

General Meetings / Neighborhood Meetings / Pre-Application Conferences

Plan	Main Address	Request Type	Assigned To	Project Type
General Meeting				
MTG-2023-132	511 29 RD	General Meeting	Acosta, Dani	Request information on twoplex/threplex development on 0.896 acres in an R-8 (Residential 8 du/ac) zone district.
MTG-2023-138	860 21 RD	General Meeting	Thornton, Dave	Request information on a Comprehensive Plan Amendment from Industrial to Residential Low and a rezone to R-4 or R-5 (Residential 4/5 du/ac) on the northern half of 35.249 acres.
MTG-2023-147	2259 BROADWAY	General Meeting	Galehouse, Nicole	Request information on a site plan review for a retail grocery store on 2.05 acres in a PD (Planned Development) zone district.

New Projects Submitted

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
CPA-2023-167	Citywide	Pedestrian and Bicycle Plan	Comp Plan Text Amend - City Initiated	Thornton, Dave	Consider a request by the City of Grand Junction to adopt the Pedestrian and Bicycle Plan as an element of the 2020 One Grand Junction Comprehensive Plan, which also amends the Active Transportation Corridor Map in the Grand Junction Circulation Plan (Ordinance 4808) and in the One Grand Junction Comprehensive Plan (Ordinance 4971) and replaces the City's 2018 Complete Street Policy (Resolution 48-18). The Plan area encompasses the City's Urban Development Boundary, an area generally located between 21 Road on the west, J Road on the north, 32 Road on the east and south to a boundary approximately one-quarter of a mile north of the Mesa County Landfill.
CPA-2023-176	Citywide		Comp Plan FLU Amend - City Initiated	Landry, Felix	Consider a request by the City of Grand Junction to amend the Future Land Use (FLU) section of the 2020 One Grand Junction Comprehensive Plan to update the names of the implementing zoning districts to reflect the changes made to the Zoning and Development Code.
CPA-2023-177	Citywide		Comp Plan Text Amend - City Initiated	Landry, Felix	Consider a request by the City of Grand Junction to amend Chapter 3 - Land Use Designation of the 2020 One Grand Junction Comprehensive Plan to update the names of the implementing zoning districts to reflect the changes made to the Zoning and Development Code.
FLP-2023-169	1914 PALISADE ST		Floodplain Permit	Robinson, Madeline	100-year floodplain for the Orchard Mesa Flood Inundation
FLP-2023-181	214 SHADOW MESA ST		Floodplain Permit	Girafalco, Jesse	Floodplain Permit Submittal
GRD-2023-170	2711 H RD	Eagle Estates	Grading Permit	Dorris, Rick	Request approval of a grading permit for Eagle Estates, 10 Lots on 5.44 acres in an R-2 (Residential -2 du/ac) zone district.
SSU-2023-185	660 TILMAN DR	Village Center II	Lot Split	Johnsen, Jessica	Request approval of a Simple Subdivision creating two separate parcels for the existing duplex unit on 0.32 acres in a R-8 (Residential 8 du/ac) zone district.

New Projects Submitted (Continued)

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
SUB-2023-175	Between 23 3/4 Rd & 24 Rd, South of G Rd	Aspen Trails Subdivision	Subdivision Major - Preliminary/Final	Johnsen, Jessica	Request approval of a Major Subdivision to develop 7 commercial lots 16.09 acres in a MU (Mixed Use) zone district.
VAC-2023-186	630 S 7TH ST	630 S 7th St Easement Vacation	Vacation of Public Easement	Acosta, Dani	Consider a request to vacate existing MPE easements not in use and reduce the existing 60' utility easement to 10' on either side of the existing water and sewer lines on 5.25 acres in a R-24 (Residential 24 du/ac) zone district.
ZCA-2023-172	Citywide		Zoning Code Amendment	Landry, Felix	Consider a request by the City of Grand Junction to repeal and replace Title 21 of the Grand Junction Municipal Code.

3/10/2023 through 3/16/2023

Projects Approved

Plan	Main Address	Project Name	Request Type	Assigned To	Approved	Project Type
GRD-2007-301	S Camp Rd & Monument Rd	Red Rocks Valley	Grading Permit	Bowers, Lori	3/10/2023	Request approval to do grading & utility work before the Final Plan is submitted on 139 acres in a PD (Planned Development) zone district.
GRD-2023-101	Between Horizon Glen Dr & N 12th St, North of Horizon Dr	Grading Permit - Horizon Dr & Horizon Glen Dr	Grading Permit	Dorris, Rick	3/13/2023	Request for the approval of a grading plan to obtain a grading permit to allow for the stockpile and eventual removal of excess soil, grading of the site, cleanup of brush piles, clear out overgrowth areas and cut and clear fallen timber. The site will be stabilized with native grasses or wildflowers.
SPN-2022-282	2385 G RD	Quick N Clean Car Wash - Mojo	Site Plan Major	Ashbeck, Kristen	3/14/2023	Request approval to construct a new 5366 square foot car wash on 2.06 acres in a MU (Mixed Use) zone district.
SPN-2023-29	359 COLORADO AVE	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	White, Riley	3/15/2023	Short-term Rental - Narey
SPN-2023-44	727 24 1/2 RD	Canyon View Park Tennis Court Expansion	Site Plan Minor	Thornton, Dave	3/13/2023	Request approval to add 4 tennis courts to Canyon View Park for an additional 68,000 sq ft of park area on a total of 114.21 acres in a CSR (Community Services and Recreation) zone district.
SUB-2022-526	436 CLEAR CREEK DR	Clear Creek Meadows Subdivision	Subdivision Major - Preliminary/Final	Ashbeck, Kristen	3/10/2023	Request approval of a Preliminary / Final Subdivision Plan and Plat for 28 single family lots on 5.9 Acres in a R-5 (Residential 5 du/ac) zone district.

Non-Residential Permits Issued

Permit #	Main Address	Project Name	Permit Type	Work Class	Issued	Project/Business
PCN-2022-950	555 COLORADO AVE		Planning Clearance (N)	Interior Remodel (No change of use)	3/15/2023	Interior Remodel of Existing Tennant Space to be Wine Bar
PCN-2023-248	2399 PATTERSON RD		Planning Clearance (N)	Interior Remodel (No change of use)	3/15/2023	Changing out the carpet and painting walls. No change to plumbing
PCN-2023-258	2144 BROADWAY	Life Community Church	Planning Clearance (N)	Non-Residential Development	3/14/2023	Request approval of a Major Site Plan Review a parking lot on 0.9 acres in a B-1 (Neighborhood Business) zone district.

3/10/2023 through 3/16/2023

Permit Type Count

Permit Type	Count
FENCE PERMIT	5
SIGN PERMIT	3
BANNER PERMIT	0
DRIVE WAY PERMIT	0
HOME OCCUPATION PERMIT	0
PLANNING CLEARANCE - RESIDENTIAL	12
PLANNING CLEARANCE - NON RESIDENTIAL	3
PLANNING CLEARANCE - MIXED USE	0