

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2784

Ordinance Zoning the Climax Mill Enclave #1 Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as part of the Climax Mill Enclave #1 Annexation and requires a City zoning designation be applied to the property. The property was zoned Industrial in the County. Surrounding City zoning is Heavy Industrial (I-2); and County zoning of Industrial.

Due to the proximity of this parcel to the proposed Colorado River State Park, the Planning Commission has recommended that the zoning for this parcel not remain industrial as it was zoned in the County, but a more appropriate zone of Planned Commercial which has specific uses allowed and minimum bulk standards required that are more compatible with the adjacent proposed Colorado River State Park.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the zone of annexation to Planned Commercial (PC) with the following conditions, allowed uses, and bulk requirements:

- I. Minimum bulk requirements of the zone:
 - A. Maximum height of structures 40 feet
 - B. Minimum front yard setback from Kimball Ave 31 feet
(from Centerline of ROW)
 - C. Minimum setbacks adjacent to State Park site ... 15 feet
 - D. Minimum side yard setbacks 0 feet

- II. Outdoor Storage of Goods/Equipment shall be screened from Kimball Avenue and the Colorado State Park site.

- III. Minimum Landscaping, Screening & Parking Requirements:
 - A. Any use of the property, including reuse of the existing structure shall require landscaping, screening and parking improvements for that portion of the site being used by that particular use.
 - B. A minimum of Seventy-five percent (75%) of the first five (5) feet of the Front Yard setback or that area as required by the Zoning and Development Code for a commercial zone whichever is greater shall be landscaped.
 - C. Planting types and percentages shall be as per the Zoning and Development Code.
 - D. All outdoor storage which occupies a volume of more than 150 cubic feet, shall comply with the following:
 - (1) No such storage shall be placed or maintained

in the front yard setback; and (2) Screening may consist of any combination of fences, walls, berms, or landscaping so long as it is maintained at a height where stored items do not project above the screening; and (3) All screening shall be installed in a professional manner and maintained in good condition; and (4) Screening shall not obstruct adequate sight distance as established by the Grand Junction Zoning and Development Code. (Note: Screening requirements do not apply to integral units as defined by the Grand Junction Zoning and Development Code).

E. Number of required parking spaces, stall/aisle dimensions and parking lot landscaping requirements shall be as per the Grand Junction Zoning and Development Code.

F. All parking areas shall be screened from the Colorado State Park site. The screening shall consist of fencing and/or plantings six feet (6') in height which effectively visually block the parking area year-round.

IV. Minimum Signage Requirements:

A. One (1) freestanding Monument sign shall be allowed for each building and shall be located within the front yard setback. Such Monument sign shall not exceed twenty-four (24) square feet in area and shall not be greater than 4 feet in height measured from natural grade. A minimum distance of one hundred fifty (150) feet shall be maintained between monument signs.

B. One wall sign shall be allowed for each building and the sign shall face Kimball Avenue. The wall sign shall not exceed thirty-two (32) square feet in area.

C. Measurement of signs shall be as per the Grand Junction Zoning and Development Code.

D. No sign shall be allowed to face the Colorado State Park.

E. No off premise signs shall be allowed.

F. Only signs that are non illuminated or internally illuminated shall be allowed. All other sign types are prohibited including all signs prohibited by the Grand Junction Zoning and Development Code.

G. Sign permitting shall be as required by the Zoning and Development Code.

V. The following uses are allowed uses in this zone and shall require a Site Plan Review Process as required by the Grand Junction Zoning and Development Code:

Bus/Commuter Stops
Indoor Cultural/Educational/Recreational Facilities
Dance/Music Schools
Membership Clubs & Community Activity Buildings

Swimming Pools
Vocation/Technical Schools
Nursery Schools/Preschool/Day Care
Professional/Government Office
Retail Business - limited inside - (Completely enclosed buildings or stores for displaying, storing and selling of new and used goods, wares, equipment and merchandise of all descriptions including tailor shops and light printing establishments, but excluding lumber yards, auction houses and major shopping centers.)
Cafes
Restaurants/Cafeterias
Bowling Alleys
Health Athletic Clubs & Services
Skating Rinks/Entertainment Centers - indoor only
Farmers Markets
Miniature Golf Courses
Nurseries/Greenhouses
Appliance and Clothing Repair and servicing
Cabinet Making
Upholstery Shops
Contracting and repair Shops
Locksmithing
Bakeries
Building Materials Sales and Storage
Printing & Publishing Establishments
Animal Clinics (indoor only)
Commercial Laundries
Frozen Food Lockers
Glass Fabrication and installation
Roofing Shops
Sheet Metal Shops
Sign Painting Shops
Taxidermy
Car Washes
Wholesale Business - consists of wholesale business or storage buildings but not for highly flammable materials or liquids (includes mini-storage).
Electronic Fabrication
Fabric Fabrication and Processing
Blacksmith/Machine Shops
Bottling Works

The City Council finds that the requested zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described property is zoned Planned Commercial (PC) with the above conditions, allowed uses, and bulk requirements as

stated in the recitals.

Introduced on first reading this 19th day of October, 1994.

PASSED and ADOPTED on second reading this 2nd day of November, 1994.

/s/ R. T. Mantlo
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

MILL TAILINGS NO. 1:

A tract of land situated in the South $\frac{1}{4}$ of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23 and in the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast Corner of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23;

thence S 00°16'54" E along the East line of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23 a distance of 13.50 feet to a point on the South Right-of-Way for Kimball Avenue;

thence along the South Right-of-Way for Kimball Avenue the following three (3) courses and distances:

1. N 89°14'53" W a distance of 1171.66 feet;
2. S 00°45'15" W a distance of 29.70 feet;
3. N 89°14'53" W a distance of 132.50 feet;

thence leaving said Right-of-Way, N 00°54'42" W a distance of 43.20 feet to a point on the North line of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23;

thence N 89°14'53" W along said North line a distance of 14.39 feet to the Northwest Corner of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23;

thence S 00°03'29" W along the West line of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23 a distance of 43.20 feet;

thence S 57°18'26" E a distance of 220.01 feet;

thence 211.82 feet along the arc of a curve to the left having a radius of 369.93 feet, a central angle of 32°48'37", and a long chord which bears S 73°42'44" E a distance of 208.94 feet;

thence N 89°52'57" E a distance of 710.66 feet;

thence 353.69 feet along the arc of a curve to the left having a radius of 1156.28 feet, a central angle of 17°31'36", and a long chord which bears N 81°07'09" E a distance of 352.30 feet;

thence N 72°21'21" E a distance of 488.61 feet to a point on the North line of the South $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24;

thence S 89°56'27" W along the North line of said South $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 590.58 feet to the Point of Beginning.

