

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5155**

**AN ORDINANCE ZONING RECLA METALS ANNEXATION  
TO I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT**

**LOCATED ON PROPERTY AT 479 30 ROAD**

Recitals:

The property owner has petitioned to annex the 9.31 acres into the City limits. The annexation is referred to as the "Recla Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Recla Metals Annexation consisting of 9.31 acres from County I-2 (General Industrial District) to City I-1 (Light Industrial) finding that both the I-1 zone district conforms with the designation of Industrial as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

**THE RECLA METALS ANNEXATION**

The following described parcel in the City of Grand Junction, Colorado (Property) is hereby zoned I-1 (Light Industrial) as follows:

**Perimeter Boundary Legal Description**

A parcel of land being Reception Number 3029585 and a portion of the Right of Way parcel described in Reception Number 2039629 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 17, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 17, whence the North Sixteenth Corner of said Section 17 bears S00°00'43"E 1,318.08 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the East line of the Northeast of the Northeast Quarter of said Section 17, S00°00'43"E a distance of

988.30 feet to a point on the Western boundary line of the FRUITVALE ANNEXATION NO. 2, ORDINANCE NO. 3098; thence, N89°59'57"W a distance of 1.00 feet to a point on the Western boundary line of FRUITVALE ANNEXATION NO. 1, ORDINANCE NO. 3097, being the Point of Beginning; thence along said boundary line S00°00'43"E a distance of 229.78 feet; thence the following two (2) courses, 1) S89°59'54"W a distance of 298.39 feet, 2) S00°02'27"E a distance of 100.00 feet to a point on the North Sixteenth line of said Section 17; thence along said North Sixteenth line S89°59'54"W a distance of 1022.06 feet to the Northeast Sixteenth Corner of said Section 17, said point also being a point on the CALFRAC ANNEXATION, ORDINANCE NO. 4010 boundary line; thence along the East Sixteenth line N00°05'27"W a distance of 329.83 feet; thence, S89°59'57"E a distance of 1320.85 feet to the Point of Beginning.

Said Property comprising 405,716 square feet or 9.314 acres, more or less, is duly and lawfully zoned I-1 (Light Industrial).

**INTRODUCED** on first reading this 3<sup>rd</sup> day of May 2023 and ordered published in pamphlet form.

**ADOPTED** on second reading this 7<sup>th</sup> day of June 2023 and ordered published in pamphlet form.

  
\_\_\_\_\_  
Anna Stout  
President of the City Council

ATTEST:

  
\_\_\_\_\_  
Amy Phillips  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5155 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3<sup>rd</sup> day of May 2023 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 7<sup>th</sup> day of June 2023, at which Ordinance No. 5155 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 9<sup>th</sup> day of June 2023.

  
\_\_\_\_\_  
Deputy City Clerk

Published: May 05, 2023  
Published: June 09, 2023  
Effective: July 09, 2023

