

Project Report Recla Metals

Major Site Plan

August 2023 revision

479 30 Rd – Recla Metals LLLP



Prepared by ~

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Project Report

This report is for the exclusive use of Recla Metals LLLP their successors and assigns.

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As urban planners much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors of omission are unintentional and should be brought to the attention of the author as soon as possible.

Contents

Page

4	Introduction and Summary
5	Site Analysis
6	Surrounding & Proposed Land Use
8	Parking Requirements
10	Existing Land Use & Future Land Use Zoning
13	Transportation & Emergency Services
14	Utility Services
15	Soils and Geology
16	Development Schedule & Evaluation of the Request
18	Approval Criteria

Introduction and Summary

This General Project Report, documents, and accompanying drawings, is intended to provide an overview of the property and proposed development utilizing the Grand Junction's Planning process. The process is intended to gather initial input from review agencies prior to the Major Site Plan.

The site selected for Recla Metals consists of a single parcel of land that is 9.10 acres. The site is located at 479 30 Rd in Mesa County, Colorado. The parcel of land currently has a house on it. The Mesa County Assessor has given the property the following parcel number: 2943-171-00-079.

This request is for a Major Site Plan. All utilities: water, gas, sewer, electric, etc. are adjacent, or on-site.

There are no known site conditions which would be impacted by this request. The site has no wetlands, no surface waters, no unusual topography. It is within the Persigo Agreement Boundary.

The ultimate plan is to construct a 10,000 sq. ft. steel building to house the office administration and small retail office, along with staff restrooms and some metals processing and inside storage. Some of the acreage would be devoted to a storage and processing yard for the metals service center. Much of the land will remain in its current state.

The financial impacts to the community will include:

- * Creating short term professional jobs through the 1 year design and permitting of the site.
- * Creating short term construction jobs through the 6 to 9 month construction of the site.
- * Increase in sales tax revenue through the sale of building materials.
- * Creating up to 15 long term jobs in the day to day operation of the business.
- * Increase in real estate tax base through the redevelopment of the site.
- * More efficient use of existing city infrastructure with no new items to be maintained.

More sales tax, a higher property tax base, and increased diversity of jobs, coupled with NO NEW INFRASTRUCTURE to be maintained makes this a great project for the City.

Site Analysis

The purpose of this section is to identify the physical and technical characteristics of the property selected for Recla Metals in relationship to the surrounding area. This section also evaluates potential site development assets and constraints.

The site under consideration is one parcel of land that is rectangular in shape. The parcel is partially developed land. Ground cover is from agricultural uses. Around the existing house the land was fully landscaped but has lacked maintenance over the years. The house will be removed from the site prior to construction.

The site consists of one parcel of land that totals 9.10 acres. Located in Mesa County, Colorado. The longitude and latitude of the approximate center of the property is: Latitude = 39.0741471 Longitude = -108.4990842.

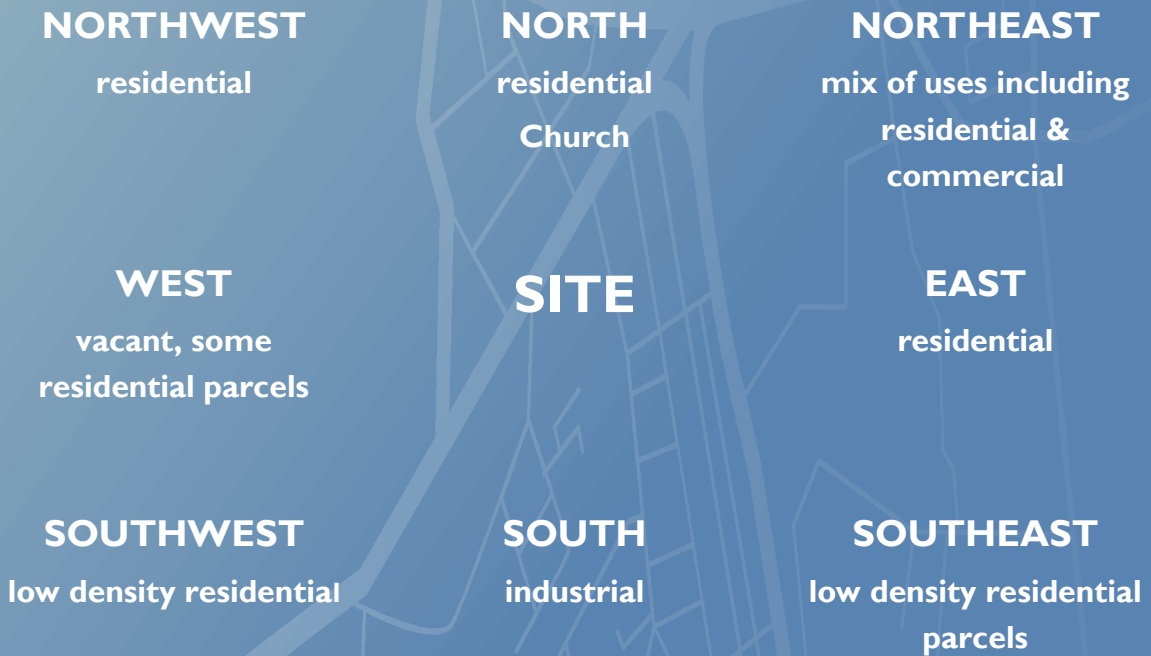
The topography of the site consists of low slopes around 0%-2%.

Location Map:



Surrounding & Proposed Land Use

The surrounding land uses in the vicinity of the subject property are considered to be “low to moderate” intensity. Surrounding Land Uses in the immediate vicinity of the subject property are depicted on the accompanying Surrounding Land Use Chart that show the configuration of the various properties in relationship to the subject site. The following chart describes the various land uses that adjoin the property:



Surrounding & Proposed Land Use

21.03.080 Industrial districts

(b) The proposed land use is I-1: Light Industrial.

(1) Purpose. To provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses. The future project will include landscaping and fencing to buffer the use.

(2) Street Design. Effective and efficient street design and access shall be considerations in the determination of project/district intensity. 30 Road is developed with curb, gutter, sidewalks, and 3 traffic lanes.

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

Industrial Land Use Summary:

USE	AREA	% TOTAL
Parking		10%
Landscaping		10%
Building	10,000 SF	2.5%
Total	398,574 SF	

Future lot development standards will include paving landscaping, stormwater controls and a building. The developer will maintain ownership, control, and will ensure an aesthetically pleasing and orderly development.

Parking Requirements

According to the Grand Junction code for Development and Standards 21.06.050.C, there should be 1 parking space per 1,000 SF of Warehouse Space. There shall be 1 parking space per 400 SF of Office Space and for Retail Space there will be 1 parking space per 500 SF. We are providing 28 parking spaces, 1 ADA and 1 ADA van accessible, so we exceed our requirement of 13 parking spots.

Industrial Parking Requirement Summary:

USE	AREA	SPACES
Office	400 SF	1
Retail	800 SF	2
Warehouse & Storage	7,800 SF	8
Shipping & Receiving	1,000 SF	1
Mezzanine Warehouse	2,000 SF	2
Required Parking		14
Provided Parking		28 (1 ADA, 1 ADA Van)

Surrounding & Proposed Land Use

Future lot development standards will include paving landscaping, stormwater controls and a building. The developer will maintain ownership, control, and will ensure an aesthetically pleasing and orderly development.

Industrial Bulk Standards

Primary Uses: light fabrication, manufacturing and industrial use

Lot

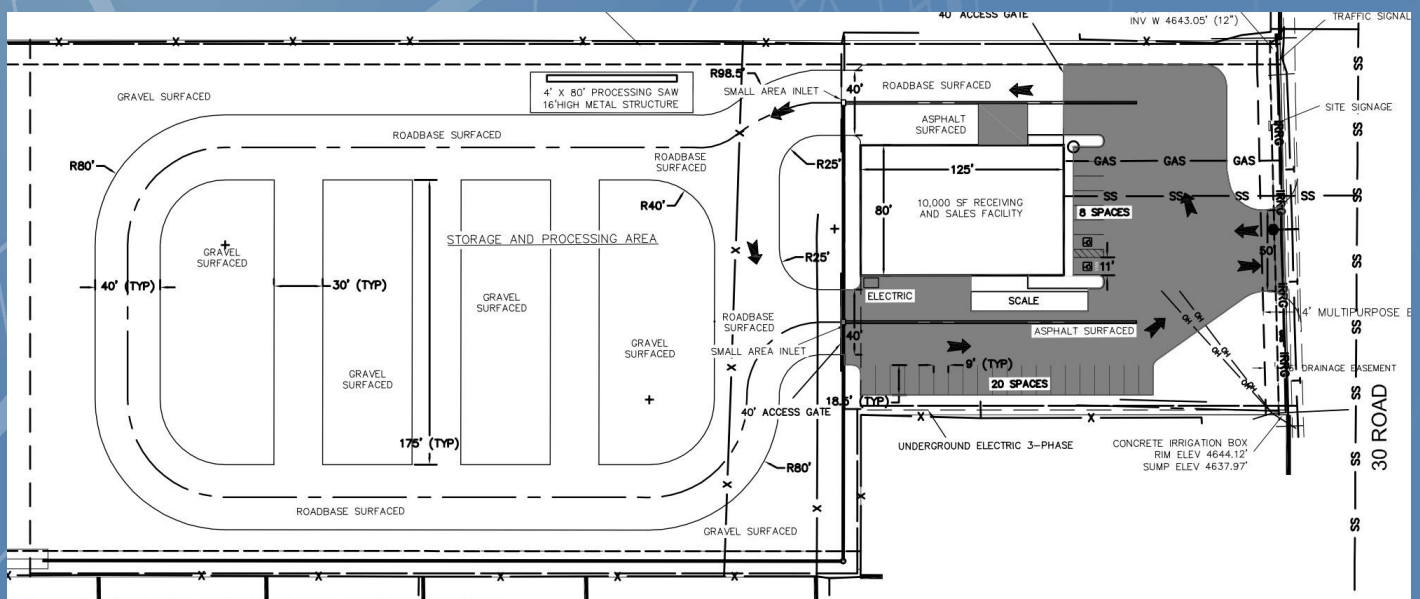
Area (min. sq. ft.)	1 acre
Width (min. ft.)	100
Frontage (min. ft.)	none

Setback

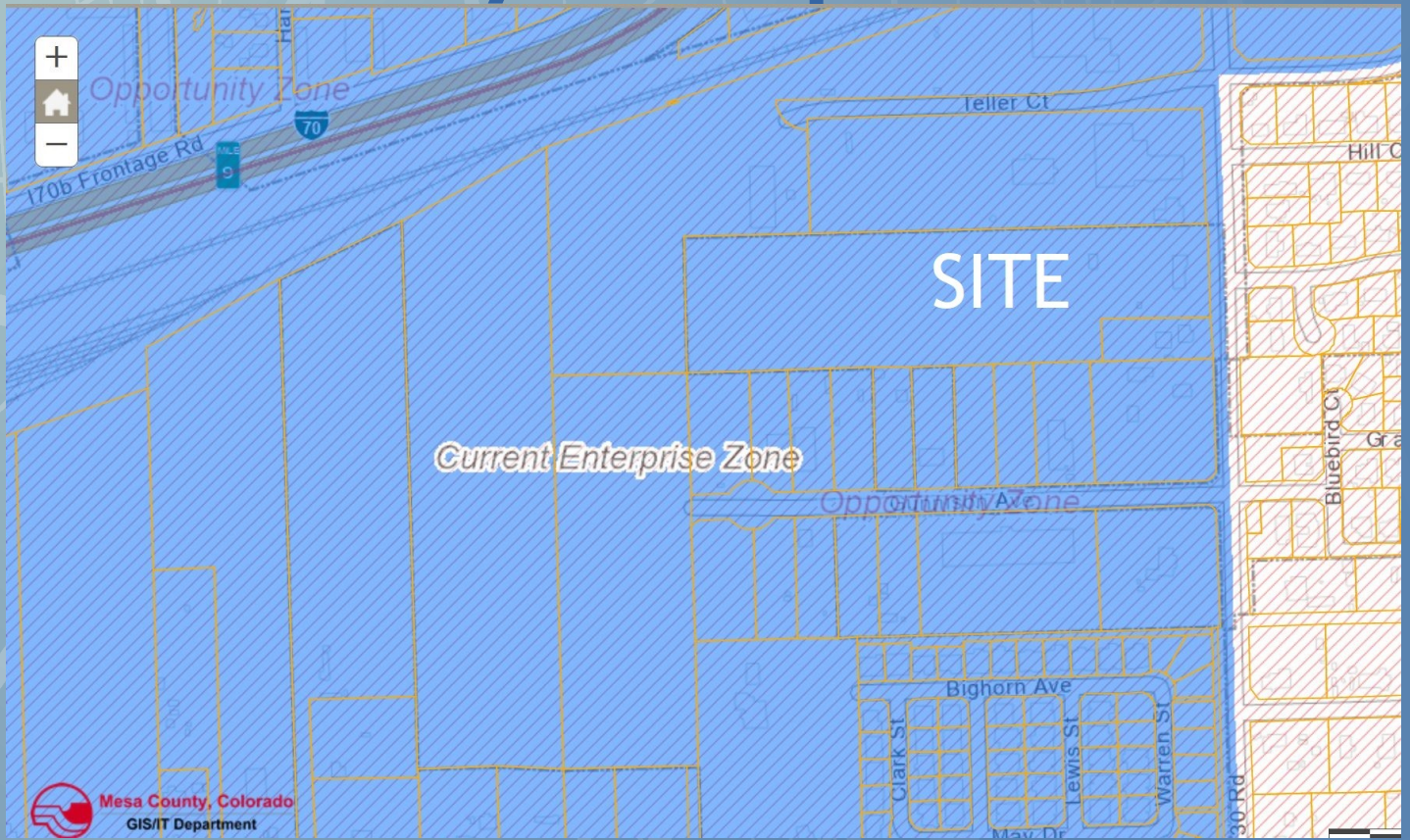
	Principal	Accessory
Front (min. ft.)	15	25
Side (min. ft.)	0	0
Side (abutting residential min. ft.)	10	5
Rear (min. ft.)	10	10

Bulk

First Floor Min Height	
Lot Coverage (max.)	90%
Height (max. ft.)	50
Density (min. units per acre)	n/a
Density (max. units per acre)	none
**Gross floor area	none



Mesa County Enterprise Zone



According to the Mesa County Maps , the subject property is located in the Enterprise Zone and an Opportunity Zone. Mesa County is encouraging growth and the creation of jobs in this area. They have instituted certain tax policies to encourage investment & redevelopment in the area, including this parcel.



Mesa County's Enterprise Zone provides various tax credits and incentives to encourage expansion, location, or private enterprise and quality jobs in targeted areas. The Colorado Legislature created the Enterprise Zone program to promote a business friendly environment in economically distressed areas by offering state income tax credits that incentivize businesses to locate and develop in these communities as well as non-profits organizations to assist with the needs of these communities.

The Enterprise Zone program offers various Colorado tax credits for:

- Businesses Located in the Enterprise Zone
- Donors who contribute to approved Enterprise Zone Contribution Projects

The Mesa County Enterprise Zone Committee is made up of representatives from local government, chambers of commerce, and human services community from throughout the county. They have established the following objectives for the local program:

- To promote the creation and retention of jobs which provide employment opportunities for citizens of Mesa County.
- To support diversification of the local economy.
- To encourage the development of industrial land and properties to promote the growth of business.

FEMA Floodplain Map

Flood Panel shows no flood risk for the site.

https://emap.mesacounty.us/viewer/

zones still valid → 90%

Flood (FEMA) Search By...

Map >

- Current FEMA Map Panel Index
- Historic FEMA Map Panel Index
- Cross Sections
- Base Flood Elevations
- 2012 2 Ft. Contours
- Drainage Basins
- FEMA Regulatory Floodplain
- Potential Flood Hazard Area
- Labels
- Parcels
- Background

Mesa County, Colorado
GIS/IT Department

Transportation and Emergency Services

Developing the site is supported by existing transportation systems as well as emergency services. Access to the site is easily granted via 30 Rd. 30 Road is a 3 lane roadway with bike lanes and sidewalks. It is in good condition.



The Grand Valley Transit operates buses along 30 Road from 4:45 am to 8:35 pm. A bus stop is within 1 block of the site at 30 Road and Gunnison Avenue.

Emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section was comprised of sworn officers, non-sworn police service technicians, sergeants and lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all the Grand Junction Police Department has approximately 200 full time law enforcement employees.

The property is located in the Grand Junction Fire Department Service area as established by the Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 2 located at 2835 Patterson Rd, which is approximately three miles away from the project site.

The Grand Junction Fire Department currently employs approximately 100 full time employees and is one of the largest paid fire departments between Denver and Salt Lake City; the Grand Junction Fire Department has made numerous upgrades to its service including a modern 911 Call Center.

Utility Services

DOMESTIC WATER – All potable water for the site is serviced by Ute Water. There is capacity in their system along 30 Rd as evidenced by a recent Fire Flow Form.

SANITARY SEWER – Sanitary Sewer for the property is provided by the Persigo Plat operated by the City of Grand Junction.

NATURAL GAS – XCEL Energy currently provides service to the site.

DRY UTILITIES – XCEL Electric along with Spectrum Cable and tele-communication lines are available along the side (East) of the property in the 30 Road MPE and will be extended into the parcel from existing lines. Lines will be underground on-site.

IRRIGATION WATER – Grand Valley Irrigation District currently services the property and will be utilized to provide irrigation water.

DRAINAGE – Historic drainage patterns will continue. The area of the proposed building is currently hard-packed driveway and landscape areas runoff will be directed to a new stormwater pond to be located at the property's southwest corner.

CELLULAR COVERAGE – All major cellular communications companies operate in the area. Verizon, T-Mobile, and AT&T all have a very good 4G signal on the property. An AT&T/Verizon cell tower is located on an adjoining parcel.

Tower Owner: SBA

Tower Owner ID" COI0468-A

Tower Name: E-Babe

Structure Type: Monopole

Location: 2982 Gunnison Ave

ATT: Colocate – 116 ft

VERIZON: 1

Height: 99'

Location: GJ Urban

Soils and Geology

No man-made or natural geologic hazards are known to exist on the subject property. The US Department of Agriculture, Soil Conservation Service, has identified the following soils on the site. (The complete USDA narrative is available from Colorado Land Advisor)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bc	Sagers silty clay loam, 0 to 2 percent slopes	9.3	89.6%
BcS	Sagers silty clay loam, saline, 0 to 2 percent slopes	1.1	10.4%
Totals for Area of Interest		10.3	100.0%



Development Schedule and Evaluation of The Request

DEVELOPMENT SCHEDULE – It is anticipated that site development will begin immediately upon the City of Grand Junction’s approval. It is expected that development of the site will occur in a single phase.

FINANCIAL - The development of the subject property would create a net positive financial impact to the City of Grand Junction and Mesa County as a response to the existing, and future growth demands in the Grand Valley area as projected in the Comprehensive Plan. Approval of the project would enable a new building to be built. This would create 8 to 10 short term commercial construction jobs. It would increase sales tax revenues for the building materials. It would open opportunities for between 11 and 15 new permanent jobs in the metals service center. These jobs will pay higher than the median income for Mesa County.

Any activity similar to the proposed development, no matter where it is located, will most likely create some impact to the surrounding community economically and physically. The nature of the proposal and how it is handled and controlled can determine whether the impacts are positive or negative. An evaluation of the affects of the proposal show many benefits to the community.

RECYCLING - In February 2022 The City of Grand Junction announced it was getting into the recycling industry with the purchase of Grand Junction Curbside Recycling Indefinitely. The city had budgeted \$824,625 for the planned recycling contract in 2022. The city manager said the city hopes to expand recycling in the city. General Services Director Jay Valentine said last year CRI diverted about 1,800 tons of material from the landfill, while the city’s solid waste program contributed more than 21,000 tons to the landfill. Valentine said the city’s goal is to expand recycling when possible.

Recla Metals will recycle common metals such as steel, aluminum, brass, and copper. Items incidental to the recycling program will be processed following all CDPHE guideline. By removing these metals from single use stream of use to dump instead, placing them into the recycling stream, hundreds of tons of metals can be reused. This process creates jobs, reduces waste, and helps the City meet it’s goals for a greener city.

The financial impacts to the community will include:

- * **Creating short term professional jobs through the 1 year design and permitting of the site.**
- * **Creating short term construction jobs through the 6 to 9 month construction of the site.**
- * **Increase in sales tax revenue through the sale of building materials.**
- * **Creating up to 15 long term jobs in the day to day operation of the business.**
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Approval Criteria

City of Grand Junction Zoning and Development Code Section 21.02.070

- (g) *Major Site Plan.* The Director reviews site plans to determine compliance with this code, the Comprehensive Plan, adopted corridor guidelines and other applicable regulations.
- (I) *Applicability.*
- (i) *No person shall begin any development, pour any structure foundation or move earth in preparation for construction without receipt of the Director's approval of a site plan. Construction plans, based upon the approved final site plan and consisting of detailed specifications and diagrams illustrating the location, design and composition of all improvements identified in the final site plan and required by this code, shall be submitted to the City for any project that necessitates the construction, reconstruction or modification of new or existing improvements. These documents shall include complete plans and specifications of all required improvements identified and approved as part of the final site plan phase. The City shall keep the plans as a permanent record of the required improvements. All development requires major site plan review except:*

RESPONSE: Submitted with this report are the architectural, civil and, landscape plans for the project site.

- (A) *A structure with one or two dwellings;*

RESPONSE: The site will have a new building with a 10,000 square foot footprint.

- (B) *Nonresidential, interior remodeling which will cost 25 percent or less of the fair market value of the existing structure;*

RESPONSE: This submittal is for a new building, new parking, new fencing, new access point, and new landscaping.

- (C) *An approved home occupation;*

RESPONSE: Does not Apply.

Approval Criteria

City of Grand Junction Zoning and Development Code Section 21.02.070(a)(6) Administrative development permits

(6) *General Approval Criteria. No permit may be approved by the Director unless all of the following criteria are satisfied:*

(i) *Compliance with the Comprehensive Plan and any applicable adopted plan.*

RESPONSE:The Recla Metals site plan is intended to be in compliance with the Comprehensive Plan including matching up with the Future Land Use Map. If this site plan is approved it will increase employment opportunities while diversifying availability of workforce jobs. It will enable more recycling and reduced waste in the Grand Valley. It will increase

(ii) *Compliance with this zoning and development code.*

RESPONSE:The Recla Metals site plan is intended to be in compliance with zoning and development code. Through the major site plan review process many people from various departments and agencies will review the plans and provide input and comments in order to ensure the plan conforms to the code. The proposed project will meet parking, landscaping, sign, and bulk standards for the I-I zone.

(iii) *Conditions of any prior approvals.*

RESPONSE:There are no prior approvals as of this date. The site is currently being reviewed for annexation and zoning designation within the city of Grand Junction. The applicant has also submitted a conditional use permit application which is in process. These two reviews will possibly add conditions for approval which the applicant intends to follow.

(iv) *Public facilities and utilities shall be available concurrent with the development.*

RESPONSE: Public facilities and utilities are readily available for the proposed project. If this site plan is approved it will increase the tax base for the city without increasing the burden of additional infrastructure to be maintained. This increase in efficiency is one of the goals of the Comp Plan.

(v) *Received all applicable local, State and federal permits.*

RESPONSE:The applicant currently owns 3 locations in western Colorado which operate the same business. Each of these sites has permits in place for this type of industrial metals service center. Each is permitted by city, county, state, and federal agencies. The applicant has an outstanding record of compliance. Once site plan approval is obtained the applicant will apply for additional necessary permits.

Approval Criteria

City of Grand Junction Zoning and Development Code Section 21.02.070(a)(6)(continued)

Tires not mounted on operational vehicles will be neatly stacked and placed in racks until sold on-site or to tire dealers. When stacked, the stacks will not be over six feet in height nor will they be on any rack over 10 feet in height.

(7) *No garbage or other putrescent waste, likely to attract vermin, shall be kept on the premises. Gasoline, oil, or other hazardous materials which are removed from scrapped vehicles or parts of vehicles kept on the premises shall be disposed of in accordance with applicable federal, State and local regulations. All other regulations of the City such as, but not limited to, building codes, fire codes, weed regulations and health regulations shall apply to the operation of all such uses.(d)*

RESPONSE: The Operator of the business shall remove waste from the site on a weekly basis. The operator will follow federal, state and local guidelines for disposing of automotive wastes and hazardous materials.

The Operator shall be subject to inspections from various regulatory agencies including the Grand Junction Fire Department and the Colorado Department of Public Health and Environment (CDPHE). The Operator will follow all guidance of these regulatory agencies.

The Operator will recycle common metals such as steel, aluminum, brass, and copper. Items incidental to the recycling program will be processed following all CDPHE guideline. These may include automotive fluids and parts, again, this would be incidental to the operation and not the focus. This is NOT an automotive salvage yard.

The Operator will put in place safety posters and implement their successful safety program to address the potential hazards associated with this type of industry. The safety program will be followed by all employees and visitors of the site.