



PLANNING CLEARANCES

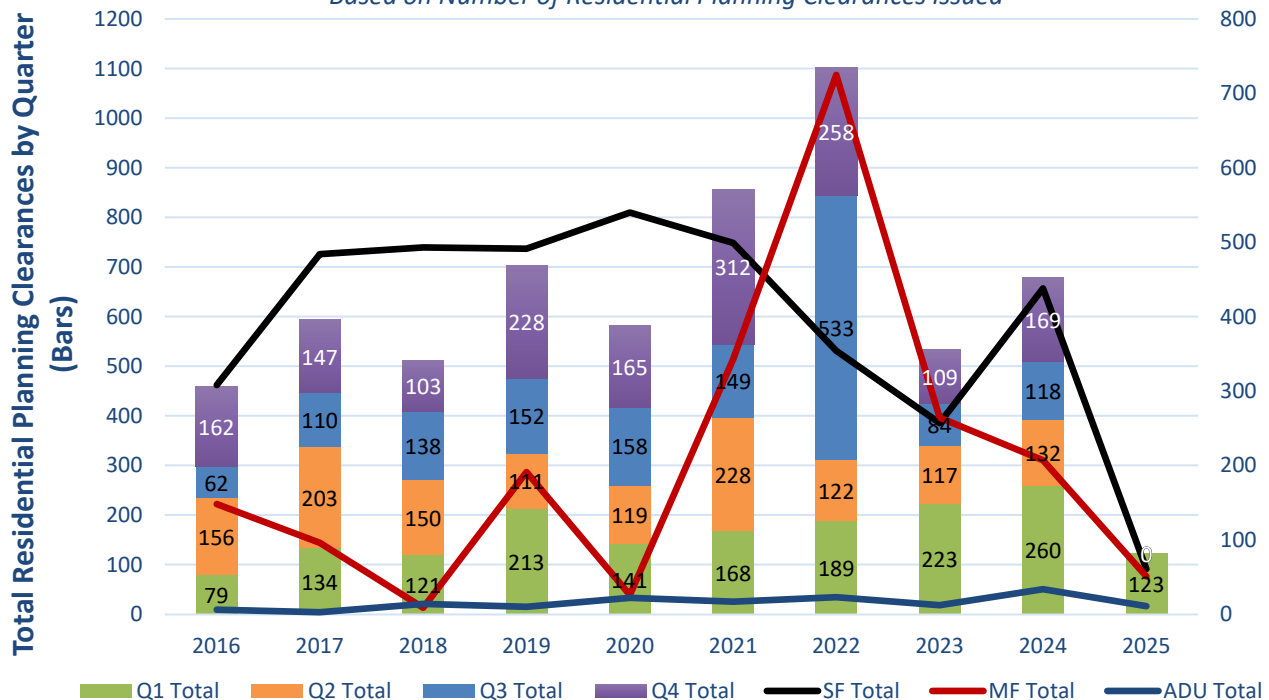
The table and graph below represent the number of New Residential Units based on Single Family, ADU's and Multi-Family Planning Clearances approved for each month on an annual basis.

From 01/01/2016 to 2/28/2025

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1st Quarter	January	36	39	42	34	53	40	20	9	33	70
	February	19	38	31	32	50	59	49	66	199	53
	March	24	57	48	147	38	69	120	148	28	0
	Q1 Total	79	134	121	213	141	168	189	223	260	123
2nd Quarter	April	31	39	53	52	39	64	43	22	34	0
	May	34	47	53	32	28	57	49	60	51	0
	June	91	117	44	27	52	107	30	35	47	0
	Q2 Total	156	203	150	111	119	228	122	117	132	0
3rd Quarter	July	21	24	32	39	46	38	119	27	46	0
	August	14	38	62	68	42	67	50	28	45	0
	September	27	48	44	45	70	44	364	29	27	0
	Q3 Total	62	110	138	152	158	149	533	84	118	0
4th Quarter	October	39	45	29	66	68	115	14	24	83	0
	November	43	52	25	100	25	46	23	59	46	0
	December	80	50	49	62	72	151	221	26	40	0
	Q4 Total	162	147	103	228	165	312	258	109	169	0
Year End		459	594	512	704	583	857	1102	533	679	123
SF Total		308	484	493	491	540	499	354	257	438	61
MF Total		148	96	9	191	26	343	725	264	207	51
ADU Total		6	3	14	10	22	17	23	12	34	11

New Residential Units

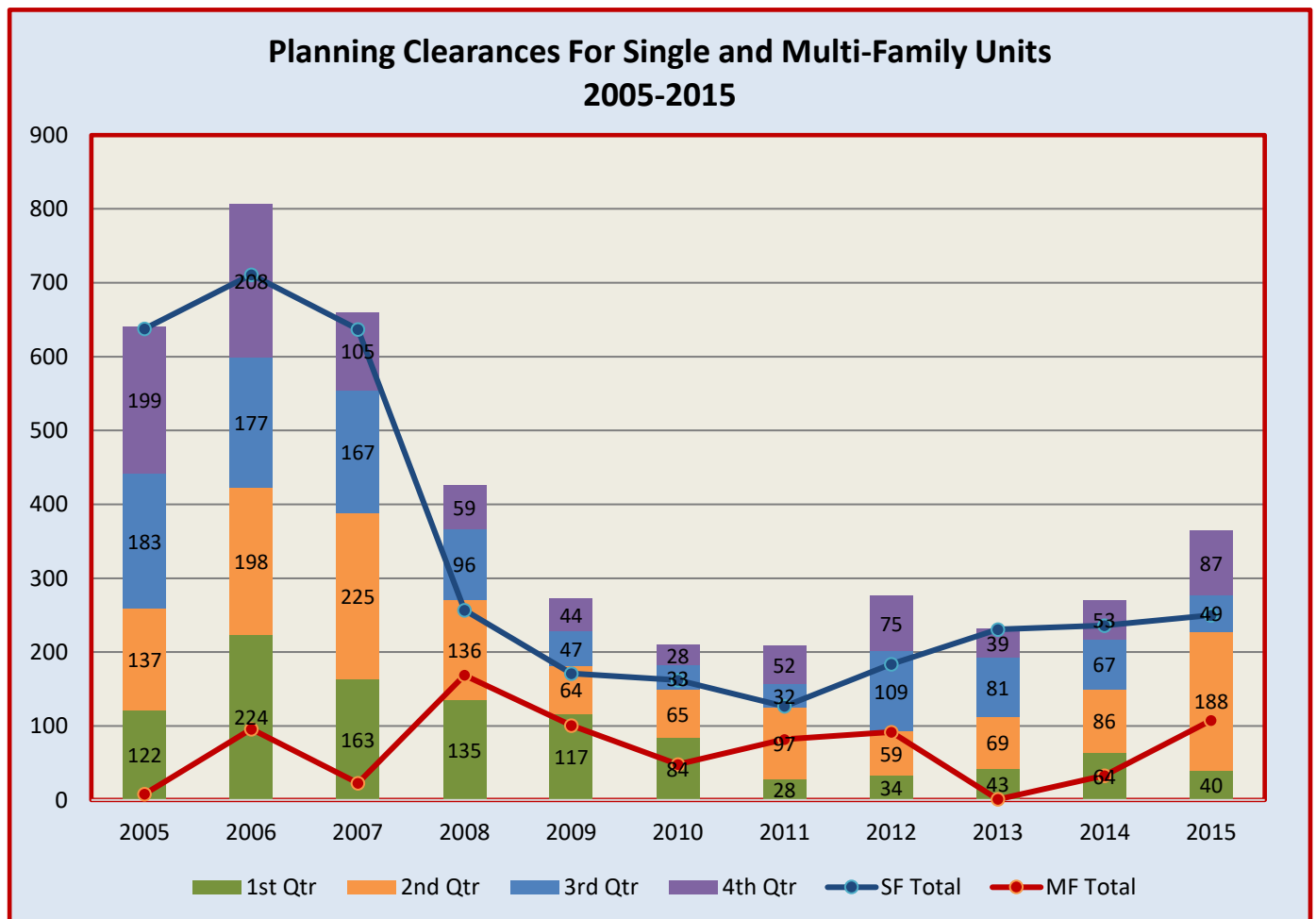
Based on Number of Residential Planning Clearances Issued



RESIDENTIAL PLANNING CLEARANCES

Residential housing units are initiated with a Planning Clearance from the City and include the total units from single

Planning Clearances For Single and Multi-Family Units											
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
January	24	49	45	21	12	4	11	7	12	13	8
February	44	50	32	91	88	56	9	8	22	20	13
March	54	125	86	23	17	24	8	19	9	31	19
1st Qtr	122	224	163	135	117	84	28	34	43	64	40
April	29	64	71	51	20	30	31	15	30	23	99
May	43	46	83	33	13	18	11	26	22	38	20
June	65	88	71	52	31	17	55	18	17	25	69
2nd Qtr	137	198	225	136	64	65	97	59	69	86	188
July	81	60	66	26	14	4	18	14	22	23	27
August	44	59	60	37	13	15	9	16	30	21	10
September	58	58	41	33	20	14	5	79	29	23	12
3rd Qtr	183	177	167	96	47	33	32	109	81	67	49
October	44	74	39	35	12	8	12	23	12	17	32
November	71	72	41	9	13	11	15	27	15	20	29
December	84	62	25	15	19	9	25	25	12	16	26
4th Qtr	199	208	105	59	44	28	52	75	39	53	87
Year Total	641	807	660	426	272	210	209	277	232	270	364
SF Total	638	711	637	257	171	162	127	184	231	236	250
MF Total	8	96	23	169	101	48	82	92	1	33	108



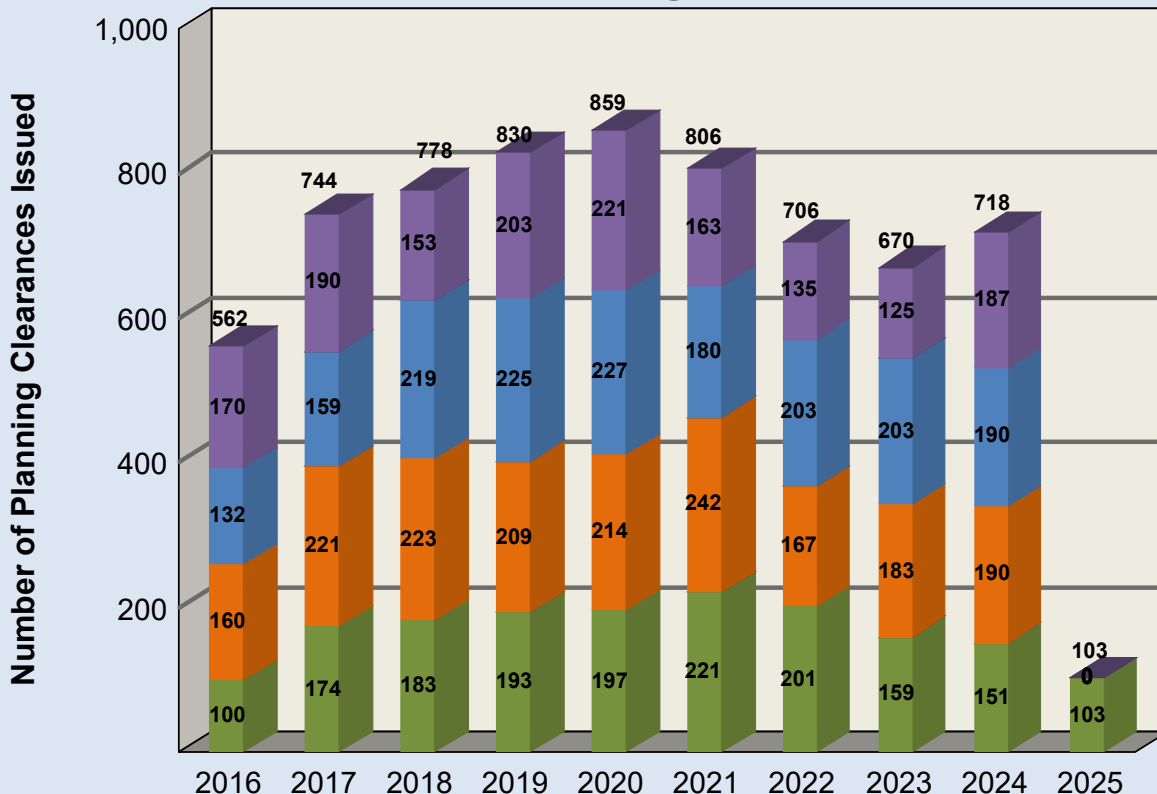
PLANNING CLEARANCES

The table and graph below represent the total number of Residential Planning Clearances approved for each month on an annual basis.

From 01/01/2016 to 02/28/2025

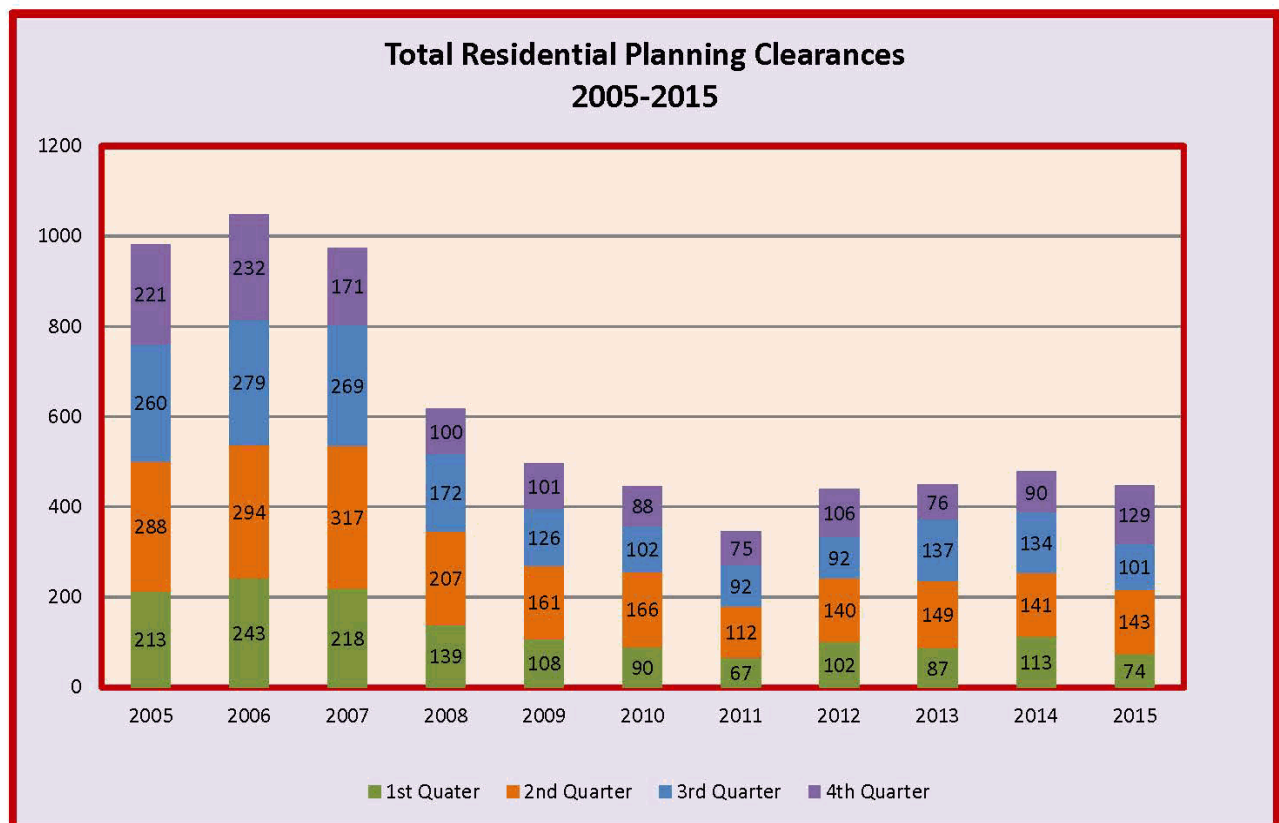
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1st Quarter	January	21	44	59	57	75	50	33	23	48	48
	February	29	56	46	54	59	80	69	61	65	55
	March	50	74	78	82	63	91	99	75	38	0
	Q1 Total	100	174	183	193	197	221	201	159	151	103
2nd Quarter	April	50	74	82	83	59	95	69	80	48	0
	May	69	69	76	67	54	76	43	57	78	0
	June	41	78	65	59	101	71	55	46	64	0
	Q2 Total	160	221	223	209	214	242	167	183	190	0
3rd Quarter	July	41	41	55	62	73	57	50	49	66	0
	August	36	57	86	89	66	77	104	93	76	0
	September	55	61	78	74	88	46	49	61	48	0
	Q3 Total	132	159	219	225	227	180	203	203	190	0
4th Quarter	October	53	68	56	69	89	63	33	41	69	0
	November	70	64	38	46	39	68	40	43	61	0
	December	47	58	59	88	93	32	62	41	57	0
	Q4 Total	170	190	203	153	221	163	135	125	187	0
	Year End	562	744	778	859	830	806	706	670	718	103

Planning Clearances



4th Quarter
3rd Quarter
2nd Quarter
1st Quarter

Total Residential Planning Clearances											
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
January	61	73	66	37	24	14	20	18	23	21	17
February	65	69	63	48	31	26	20	30	35	36	21
March	87	101	89	54	53	50	27	54	29	56	36
1st Qtr	213	243	218	139	108	90	67	102	87	113	74
April	96	97	100	71	63	69	41	47	62	44	60
May	86	81	122	61	43	47	37	55	47	42	36
June	106	116	95	75	55	50	34	38	40	55	47
2nd Qtr	288	294	317	207	161	166	112	140	149	141	143
July	127	85	102	54	41	27	37	31	37	47	44
August	65	114	95	64	36	43	30	39	52	40	31
September	68	80	72	54	49	32	25	22	48	47	26
3rd Qtr	260	279	269	172	126	102	92	92	137	134	101
October	64	81	67	41	55	36	21	47	33	32	52
November	56	80	63	27	30	25	29	27	24	36	40
December	101	71	41	32	16	27	25	32	19	22	37
4th Qtr	221	232	171	100	101	88	75	106	76	90	129
Year Total	982	1048	975	618	496	446	346	440	449	478	447



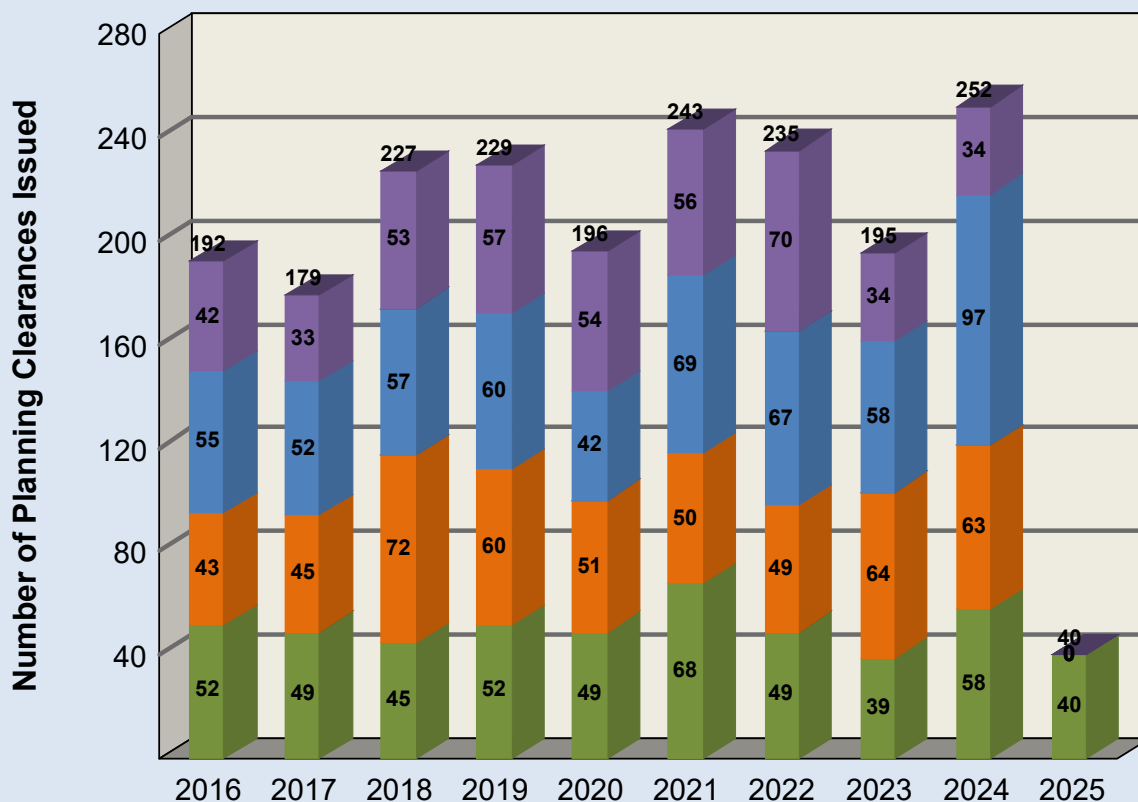
PLANNING CLEARANCES

The table and graph below represent the number of **Non-Residential Planning Clearances** approved for each month on an annual basis.

From 01/01/2016 to 02/28/2025

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1st Quarter	January	21	17	12	20	11	19	14	16	16	17
	February	17	10	15	16	23	20	18	9	22	23
	March	14	22	18	16	15	29	17	14	20	0
	Q1 Total	52	49	45	52	49	68	49	39	58	40
2nd Quarter	April	14	17	27	21	18	17	14	18	11	0
	May	19	14	22	24	14	13	19	26	33	0
	June	10	14	23	15	19	20	16	20	19	0
	Q2 Total	43	45	72	60	51	50	49	64	63	0
3rd Quarter	July	16	17	15	23	14	25	24	16	37	0
	August	18	20	29	23	11	27	23	20	25	0
	September	21	15	13	14	17	17	20	22	35	0
	Q3 Total	55	52	57	60	42	69	67	58	97	0
4th Quarter	October	11	11	16	27	23	26	35	8	9	0
	November	17	14	20	13	11	14	19	13	17	0
	December	14	8	17	17	20	16	16	13	8	0
	Q4 Total	42	33	53	57	54	56	70	34	34	0
Year End		192	179	227	229	196	243	235	195	252	40

Planning Clearances

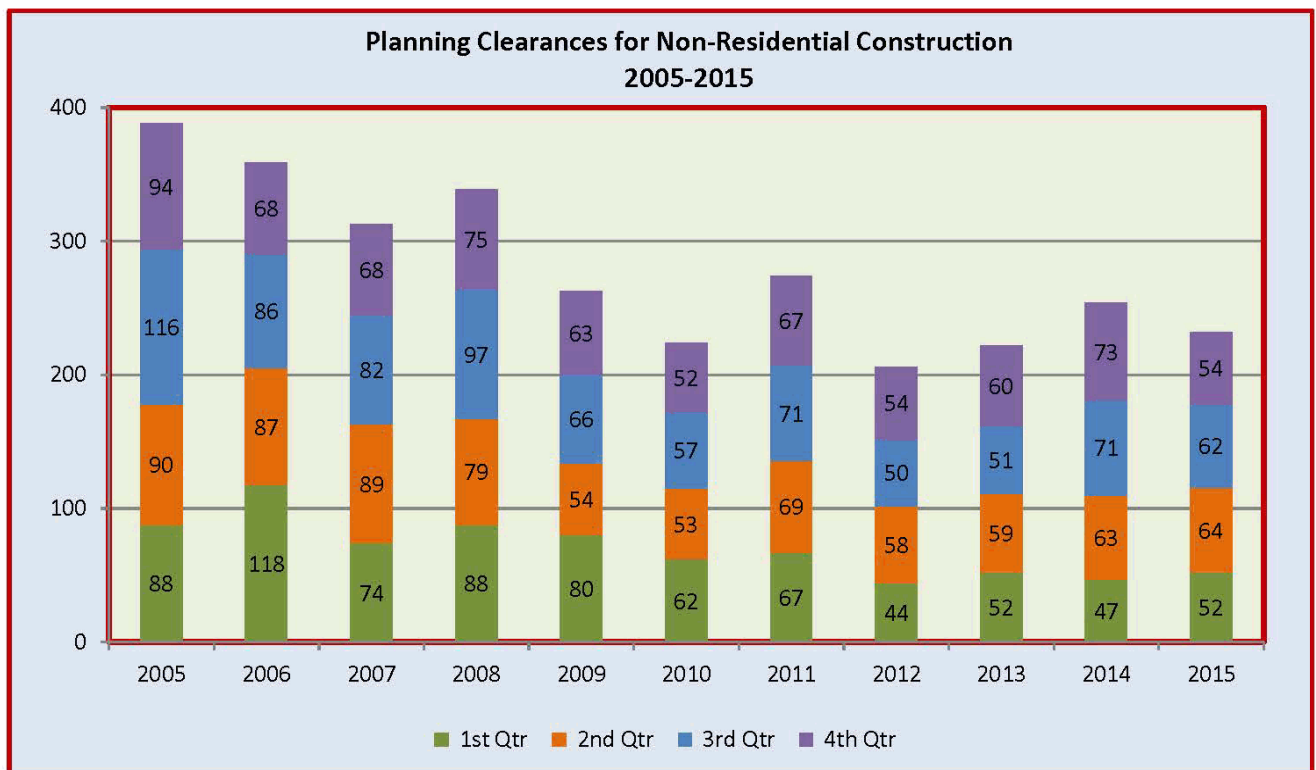


4th Quarter
3rd Quarter
2nd Quarter
1st Quarter

NON-RESIDENTIAL PLANNING CLEARANCES

Non-Residential construction is initiated with a Planning Clearance from the City and includes new construction, additions, accessory buildings and interior remodels. The graph and table below represent non-residential construction within the City limits from 2005 through 2015.

Planning Clearances for Non-Residential Construction											
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
January	30	32	23	27	25	12	23	13	19	13	17
February	26	42	25	32	26	25	17	14	19	23	14
March	32	44	26	29	29	25	27	17	14	11	21
1st Qtr	88	118	74	88	80	62	67	44	52	47	52
April	26	38	27	28	24	14	24	26	18	21	19
May	39	18	31	24	9	19	21	12	18	25	16
June	25	31	31	27	21	20	24	20	23	17	29
2nd Qtr	90	87	89	79	54	53	69	58	59	63	64
July	41	30	32	36	21	27	23	14	11	29	25
August	41	32	24	24	18	15	18	21	18	19	14
September	34	24	26	37	27	15	30	15	22	23	23
3rd Qtr	116	86	82	97	66	57	71	50	51	71	62
October	31	21	22	28	19	14	31	24	30	25	21
November	36	23	29	18	28	24	17	13	16	28	13
December	27	24	17	29	16	14	19	17	14	20	20
4th Qtr	94	68	68	75	63	52	67	54	60	73	54
Year Total	388	359	313	339	263	224	274	206	222	254	232

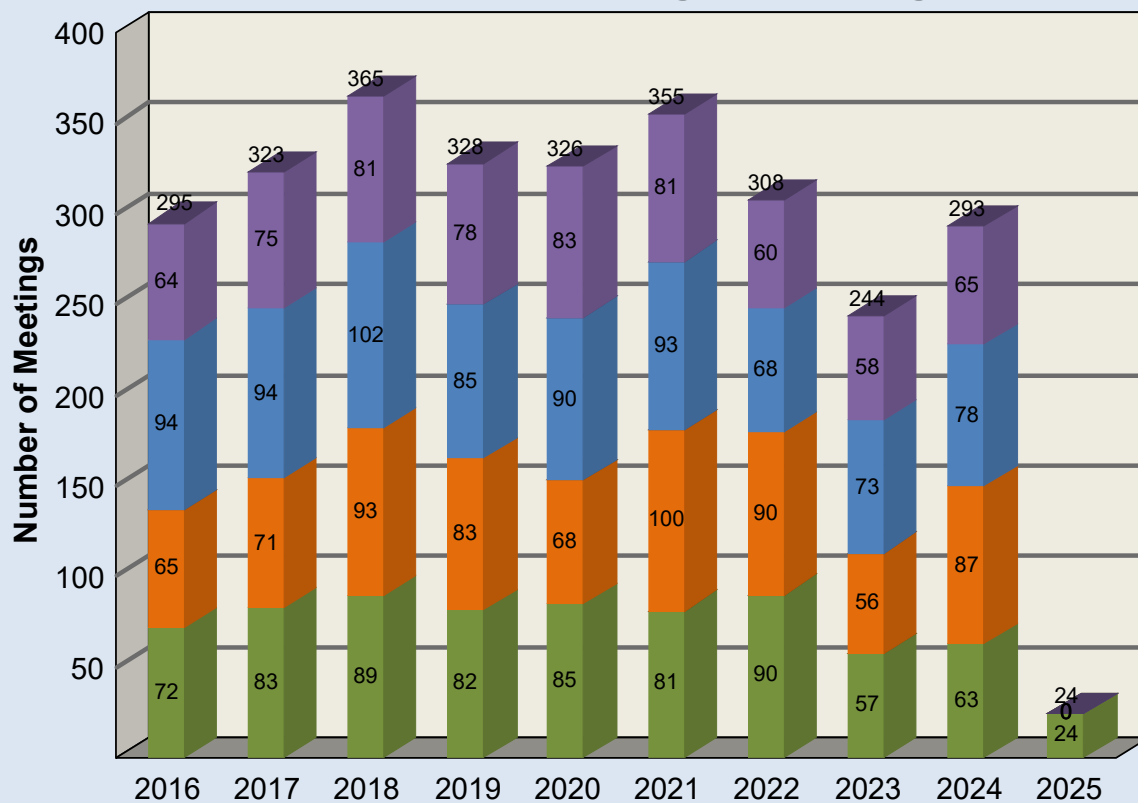


PLANNING MEETINGS

The table and graph below represent the number of General Meetings, Preapplication Meetings and Neighborhood Meetings for each month on an annual basis.
From 01/01/2016 to 02/28/2025

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1st Quarter	January	24	29	31	32	26	18	28	17	19	13
	February	28	27	30	29	28	28	28	18	20	11
	March	20	27	28	21	31	35	34	22	24	0
	Q1 Total	72	83	89	82	85	81	90	57	63	24
2nd Quarter	April	15	24	39	36	20	37	29	19	31	0
	May	26	28	25	23	18	28	26	17	27	0
	June	24	19	29	24	30	35	35	20	29	0
	Q2 Total	65	71	93	83	68	100	90	56	87	0
3rd Quarter	July	24	35	34	30	31	28	22	26	31	0
	August	36	31	39	20	29	31	26	27	26	0
	September	34	28	29	35	30	34	20	20	21	0
	Q3 Total	94	94	102	85	90	93	68	73	78	0
4th Quarter	October	20	34	36	23	30	31	24	23	21	0
	November	21	22	26	25	27	25	25	19	21	0
	December	23	19	19	30	26	25	11	16	23	0
	Q4 Total	64	75	81	78	83	81	60	58	65	0
Year End		295	323	365	328	326	355	308	244	293	24

Planning Meetings

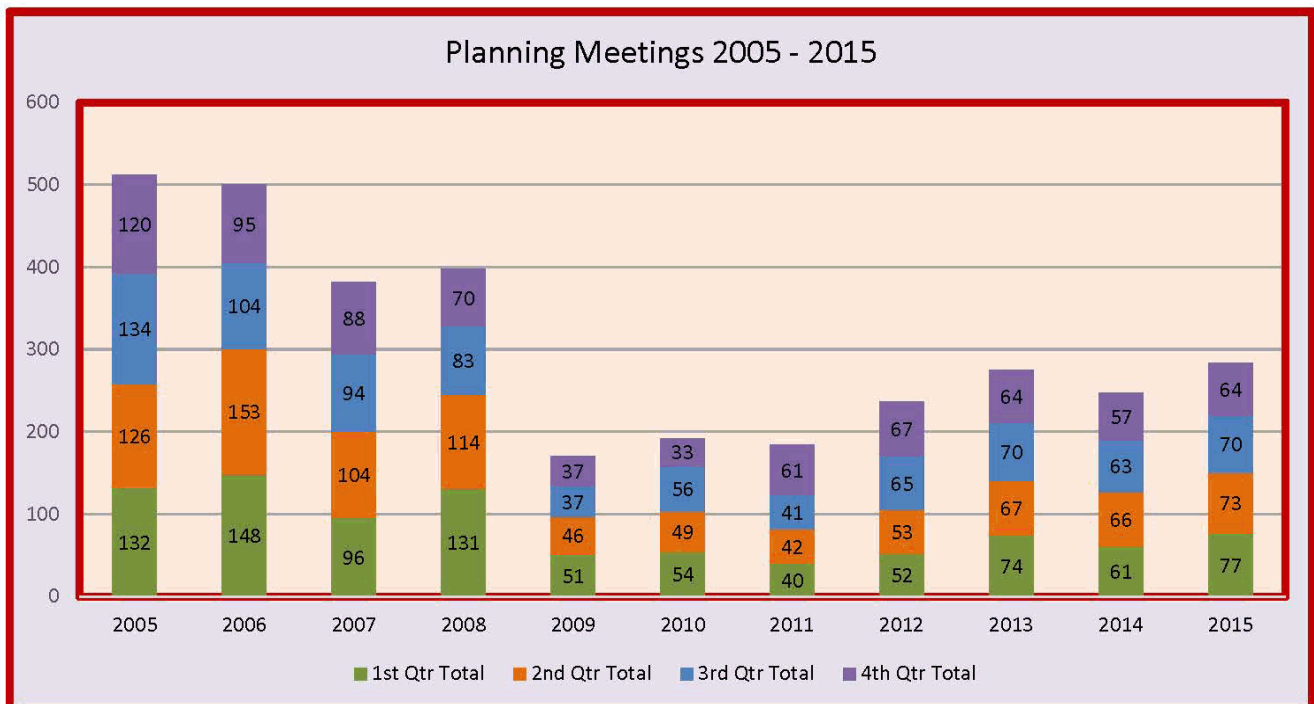


4th Quarter
3rd Quarter
2nd Quarter
1st Quarter

Planning Meetings

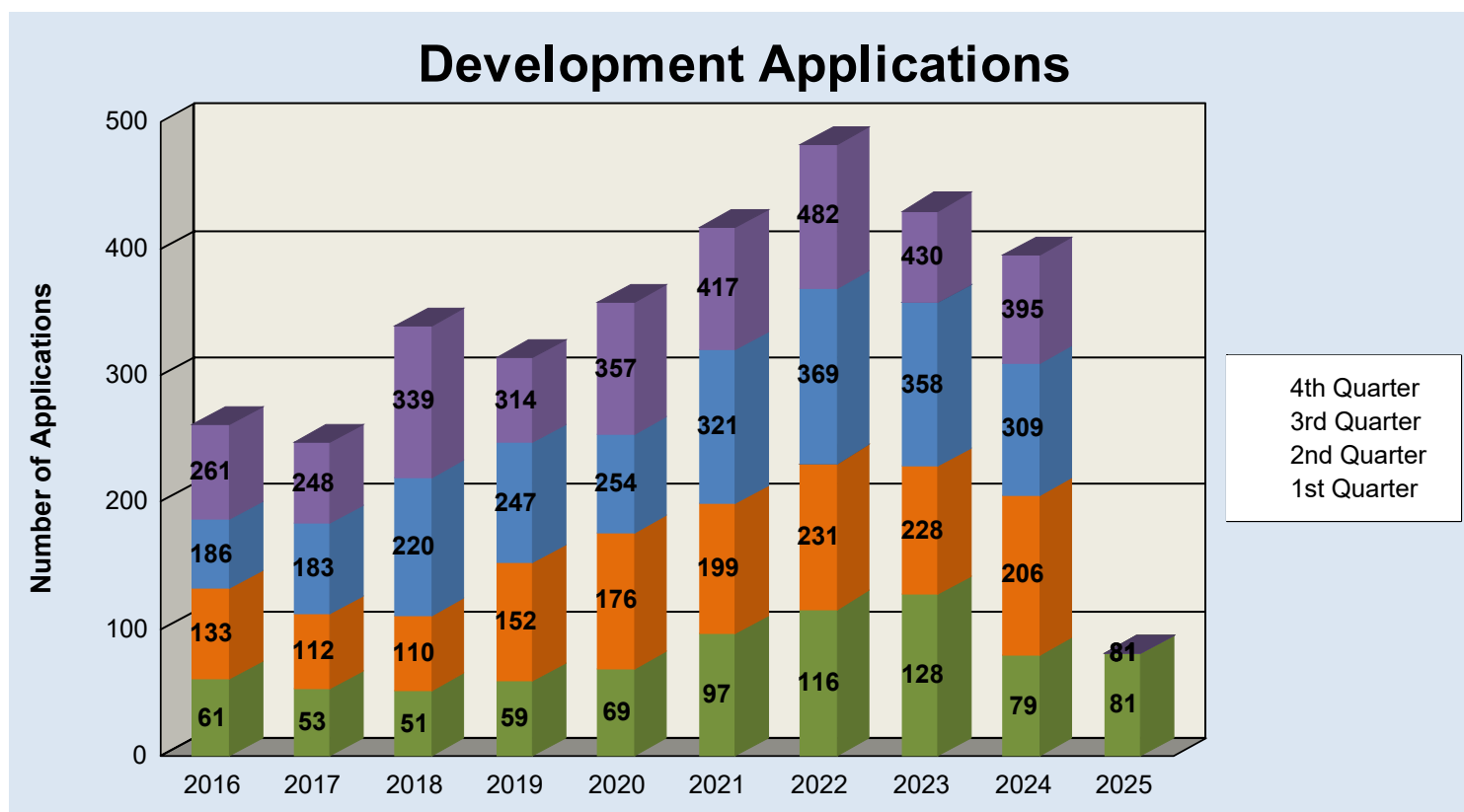
Planning meetings are offered for discussion of proposed projects and for discussion of the requirements for submitting a development application. Pre-Application meetings are also available for a more in depth discussion of a project prior to submittal of a development project. The table and graph below represent the meetings requested by applicants and scheduled 2005 through 2015 and show a year to year comparison.

City of Grand Junction Planning Meetings 2004-2014											
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
January	49	44	37	49	11	10	12	16	20	14	29
February	36	39	30	37	14	16	13	20	26	22	20
March	47	65	29	45	26	28	15	16	28	25	28
1st Qtr Total	132	148	96	131	51	54	40	52	74	61	77
April	41	54	43	34	17	17	15	15	30	28	27
May	38	60	31	38	10	12	11	23	18	22	20
June	47	39	30	42	19	20	16	15	19	16	26
2nd Qtr Total	126	153	104	114	46	49	42	53	67	66	73
July	34	34	38	29	10	14	13	28	24	20	22
August	53	36	34	29	14	23	12	22	21	19	22
September	47	34	22	25	13	19	16	15	25	24	26
3rd Qtr Total	134	104	94	83	37	56	41	65	70	63	70
October	45	35	38	26	12	13	20	27	16	12	25
November	44	28	25	16	16	13	22	17	24	22	22
December	31	32	25	28	9	7	19	23	24	23	17
4th Qtr Total	120	95	88	70	37	33	61	67	64	57	64
Year Total	512	500	382	398	171	192	184	237	275	247	284



DEVELOPMENT APPLICATIONS SUBMITTED
The table and graph below represent the number of development applications submitted for each month on an annual basis.
Applications from 01/01/2016 to 02/28/2025

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1st Quarter	January	14	16	21	18	24	25	33	40	30	38
	February	21	15	13	19	17	37	36	36	24	43
	March	26	22	17	22	28	35	47	52	25	0
	Q1 Total	61	53	51	59	69	97	116	128	79	81
2nd Quarter	April	21	18	29	33	28	35	38	21	34	0
	May	30	19	15	35	38	33	37	35	41	0
	June	21	22	15	25	41	34	40	44	52	0
	Q2 Total	72	59	59	93	107	102	115	100	127	0
3rd Quarter	July	14	21	42	21	28	41	32	42	37	0
	August	22	15	27	32	20	48	76	48	38	0
	September	17	35	41	42	30	33	30	40	28	0
	Q3 Total	53	71	110	95	78	122	138	130	103	0
4th Quarter	October	19	22	72	18	23	41	32	23	29	0
	November	18	28	21	23	45	31	49	17	25	0
	December	38	15	26	26	35	24	32	32	32	0
	Q4 Total	75	65	119	67	103	96	113	72	86	0
	Year End	261	248	339	314	357	417	482	430	395	81



DEVELOPMENT ACTIVITY

New development includes application for annexation, subdividing property, residential and commercial subdivisions, conditional use permits and site plan review for expanding a building or construction one or more new buildings on a parcel of land from 2005 through 2015.

City of Grand Junction Development Applications Submitted											
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
January	19	40	39	31	26	12	13	27	22	26	12
February	31	41	34	35	19	12	15	14	18	19	16
March	38	41	42	42	32	12	23	19	18	12	21
1st Qtr Total	88	122	115	108	77	36	51	60	58	57	49
April	37	34	32	35	27	17	17	7	27	18	17
May	25	28	29	23	23	14	18	21	12	15	26
June	32	32	29	43	20	29	29	19	27	22	15
2nd Qtr Total	94	94	90	101	70	60	64	47	66	55	58
July	17	24	24	34	18	16	20	17	18	19	15
August	34	35	41	23	14	14	16	19	19	16	15
September	21	36	45	32	22	18	14	10	26	18	19
3rd Qtr Total	72	95	110	89	54	48	50	46	63	53	49
October	20	29	21	36	17	10	25	23	19	16	16
November	24	30	25	21	19	19	22	14	14	17	13
December	44	32	32	24	17	9	23	12	15	16	15
4th Qtr Total	88	91	78	81	53	38	70	49	48	49	44
Year Total	342	402	393	379	254	182	235	202	235	214	200

