lower to medium density. The community and City Council undertook a months-long process to review and discuss the housing needs of the community prior to adoption of the new Plan. The recently adopted 2020 Comprehensive Plan which changed the land use classification for the subject property demonstrates that more density will be needed if the City is to achieve its goals for a variety of housing types. Rezoning to the R12 will support the new Comprehensive Plan and is consistent with many of its goals and policies including Principle 5, Policies 1 and 1C specifically.

This criterion has been met.

**Rebuttal: As previously mentioned and as shown in the map above, there is no lack of available vacant land that could be developed for multi-unit complexes. The map above just shows vacant land along a part of the Horizon Ave corridor. There are many other vacant properties available throughout the city that are already zoned for development. The Northacre property was zoned to allow development of additional single-family residences. The inventory for single-family residences close to the city center is very low (see Zillow.com). Building five single-family homes on the Northacre property not only accomplishes the goal of the Comprehensive Plan to increase home density compared to the surrounding neighborhood, it also would help increase the inventory of single-family homes which are in short supply. It is in the best interest of the city to maintain the Northacre property as R-2.**

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The community will derive the benefit of higher density residential development that is in close proximity and walking distance to employment centers such as St. Mary's hospital, numerous medical offices, out-patient surgical facilities and other small retail and personal service employers and places of business.

More compact development will provide more housing variety and efficient use of existing infrastructure, thereby reducing urban sprawl and the cost to maintain urban infrastructure which is a benefit to the overall community.

This criterion has been met.

**Rebuttal: As stated earlier, the Walkability Score, Transit score, and biking prospects are poor for the Northacres site. Furthermore, the Comprehensive Plan shows that access to city parks is beyond walking distance. The facts show that residents will need a car for almost all errands which undermines the justification for rezoning this property. We feel strongly that it is in the best interest of the city to allow this property to be developed as R-2 with the potential of developing 5 single family residences. This would provide moderate densification relative to the surrounding neighborhood and help alleviate the demand for single-family homes which is what most city residents prefer. We agree that a variety of housing options are needed in the city and that more multi-unit properties would fill a need for a certain percentage of city residents. However, there are better options than the Northacres property that have much better walkability scores and are closer to parks, transit and other amenities city residents prefer.**



Carol Bergman  
628 Sage Court  
Grand Junction, CO 81506  
3-28-2021  
970-261-6920

Tamra Allen  
Community Development  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81506

Dear Tamra Allen,

When we purchased our home, we inquired about the vacant land next to our access and discovered it was platted as Northfield Estates Subdivision, 3 lots that could each support one residence. Ten years later, we were surprised to discover it had, at some time, been rezoned to R-2 which could possibly mean two residences per acre. In 2004, Four Pines was being proposed at 12 per acre. Upon examining that area in person, representatives of the City wisely recognized that was not appropriate and would not fit the character of the surrounding area. They reduced the development to R-4. It was built accordingly around 2005 and remains low density.

As the reworking of the Future Comprehensive Plan began, we were told not to be concerned because the vacant property was still R-2. Now, we are being told the final Plan will allow for R-12. Sometime during the process, changes occurred. In addition, there was also an error in the color coding of Sage Court making our one-per-acre lots mistakenly colored as medium use. Nothing on Sage Court changed to warrant a change to medium density. This is a misrepresentation that masks the true character of this area, but looks good from the "30,000-foot fly-over." It masks the inappropriateness of the proposal to change the adjacent property to R-12! Renaming us medium density seems to be an effort to justify rezoning the three lots to the north. We fear this mistake removes some zoning code protections we feel we had when we purchased and later improved our properties.

On the east side of 26.5 Road and slightly north but south of where F ½ Road would be if it continued, the area is defined as low density. Properties north of this area on both sides of 26.5 Road are R-1, R-2, and R-4. North Ridge, west and south west of Sage Court including Willow Brook, along the north side of Patterson at 26 Road are labeled low density and are built out to one residence per ¼ to 1/3 acre lots.

Sage Court is built out at an average of one per acre or more.

Both the Future Comprehensive Plan and Land Use Plans refer to a need for transitions between different types and densities of residences. We believe that transition has already been established.

Travelling north from Saint Mary's Hospital on the west side of 26.5 Road, there is:

- a commercial strip mall
- undeveloped area
- the future Village Cooperative to include 62 units
- Solstice Senior Living at Mesa View
- Grand Valley Irrigation Main Line forming a natural geological transition barrier

then

Sage Court-1 home built along 26.5 Road, and 5 on Sage Court - built as 1 home per 1- 1+ acre  
then

Property in question at 630 26.5 Road - 2.49 acres zoned R-2.

American Lutheran Church R-1

F ½ Road

Another Grand Valley Irrigation canal

Properties north of that are mainly one per acre, R-1 or R2.



### Land Use Map: Sage Court

The area in bright blue is Sage Court located on a hill.

The green boxes to the north are three lots zoned R-2, but proposed as R-12.

The light tan areas are all low density, Willowbrook, North Ridge, Four Pines and north.

The dark blue line represents the natural geographical border of the Main Line canal between higher density to the south and our one-per-acre Sage Court.

Gold horizontal line represents Patterson Road between 26 and 26.5 Road.

The density diminishes from Patterson northward to the Main Line canal which also offers a natural border. Sage Court begins residential single homes. Transition has occurred by that point. The character of neighborhoods from that point northward are residential low. Noise levels are what would be expected in low density.

Numerous places in the Comprehensive Plan refer to character as important. To redefine the property in question at Medium and build it out at 12 per acre makes Sage Court an island, a splinter of 1 per acre houses. We have deer, fox, raccoons, Gambles quail, hawks and owls residing in or visiting our rural-like area. We function as low density. The city has never provided any curbs or gutters or other amenities for medium density. The neighborhood owns and maintains a private park. Our properties are larger than or equal to the residential properties south west, west, north west and north east of Sage Court. They are larger or equal to most properties along the 7<sup>th</sup> Street corridor north until Interstate 70. That said, our properties could not and should not ever be subdivided or “apartmentalized”. Just because the

city planner suggested we could now “demolish our houses to build apartments too” does not mean that would be appropriate or even feasible. Our neighborhood character matters!

Placing up to 30 units next door with our access possibly being through a densely populated area will likely depreciate our home values as it surely changes the rural character of our subdivision.

Adding traffic from 30 units onto 26.5 Road just north of the Horizon Drive / 7<sup>th</sup> Street intersection, Juniper Ridge Community School entrance and the Village Cooperative Development may just be the breaking point for that less-than-one-quarter-mile stretch that also attracts traffic off of Horizon Drive. Is the additional traffic that will be generated by new developments currently in progress on North 26.5 Road being considered? The 7<sup>th</sup> Street corridor is already unfriendly to walkers and bikers. There are few businesses accessible to pedestrians. The traffic study has identified the intersection of 26.5 Road and Patterson as a traffic problem intersection. Adding so many units just north of it does not seem to be addressing that problem.

I believe there has been a mistake in the final printing of the Comprehensive Plan. I am thankful a pathway to correct that exists. In chapter five, the section entitled *Minor Amendments to One Grand Junction Comprehensive Plan* allows “corrections to text or map errors”, “revisions...” and “changes to maps, such as the Land Use Map, Tiered Growth Map...” (p. 89) It is erroneous to spill extra ink on the Sage Court neighborhood, residences built out to one per acre, and suddenly call them medium density.

Sage Court should be relisted as low density. The three lots to the north that are under consideration for a development called Paxton Valley are currently zoned R-2 and should be listed low density. That is appropriate and would accommodate three to five single family residences that would be a better fit with the surrounding neighborhoods in all directions. Contrary to the marketing, the property does not HAVE to be rezoned to be developed.

Paxton Valley at twelve units per acre, a possible/probable 30 units in the project, is not an appropriate fit!

Please come see the area before you push this development. Consider visiting during the drop-off time for students at Juniper Ridge when traffic backs up across 7<sup>th</sup> Street eastward down Horizon Drive as well as north and south on 7<sup>th</sup> Street. Then imagine it with the extra vehicles from the new developments north and 20-30 more cars in the morning just from Paxton Valley.

A Minor Amendment is definitely warranted. Changing this area to medium density is a mistake.

Thank you,



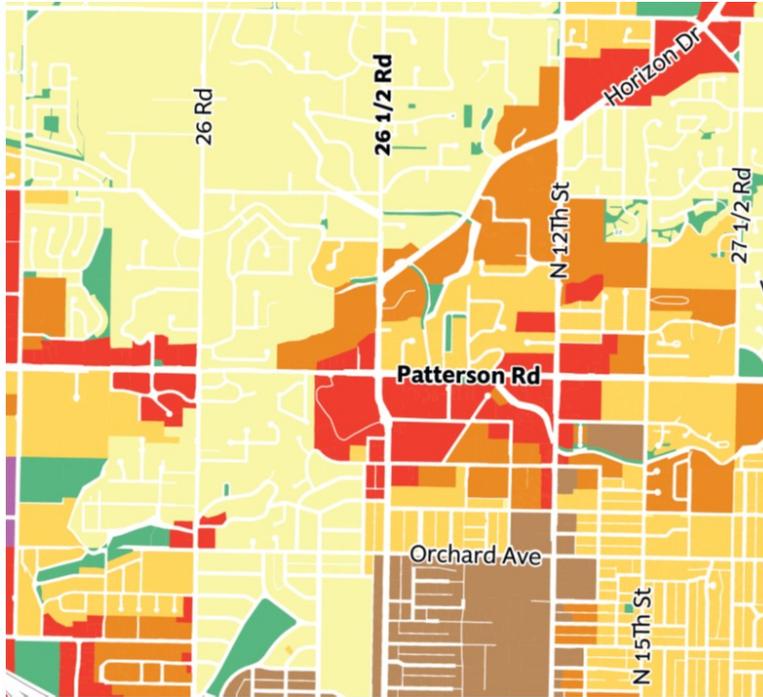
Carol Bergman



Dear Mr. Thornton and Mr. Hochwalt,

I have gone back and reread the emails you sent me. Thank you for the responses. I should tell you why my neighbors thought our neighborhood should have remained “residential low.”

1. We are not along the Horizon Avenue corridor. The Grand Junction Comprehensive Plan (GJCP) states “Thanks to the City’s policies, redevelopment and infill occur, especially along major corridors such as North Avenue, Patterson Road, State Highway 50 in Orchard Mesa, and along Horizon Drive.” The developments you showed on your map were almost all on the South side of Horizon Drive. Capella is also along the Horizon corridor but on the North side.
2. If the City’s priority was to infill in areas that are closer to the City core, businesses, and restaurants, Horizon Drive and Patterson Drive, there are many more “residential low” areas of the City that are better candidates for conversion to “residential medium” than the Northacres neighborhood (see map below from GJCP Pg. 58)



Map 1.

3. All of the properties surrounding the 2.5 acres are low density including the American Lutheran Church (R-1) as shown in the light yellow color below.

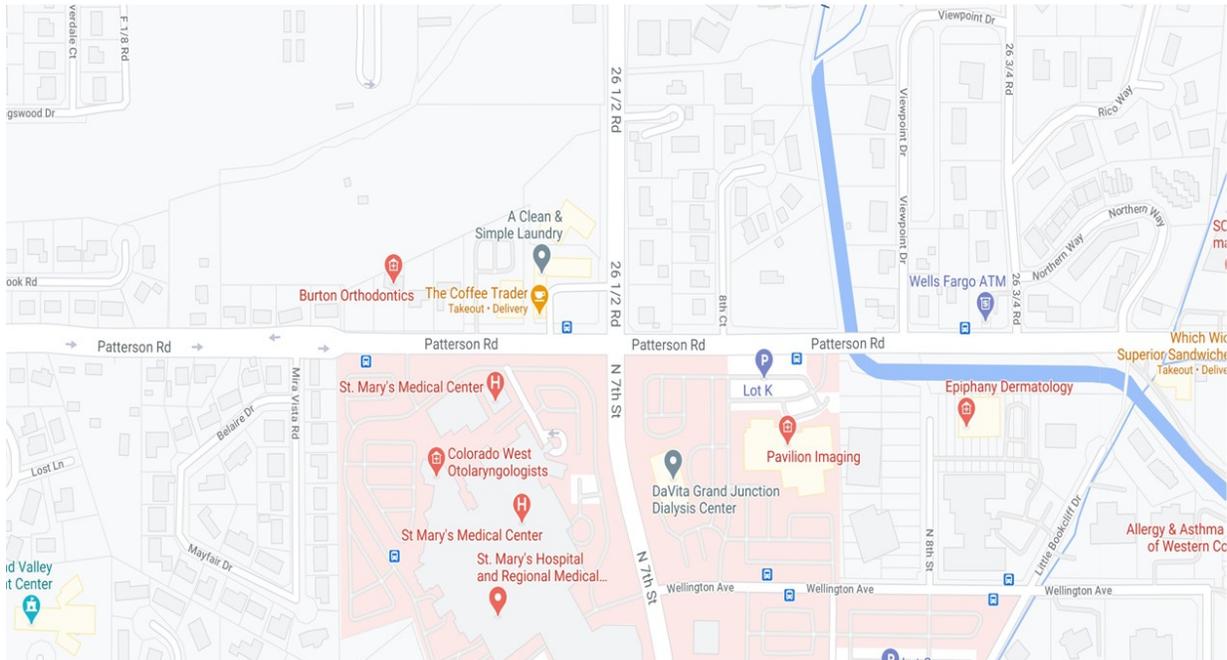


Map 2.

4. The GJCP (Pg. 60) states that the characteristics of “residential medium” are the following: “typically located in areas within walking distance of services and amenities and public transit.” The Northacres property has a low walkability score (26; car is necessary for almost all errands), a low transit score (22; no public transportation

within walking distance), poor bicycle access (only paths are on busy streets and corridors), the Patterson Avenue/26 ½ road intersection is a known problematic intersection (GJCP, pg. 100) with known bicycle and pedestrian accidents. There are no walkable parks (GJCP, pg. 106).

5. The other characteristic of “residential medium” property is that it is near commercial and employment areas. As shown in the map below, there are very few commercial areas near the intersection of Patterson and 26 ½ Road. As you know, there are no commercial areas along the nearby section of Horizon Drive or further North of the Northacres neighborhood. There are many other “residential low” neighborhoods that are much closer to commercial areas (see map 1 above). Northacres doesn’t meet this criterion.



6. The proximity of Northacres to employment could be a consideration for some residents. It wasn’t important to me when I moved into the neighborhood. Years ago, I lived in an area where the closest housing I could afford was 25 miles from my workplace. My commute each day was 3-3.5 hours total. Some employees at my workplace commuted more than 50 miles. Proximity to employment was a premium in that area. It is not really relevant in Grand Junction. The City is small and very driveable such that the majority of City districts can be accessed by car in less than 10 minutes (GJCP, pg. 113). As evidence, homes in the new Arabesque development are in high demand because of affordability and because residents prefer single-family detached homes that offer a degree of privacy. It is not a deterrent that the Arabesque development is not near large areas of employment. It just isn’t an important consideration in a small town like Grand Junction.

In summary, for the reasons stated above, we felt confused about the redesignation of our neighborhood as “residential medium.” That said, I should make it clear that we are supportive of moderate infill that would still be in keeping with the goals of the GJCP and the character of the surrounding neighborhood. We realize that WDM Corporation who has held the property as a long-term investment (almost 30 years), has a right to sell its land and that a developer has a right to develop a profitable project. A view of the map below shows various nearby developments in the “residential low” areas that were developed as R-4 neighborhoods. If the Northacres property were rezoned to R-4 as in the Northridge development (on adjacent West side) or the Levi Court development on the adjacent East side or even the Arabesque development currently being constructed on the fringes of the City limit, we feel the development would provide the “infill” the public and City envisioned and would provide much needed single-family housing that could be sold under the \$400,000 price range similar to the Arabesque development. Such housing is scarce and a needed housing type as stated in the Comprehensive Plan (GJCP, pg. 53). The Plan also recognizes that most City residents prefer single-family

homes. The inventory of such homes is scarce, particularly in the greater Northacres area (see Zillow). A rezone of the Northacres property as R-4 would have complied with the following statement you included in your letter:

*“A feature of the 2020 Comprehensive Plan is the elimination of utilizing zone districts that are less intensive and dense for rezones in land use decisions and growth. For example the 2020 Comprehensive Plan does not include R-2, R-1 and Residential Estate (RE) as zone districts that implement the Residential Low Land Use Category.”*



disenfranchised. This could all have been avoided by having greater outreach and communication throughout the process rather than having a neighborhood meeting after the fact.

So what are our current options? As you stated in your letter,

*“The.....existing zoning of the five existing one acre lots in North Acres remains intact.”*

Yes, but that just reinforces that the only reason our neighborhood was changed to “residential medium” was to target the 2.5 acre parcel the developers now want rezoned.

*“The Residential Medium Land Use Category in the 2020 One Grand Junction Comprehensive Plan establishes densities between 5.5 dwellings units per acre to 12 dwelling units per acre. Zoning with less than those densities are still valid and not automatically changed.”*

Option 1. The current R-2 zoning of the Northacres vacant parcels is still valid. If the current rezone application were rejected, the developer could build up to five units on the property as R-2.

Option 2. Rezone the property as R-4. This option isn’t available in the “residential medium” designation of the GJCP. However, my understanding is that the GJCP is simply a guide and not a rigid, strict document that dictates all city zoning decisions. In our opinion, the rezone to R-4 is still the best option. It will allow moderate infill while not completely transforming the neighborhood and it is consistent with the Levi Court and Northridge neighborhoods.

Option 3. Rezone the property as R-8 and develop 5.5 to 8 units per acre. Is it the developer’s prerogative to select development at 5.5 or 8 units/Acre or can it be stipulated that only the 5.5 units/acre is allowed?

*“ It also doesn’t mean that only a rezone to R-12 is appropriate for a given property. The Land Use category establishes a range, therefore the R-8 (5.5 to 8 dwelling units per acre) zone district would also be supported by the 2020 Comprehensive Plan’s “Residential Medium” Land Use category.”*

Option 4. Rezone the property as R-8 with 8 units per acre

Option 5. Rezone to R-12 (complete disregard to neighborhood input).

I believe the five options listed above cover all possibilities. I also believe the best option is the rezone from R-2 to R-4 which will provide moderate infill while maintaining the character of the neighborhood.

Respectfully,

Greg Glenn



To: Grand Junction Planning Commission  
From: Bill Graham, 3025 Cloverdale Court, City

**RE: Proposal to rezone property described as “Paxton Valley”, (RZN-2021-183)**

As a resident homeowner in the neighborhood adjacent (Northridge Subdivision) to the properties in question (“Paxton Valley”), I oppose the change in zoning of those lots from the current R-2, to R-12. I have a number of objections to the request.

These lots (Paxton Valley) are all surrounded by houses in small neighborhoods zoned as R-1, or R-2, or R-4. The lots in question are themselves currently zoned R-2. Why would the city want to drop this higher density into the middle of long-established neighborhoods and essentially disrupt the existing uses in the area?

The area doesn't even remotely meet the Comprehensive Plan's criteria for “Infill.” In the Plan, the purpose of infill is to satisfy the “desire for homes that are located close to local shopping, dining, and other amenities and that are walkable.” I dare say no one on the Commission or in the Planning Department has attempted to walk to any of these “services” from “Paxton Valley.” Certainly no one in a future “Paxton Valley” will be walking to the grocery store, or walking to dining. 26 1/2 road is a major collector road that the city plans to three-lane in the near future. It leads south to Patterson Road and one of the most dangerous pedestrian intersections in the city! To the north, it leads only into an area of R-1, R-2, and R-4 residential areas with absolutely none of the glowingly extolled amenities that the Plan cites as key criteria for infill. There is no exit west out off of Northacres Drive and any future west exit would require bridging a canal, constructing a road to connect with Northridge Drive, and significantly improving Northridge Drive all the way to 26 Road-not to mention that such a road would destroy another single family residential neighborhood by creating a throughway between 26 1/2 and 26. Increasing the density with this proposed rezone will lead only to more traffic being dumped onto 26 1/2.

The “Infill” designation is intended in the plan to foster “urban intensification” in the center city and core Downtown areas where the ability to walk to work, dining, services, and recreation exists. “Paxton Valley” is not in the center city as defined in the Comprehensive Plan. It is in one of the older “suburban” areas of the city. It is, in fact, in an area totally devoid of the amenities that the Plan defines as essential features of an area to make it suitable for infill.

My strongest objection to the rezone relates to the whole twisted use of the Comprehensive Plan's concept of “Infill” to become a tool to essentially pre-approve zoning changes without going through the normal process of notification to adjacent property owners (those within 500 feet) of plans to change zoning in our neighborhoods. (For clarification, the Comprehensive Plan also changes the “use” on a substantial amount of land adjacent to my home to “Infill.” That property being the land now occupied by the Juniper Ridge Community School and owned by School District 51.) While the Comprehensive Plan had opportunities for public input, that “input” was largely collected in general meetings focusing on large areas or in meetings with city-selected “community representatives.” There was no effort to meet directly with neighbors whose property is nearest to areas being essentially targeted for higher density. The resulting “infill” designation then becomes a green light to owners and developers and a red light to nearby neighbors because the burden to make the case for greater density shifts from owners/developers to a burden on adjacent property owners to make the case for preserving existing densities and use patterns! Changing the existing zoning on these lots is simply spot zoning to benefit the owner of the properties to the detriment of everyone in the immediate and nearby neighborhoods.



Dear Members of the City of Grand Junction Planning Commission,

We are writing as owners/residents of Sage Court, regarding the recent request by Paxton Valley Development to change the zoning of the adjacent property (Northacres Subdivision) from R-2 to R-12. While long recognizing that this parcel will be developed, and, that it is part of the City of Grand Junction's plan to increase density in this corridor, I respectfully ask that you consider the following as you move towards a decision on this matter:

- The current neighborhood profile of families on larger lots and property values that will largely decrease if the development goes to full R-12.
- The increase of density already in motion for this stretch of 7th street with Juniper Ridge and the soon to be senior townhome complex north of Solaris.
- The impact of that level of density on irrigation, utilities and other infrastructure that will have to be built to accommodate.

As someone who works with nonprofits and knows the crisis of affordable and available housing for our community, I recognize the City's responsibility and response in supporting increased housing for our residents. I believe all of the neighbors understand this issue and are not asking for the zoning to remain R-2 but for the Planning Commission to consider something in between that maintains some of the character of ours and the surrounding neighborhoods while still increasing more units per acre. I know this same issue was resolved in a similar fashion for the 4-Pines neighborhood just north of Northacres.

Our additional concern is being one of the only two residents of Sage Court that own the property (630) that runs across the current gravel road access and abuts the new development. I have major concerns about the current road being considered for dual access to the Paxton Valley development not only for the impact on our property but for what I will have to do to legally uphold the integrity of our access and property that will potentially be in the middle this construction, development, access and density.

We respectfully ask the members of the Planning Commission to consider the above and will look forward to a positive engagement and resolution to this matter.

K. Tedi and Joseph Gillespie

To: Jace Hochwalt  
Jaceh@gjcity.org  
City Council  
council@gjcity.org

April 30,2021

Re: RZN 2021-183  
Paxton Valley Development

At this point in the process, I believe this letter can be brief:

The Sage Court neighborhood of six homes, each sitting on one plus acre lots, valued from \$475,000 to over \$725,000 are custom built and unique. All but one are over 50 years old.

Going from r-1 to r-2 to r-12 rentals makes no sense. While it is a financial win for the seller and buyer, it is a complete loss both financially and regarding quality of life for all neighborhoods adjoining the property. The city at large, and consequently taxpayers, would lose. 26and1/2 would need widening. and the bridge "nobody wants" into Northridge would be costly.

**Res ipsa loquitur** - - *the thing speaks for itself*. Color code a map of the area by zoning and the "thing" jumps out like a very sore thumb.

We do not believe it is in the city's best interest to sweeten a land deal for a buyer and seller at the expense of existing homeowners.

Respectfully,  
H.K. Webster  
Ruth H. Webster  
Scott H. Webster

Planning Commission:

My name is Andrew Scott. I moved to Grand Junction with my parents in 1981 and have called Grand Junction my home ever since. I grew up north of town near paradise hills and learned to love the peacefulness and joy that comes with living in the country. I am currently a practicing dentist within walking distance of my office. My family lives on Sage ct and I am writing you to express my concern with the medium density designation of the Northacres vacant land.

I purchased our current home on Sage ct 4years ago with the idea of raising my young family here. When I purchased our house the designation was low density. Our neighborhood is very small (5houses) with each house sitting on a little more than 1acre. Our close nit neighborhood has a common space where I feel comfortable allowing my young children to play. Our neighborhood is what I love about Grand Junction. We are able to live close to the amenities that we desire but still have the benefits of a more rural residence.

The proposal to designate this area to medium density( R-8 or R-12) is not in line with the values of the adjacent subdivisions. The surrounding subdivisions (Paradise Hills, Sage Ct. and Four Pines) will all be negatively impacted by zoning the Northacres property at medium density.

The increase in traffic that would come with a medium density development in this area is the largest concern. Juniper Ridge school was built only 18 months ago. This school sits adjacent to Mesa View retirement home. The amount of traffic from the school and retirement home is overwhelming. Because they exit onto Horizon drive there are becoming large traffic backups at 26 ½ rd and Horizon and 26 ½ rd and Patterson. Within the last two years the Cappella of Grand Junction has also opened just north of 26 ½ rd and Horizon. This has also added to traffic concerns. Paradise Hills and Holy Family Catholic School add an incredible amount of traffic as well.

With a medium density designation the Northacres property could house around 30 dwellings. This would further congest 26 ½ Rd especially at Horizon Drive and Patterson Road. It does not follow the values of current residents and is not in the cities best interest. Zoning of the Northacres property should be set at low density. This would be in line with the adjacent subdivisions and better curtail the growing traffic concerns.

Please consider designating the Northacres property as low density. It would lesson the growing congestion in the area and provide for a safer community. Doing so would be the right thing for the surrounding subdivisions and overall community.

Thank you,  
Andrew Scott  
970-640-4076  
andrewscott2@hotmail.com

Dear Planning Commission,

My Name is Katya Scott and I live on Sage Court .There is currently a proposal to allow the adjacent vacant land (North Acres) to be re-zoned to R-12. I am writing to convey my concerns. I live in one of five houses in our neighborhood. I have two children and am a nurse at St. Mary's Medical Center. When we bought this property, its greatest attraction was the neighborhood. All of our neighbors are good friends and we depend on each other. I grew up in Palisade and loved the small community and knowing each and every one of my neighbors. Today, my kiddos play in the front yard without concern of traffic and personal safety. The traffic from 26 ½ road is one of our greatest concerns. Already with the increased traffic from Holy Family Catholic School and Juniper Ridge School, nothing has been addressed form the City of Grand Junction to meet the needs of increased traffic...let alone from a new development that proposes increased housing.

This re-zoning is very concerning to me because of the high density proposed. I understand the increased need for housing in Grand Junction, but the proposal is overly ambitious for the surrounding area. This proposal changes the dynamic of the surrounding area and is not appropriate. Thank you for your time and consideration.

Sincerely,  
Katya Scott

Subject: Rezoning of Northacres property from R-2 to R-12.

**1. The need for infill.**

City planners in large urban cities or metroplex areas try to address issues such as traffic and suburban sprawl that strain city resources. They begin to think high rises, old warehouses repurposed into loft apartments, and other multi-family housing as a means to address future growth (<https://www.mymetrotex.com/2017424pros-and-cons-of-high-density-housing/>). These large cities often have to project growth in the millions. Among the major drawbacks to high density infill are the increase in traffic and reduction of outdoor spaces that offer quality of life to residents. These drawbacks can be ameliorated to some degree by infilling in areas that are walkable and that are close to shopping, parks, and employment.

The benefits of infill to the city are:

- Geographically easier to manage school districts. Sprawling school districts are costlier to manage.
- Lower cost to maintain infrastructure for governments.
- Sprawl doesn't pay the bills. Low density developments often do not provide a large enough tax base to cover the costs of public services.
- Gets rid of urban blight. Infill development to repurposes unused or abandoned lots and buildings into vibrant, tax-paying and revenue-generating parts of the community.

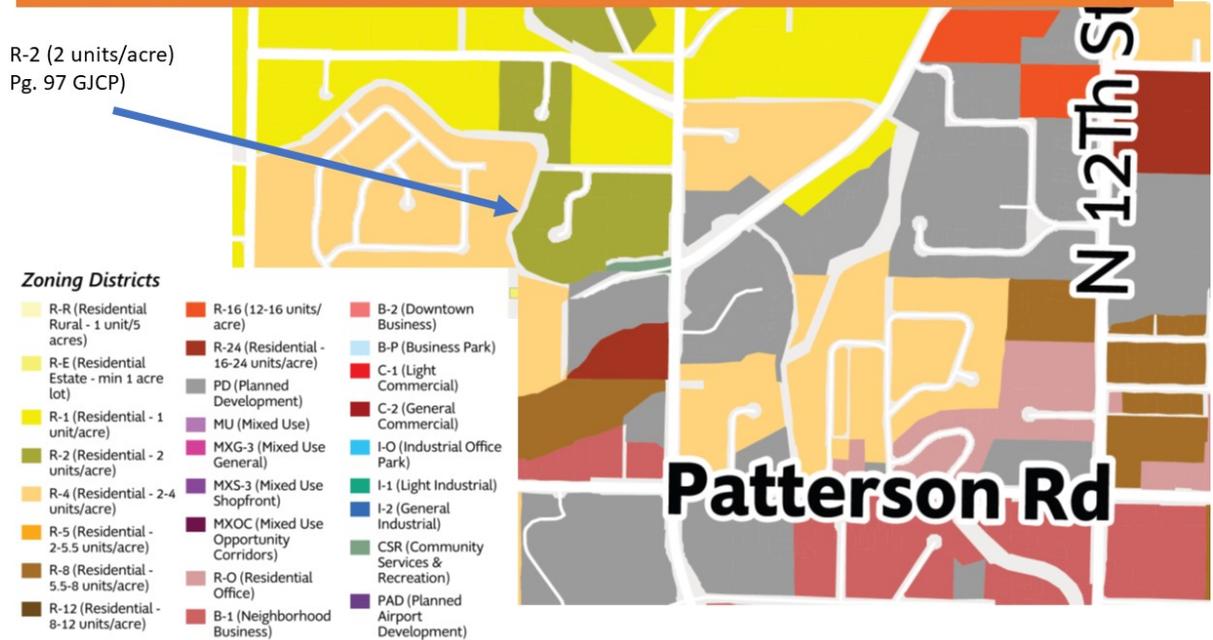
Our city can certainly benefit from infill. However, the type of infill should be done with careful consideration. One of the reasons Grand Junction is attractive to newcomers is that it doesn't have the congestion and crowded housing of large urban areas. Grand Junction is fortunate that there is "no lack of vacant land to accommodate new growth within the City's Urban Development Boundary" (GJCP, pg. 19). The highest demand for housing is for single-family detached homes. There is also a need for higher density multi-unit complexes in some areas. "Residents currently express a preference for homes in neighborhoods that are walkable and are located near amenities such as shopping and dining or that have access to parks and trails (Pg. 25 of GJCP." The city has prioritized infill "... along major corridors such as North Avenue, Patterson Road, State Highway 50 in Orchard Mesa, and along Horizon Drive" (GJCP, Pg. 19). The Northacres property is not on the Horizon Drive corridor. It has a poor walkability score, poor public transit score, no walkable parks, and no walkable restaurants or shopping areas. It is not a good candidate for R-12 multi-unit housing. Infill doesn't necessarily mean R-12, multi-unit housing. Infill also includes single-family detached homes such as those of R-4 which would be in keeping within the character of the surrounding neighborhood.

**2. Northacres change from "residential low" to "residential medium" allows rezone to R-12**

A neighborhood zoom meeting with City Senior Planner and Robert Jones of Vortex occurred on March 1, 2021. Our neighborhood residents were informed our neighborhood had been changed from "residential low" to "residential medium" in the Land Use Plan of the updated GJCP that was adopted on December 16, 2020. The change to "residential medium" meant that

our neighborhood could be rezoned to R-12 (up to 12 units per acre). The neighborhood residents were shocked and unaware that such a high-density development could be built in a low-density neighborhood. The city informed the residents that they had been given ample time to have input on the “Land Use Plan” before it was adopted. The GJCP was “.....2 year planning process that included in person community meetings, virtual meetings as well as online questionnaires and various opportunities for public input.” However, there are no city records indicating that there were any neighborhood meetings before March 1, 2021 to discuss plans to change our neighborhood to “residential medium.” Some residents were confused by the different maps in the GJCP. The GJCP Zoning Districts map on page 97 shows the Northacres neighborhood as R-2. Residents thought our neighborhood was staying as an R-2 neighborhood in the updated GJCP. They didn’t realize that this map was irrelevant and that the Land Use Plan was the key map for future projections.

### Why the confusion about the change in our neighborhood ?



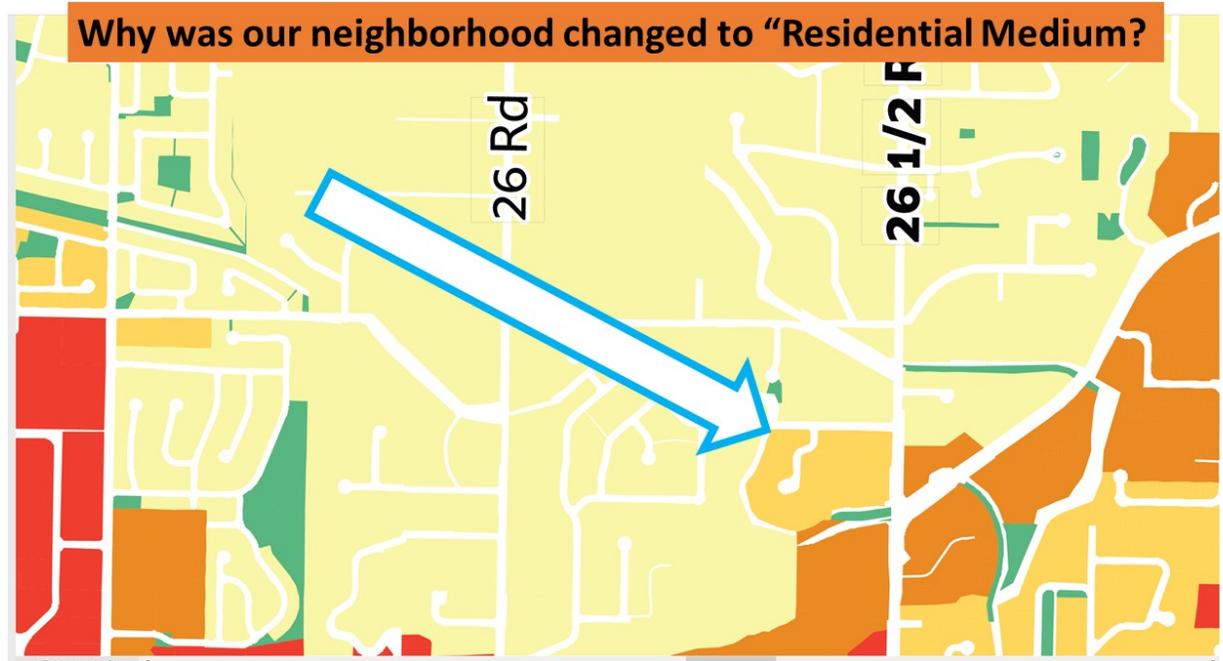
City records show that the group that was very active behind the scenes in learning about the Northacres neighborhood and its rezoning options included the realtors (including the spouse of a city official) and the developers.

11/09/2020 (Request date. Actual meeting with planning staff 11/23/2020). General Meeting MTG-2020-661 Request information about rezoning 0.801415 acres in an R-2 (Residential 2 du/ac) zone district. SW corner of 26 1/2 Rd & Northacres Rd. Applicant: Mike Park (represents the realtor).

11/20/2020 (City record: MTG-2020-661) Request information about rezoning 0.801415 acres in an R-2 (Residential 2 du/ac) zone district.

12/02/2020 (Request date. Actual meeting with Jace Hochwalt: 12/14). General Meeting MTG-2020-709 Request information about developing two parcels totaling 1.656555 acres in an R-2, (Residential 2 du/ac) zone district. SW corner of Northacres Dr & 26 1/2 Rd., Applicant: Eric Momin.

12/16/2020 – Updated Grand Junction Comprehensive Plan is adopted.



Notice in this map that there are “residential low” properties (yellow color) still on the Horizon Drive corridor and further down into the core of the city in areas much closer to parks and shopping and city amenities. After several letters to the city, it has become apparent why our neighborhood was changed to “residential medium.” It was to specifically allow the infilling of the 2.5 acre Northacre property. We were informed that our properties would stay R-2 and that only the 2.5 acre Northacre property would be changed to R-12. Changing our neighborhood on the Land Use Plan to “residential medium” was necessary to allow for an island of R-12 housing in an otherwise R-2 neighborhood.

One of the key characteristics of a “residential medium” area is that it is “Typically located in areas within walking distance of services and amenities and public transit” (GJCP, Pg. 60). The Northacres neighborhood has a very low walkability score, very low public transit score, is not within walking distance of any parks, is close to a dangerous (problematic) intersection, has bike paths only along busy highways (not conducive to family biking), and is not within walking distance of restaurants and shopping.



In summary, we ask that the city reject the Vortex application to rezone the Northacre property as R-12 and let the property be developed with moderate infill (R-4) that is characteristic of the surrounding neighborhoods.

Regards,

Greg Glenn

**629 Sage Court**

Email: susanjw2008@yahoo.com

Phone: [970-985-8583]

# **Paxton Valley Rezone Consideration**



# Background of Neighborhood

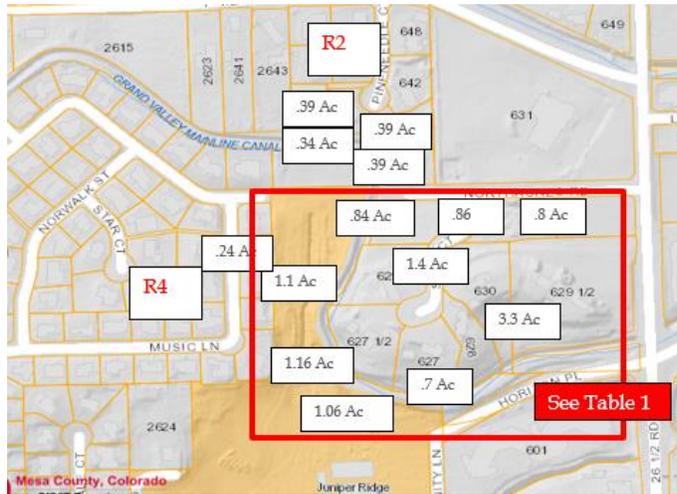
## Kent and Ruth Webster...

Bought their lot from the family doctor, Paul Wubben (who owned the historic Vorbeck ranch at 627), in the late 60's, design-building their home in 1969 (I was 2). They still reside there and have every intent to die there without losing that sunset view of the Bookcliffs that sustains them daily. This photo was taken from their front porch, not the back, so they understand development is inevitable but...



In February of this year, we were notified by Vortex Engineering of a developer's rezoning request from the current R2 to an R12, claiming it was "consistent with the new Comprehensive Plan 2020." We contend that although the Comprehensive Plan may allow for "medium density", starting at R5, the proposed R12 is simply too large and **not** consistent with the nature of the homes and neighborhoods in the area. Additionally, we will compare against a similar project at 2711 G Rd. under development now that would be far better suited at R12 but has instead maintained R5 zoning.

# Acreage Analysis



Address	Acreage	%
629	1.1	
627 1/2	1.16	
627	1.06	
628	0.7	
630	1.4	
629 1/2	3.3	

8.72 78%

Proposed Rezone	Acreage	%
Rezone Lot 1	0.84	
Rezone Lot 2	0.86	
Rezone Lot 3	0.8	

2.5 22%

Total 11.22

**Table 1**

An analysis of the homes in the existing neighborhood and the proposed lots shows the proportion of acreage of the century old neighborhood affected to be 78% and the proposed development at 22%. This demonstrates that the new structures would not be consistent with existing properties, and if democracy works, that majority rules.

The surrounding subdivisions of North Ridge and Four Pines are R4 and R2 respectively. Four Pines is the more recent subdivision and they successfully petitioned to have the zoning maintained at R2. In addition, they had significant water table issues that required pump remediation. We would request that due diligence be done on the soils and water table to determine whether the property can support the proposed use without negative consequences to existing homes and their irrigation needs. More importantly would be the traffic studies and costs, tangible and not, of bringing a bridge across the canal. As a child growing up when the bridge and trestle were there, and North Ridge was not, I can assure you that it will be a large attraction to adventurous Juniper Ridge students already exploring environs in their new home.

# Why it doesn't work



No room for this type of structure and parking

## 2020 Comprehensive Plan



### Residential Medium

#### Range of Density

Between 5.5 and 12 dwelling units per acre.

#### Characteristics

- Comprised of residential uses with a range of housing types and densities.
- Typically located in areas within walking distance of services and amenities and public transit.
- Provides housing near commercial and employment areas.

#### Land Uses

- Primary: residential, home-based businesses.
- Secondary: accessory dwelling units, shared common space, parks, schools, places of worship, home-based businesses, other public/institutional uses, other complementary neighborhood uses.

#### Implementing Zone Districts

- Residential-8 (R-8 du/ac)
- Residential-12 (R-12 du/ac)
- Community Services and Recreation (CSR)
- Mixed Use Residential (MXR-3)
- Mixed Use General (MXG-3)
- Mixed Use Shopfront (MXS-3)

(h) R-12: Residential – 12.  
 (1) Purpose. To provide for high density development allowing several types of residential units within specified densities. R-12 may serve as a transitional district between **single-family and trade districts**. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities in a neighborhood. This zone may be appropriate as a **part of a mixed use center**.  
 (2) Performance Standards.  
 (i) For purpose of calculating density on any parcel, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area.  
 (ii) The creation of a two-family dwelling via the cons to a that the and arch dwe (iii) (iv) of 2 stru prin

Policy 1-C: HOUSING TYPES. Promote a **variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character** **Not!**

Existing in area 1 per acre, max 4

Trade/commercial up steep hill or 1/2 mile away

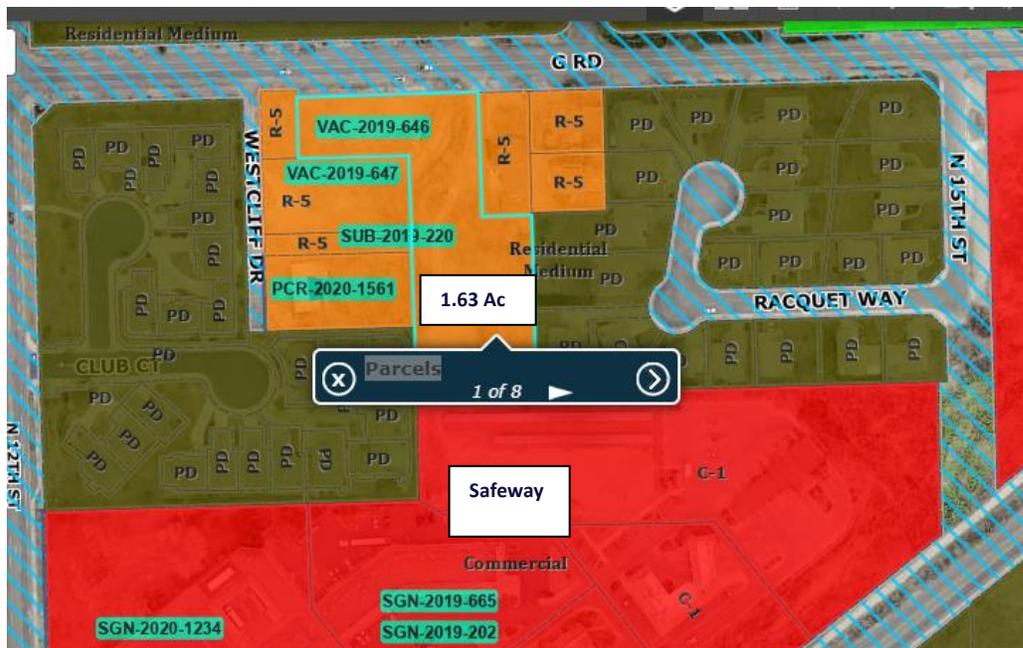
No parks, disappearing open space/habitat

Traffic congestion increase, especially school hours

Quoted from Vortex Project Report

## What about them?

This property is under development and is similarly “Residential Medium”, but with more amenities including a grocery store, bus transportation, motels and restaurants. The property is surrounded by newly built PD and C1, not historic R2. If infill and removing blight were the goal, then this lot should have been equally considered for rezoning to larger capacity.



In conclusion, while we understand we missed our opportunity for input during the Comprehensive Plan 2020 public comment process, we also know that reasonable requests for redirection should and can be considered, as noted in Chapter 5, page 89 of the One Grand Junction Comprehensive Plan. Please allow us the opportunity to live out the remainder of our 91 and 96 years in the home in which we invested our family’s future, without losing our priceless neighborhood character and perspective. Thank you for your consideration.

Most sincerely and respectfully,  
 H.K. and Ruth Webster  
 By Susan Webster