

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**CITY COUNCIL AGENDA
WEDNESDAY, MARCH 17, 2021
[VIRTUAL MEETING](#)
[LIVE STREAMED](#)
BROADCAST ON CABLE CHANNEL 191
5:20 PM – PRE-MEETING
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Citizen Comments

Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.

Citizens have three options for providing Citizen Comments: 1) [Virtually](#) during the meeting (registration required), 2) via phone by leaving a message at 970-244-1504 until noon on March 17, 2021 or 3) submitting comments online until noon on March 17, 2021 by completing this [form](#). Please reference the agenda item and all comments will be forwarded to City Council.

Proclamations

Proclaiming March 31, 2021 as Cesar Chavez Day in the City of Grand Junction

Proclaiming April 2021 as Water Conservation Month in the City of Grand Junction

Appointments

To the Horizon Drive Business Improvement District

To the Historic Preservation Board

City Manager Report

REVISED

Council Reports**CONSENT AGENDA**

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

- a. Minutes of the March 1, 2021 Executive Session
- b. Summary of the March 1, 2021 Workshop
- c. Minutes of the March 3, 2021 Regular Meeting

2. Set Public Hearings

All ordinances require two readings. The first reading is the introduction of an ordinance and generally not discussed by City Council. Those are listed in Section 2 of the agenda. The second reading of the ordinance is a Public Hearing where public comment is taken. Those are listed below.

- a. Legislative
 - i. Introduction of an Ordinance Expanding the Boundary of the Grand Junction, Colorado Downtown Development Authority to Include the Properties Located at and Known as 920 and 1020 Grand Avenue and Setting a Public Hearing for April 7, 2021
 - ii. Introduction of Ordinances Expanding the Boundaries of the Grand Junction, Colorado Downtown Development Authority and the Downtown Grand Junction Business Improvement District to Include the Property Located at and Known as 535 North 7th Street and Setting a Public Hearing for April 7, 2021
 - iii. Introduction of an Ordinance Confirming the City - Las Colonias Development Corporation Master Lease, First Amendment and Voter Approval of Authority to Lease Certain Property at Las Colonias Park for the Purpose of Facilitating the Development of the Las Colonias Business Park in the City of Grand Junction, Colorado and Setting a Public Hearing for April 7, 2021

- iv. Introduction of an Ordinance Authorizing and Confirming the Sale of Real Property Located in the Riverfront at Dos Rios Subdivisions in the City of Grand Junction, Colorado and Ratifying Actions Heretofore Taken in Connection Therewith and Setting a Public Hearing for April 7, 2021
- b. Quasi-judicial
 - i. Introduction of an Ordinance Amending the Phasing Schedule and Patio Home Orientation and Setbacks of the Red Rocks Valley Planned Development Located at South Camp Road and Rock Valley Road and Setting a Public Hearing for April 7, 2021
 - ii. Introduction of an Ordinance Rezoning Two (2) Properties from PD (Planned Development) to C-1 (Light Commercial), Located at 287 27 Road and the adjacent Dixon Park, Collectively Comprising 8.7 Acres; and, to Rezone One Property from PD (Planned Development) to M-U (Mixed Use), Located at 288 27 Road, Comprising 2.81 Acres and Setting a Public Hearing for April 7, 2021
 - iii. Introduction of an Ordinance Rezoning Four (4) Properties from PD (Planned Development) to R-8 (Residential – 8 du/ac), Located at 585 North Grand Falls Court A, B, C, and D, Comprising 0.7 Acres, and Setting a Public Hearing for April 7, 2021

3. Contracts

- a. Possession and Use Agreements with Usher NV LLC for Right-of-Way and Easements for the 24 Road and G Road Transportation Expansion Projects

4. Resolutions

- a. Resolution Vacating a Publicly Dedicated Drainage Easement Located at 2501 Monument Road as Granted to the City of Grand Junction by Reception Number 2764922

- b. Resolutions Concerning the Issuance of Revocable Permits to Charley Wray LLC; Gregory James Mueller, Amy Kern Mueller and Nathaniel Gregory Mueller; Springbrook Farms; Weiker Family Investments LP; Sixbey Investments LLC; and S & S Investments LLC for the Installation and Ongoing Maintenance of Outdoor Seating/Parklets within the Rood Avenue, Main Street and Colorado Avenue Rights-of-Way adjacent to Properties Located at 626 Rood Avenue, 150 West Main Street, 420 Main Street, 457 Colorado Avenue, 359 Colorado Avenue and 401 Main Street
- c. Ratification of Letter of Consent for CDOT to Use City Rights-of-Way for the I-70B, SH 340 and 1st Street and Grand Avenue Reconstruction Project

5. Other Action Items

- a. Consider a Request by F $\frac{3}{4}$ Road LLC, to Accept the Dedication of 4.43-Acres of Land in the Proposed Founders Colony Subdivision
- b. Ratify the President of the Council's Prior Approval of a Crossing Agreement with Redlands Water and Power for Granite Falls Way in the Granite Falls Subdivision

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

6. Public Hearings

- a. Legislative
 - i. An Ordinance Amending Ordinance No. 4971 Adopting the One Grand Junction Comprehensive Plan with the Mesa County Planning Commission Amended Land Use Plan Map (Page 59)
- b. Quasi-judicial
 - i. An Ordinance to Rezone 2.15 Acres from I-2 (General Industrial) to an I-1 (Light Industrial) Zone District, Located at 711 South 15th Street

7. Other Action Items

- a. Request for 2021 Fireworks Displays at Suplizio Field

8. Non-Scheduled Citizens & Visitors

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

9. Other Business

10. Adjournment