

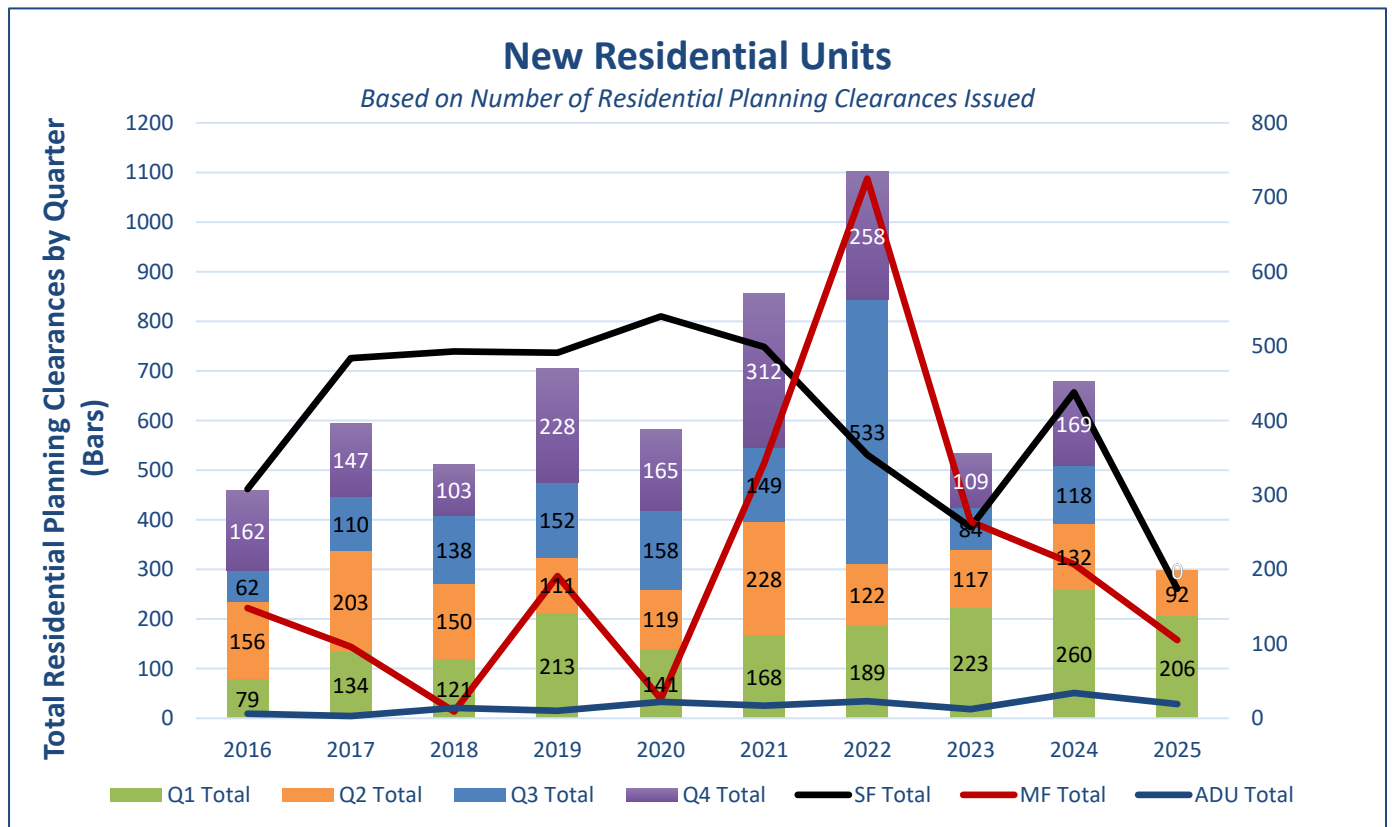


## PLANNING CLEARANCES

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 6/30/2025

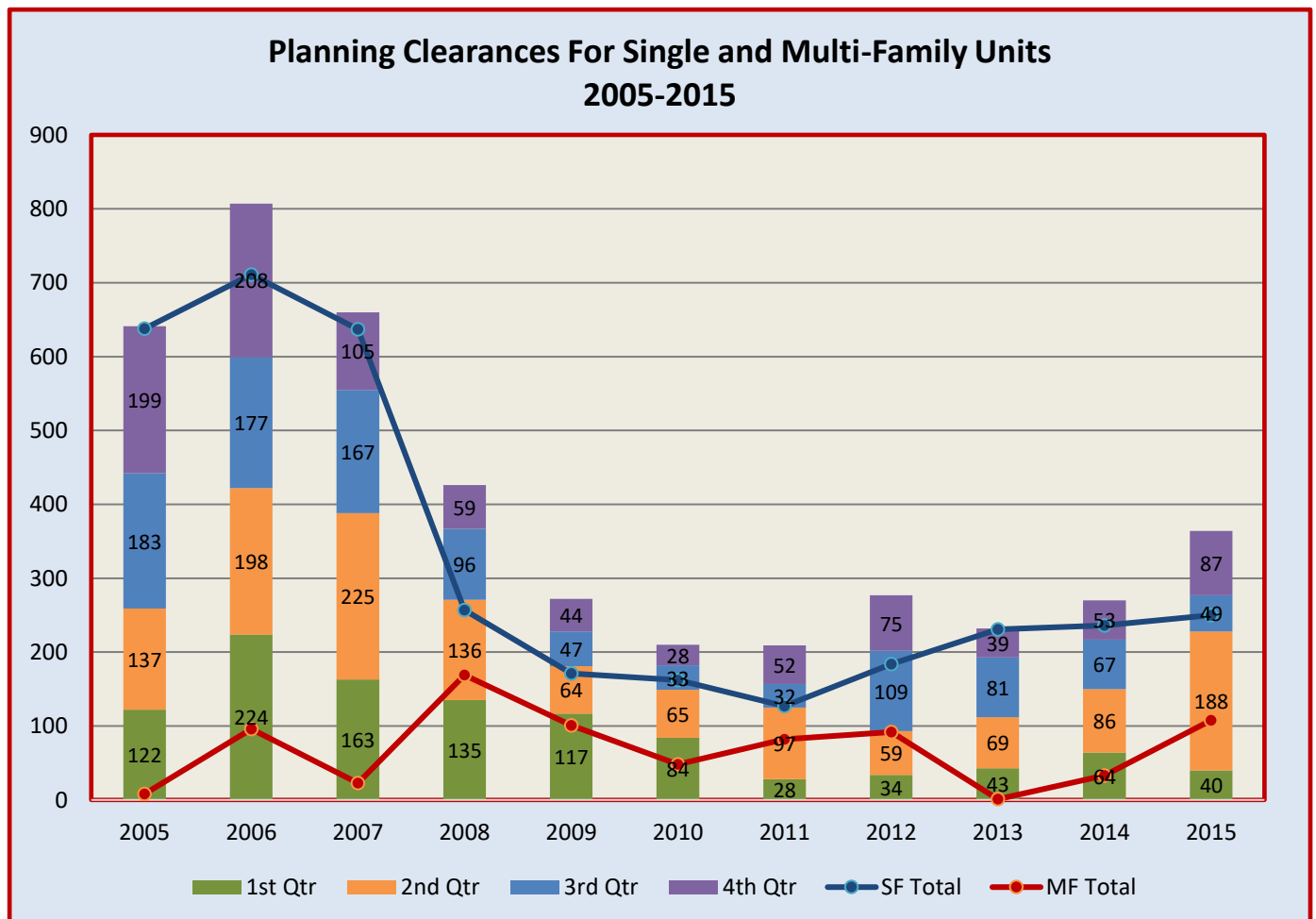
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1st Quarter	January	36	39	42	34	53	40	20	9	33	70
	February	19	38	31	32	50	59	49	66	199	53
	March	24	57	48	147	38	69	120	148	28	83
	Q1 Total	79	134	121	213	141	168	189	223	260	206
2nd Quarter	April	31	39	53	52	39	64	43	22	34	28
	May	34	47	53	32	28	57	49	60	51	33
	June	91	117	44	27	52	107	30	35	47	31
	Q2 Total	156	203	150	111	119	228	122	117	132	92
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	298
SF Total		308	484	493	491	540	499	354	257	438	174
MF Total		148	96	9	191	26	343	725	264	207	105
ADU Total		6	3	14	10	22	17	23	12	34	19



## 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



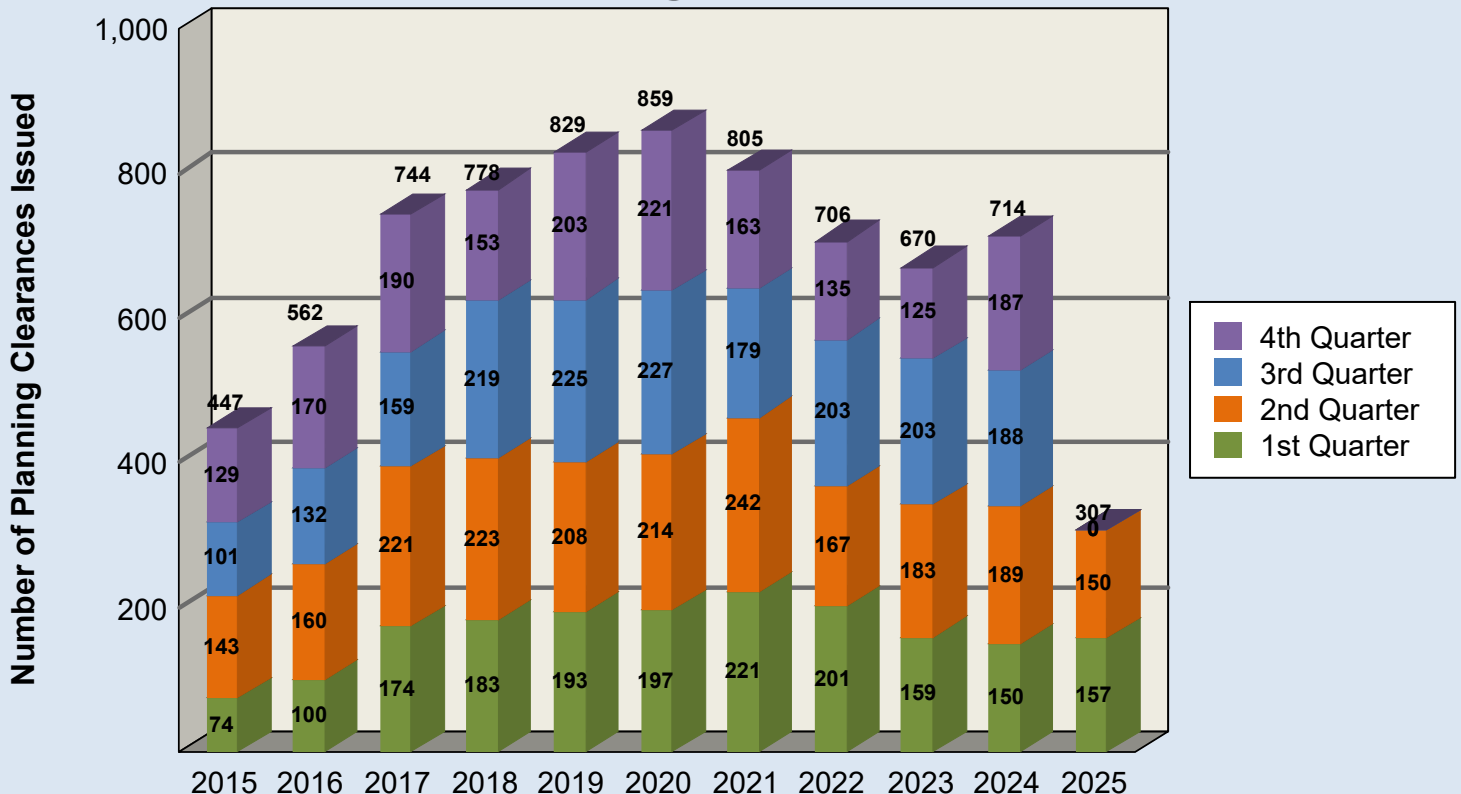
## PLANNING CLEARANCES

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

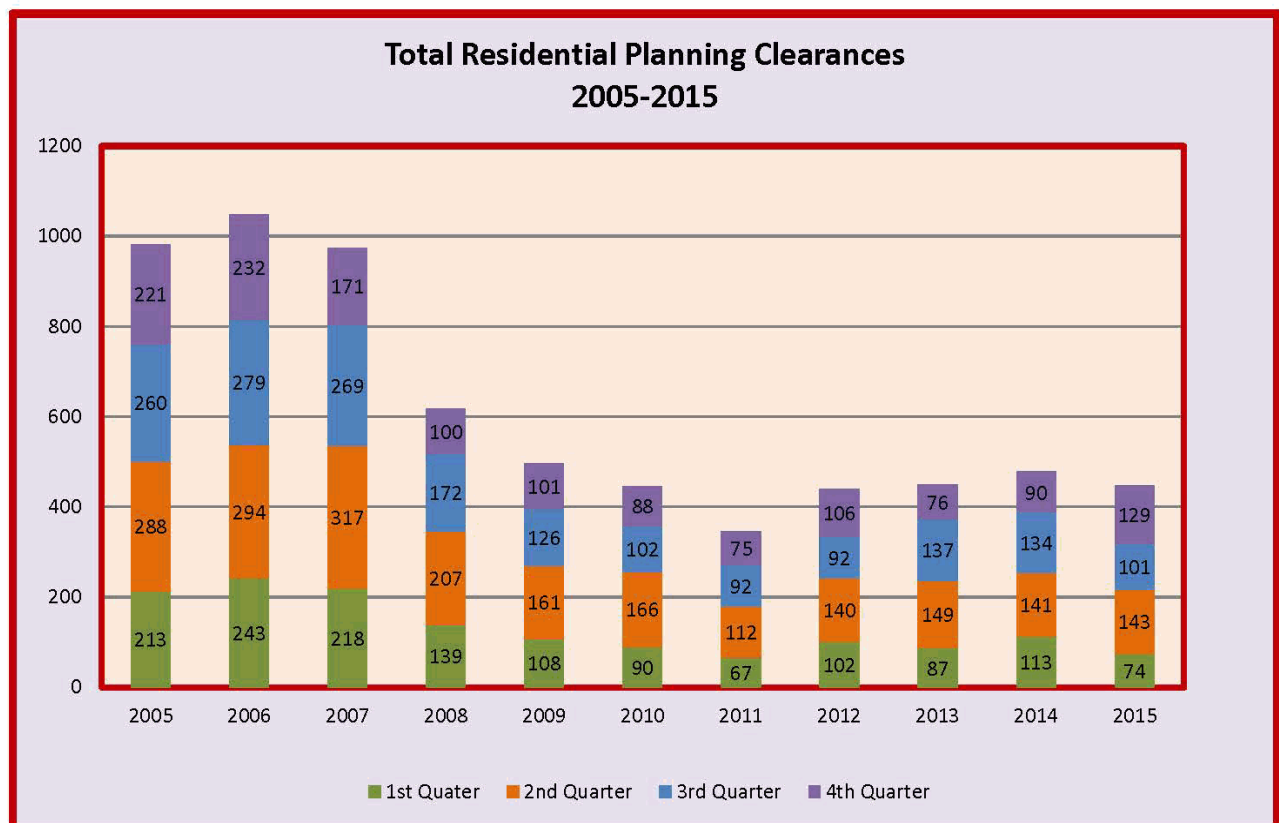
From 01/01/2015 to 06/30/2025

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1st Quarter	January	21	44	59	57	75	50	33	23	48	47
	February	29	56	46	54	59	80	69	61	64	55
	March	50	74	78	82	63	91	99	75	38	55
	Q1 Total	100	174	183	193	197	221	201	159	150	157
2nd Quarter	April	50	74	82	83	59	95	69	80	48	53
	May	69	69	76	67	54	76	43	57	78	52
	June	41	78	65	58	101	71	55	46	63	45
	Q2 Total	160	221	223	208	214	242	167	183	189	150
3rd Quarter	July	41	41	55	62	73	56	50	49	66	0
	August	36	57	86	89	66	77	104	93	76	0
	September	55	61	78	74	88	46	49	61	46	0
	Q3 Total	132	159	219	225	227	179	203	203	188	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	829	805	706	670	714	307

## Planning Clearances



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



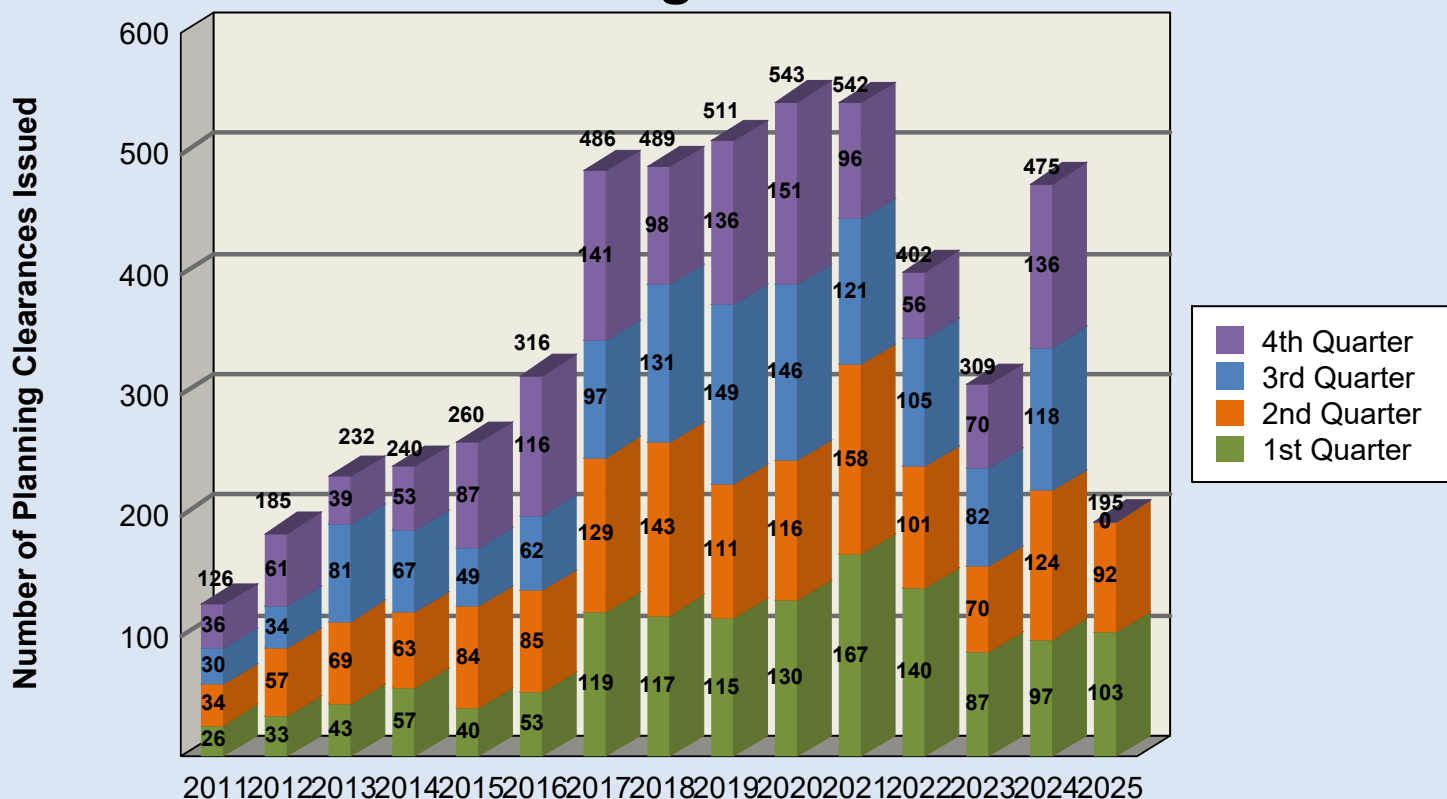
## PLANNING CLEARANCES

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

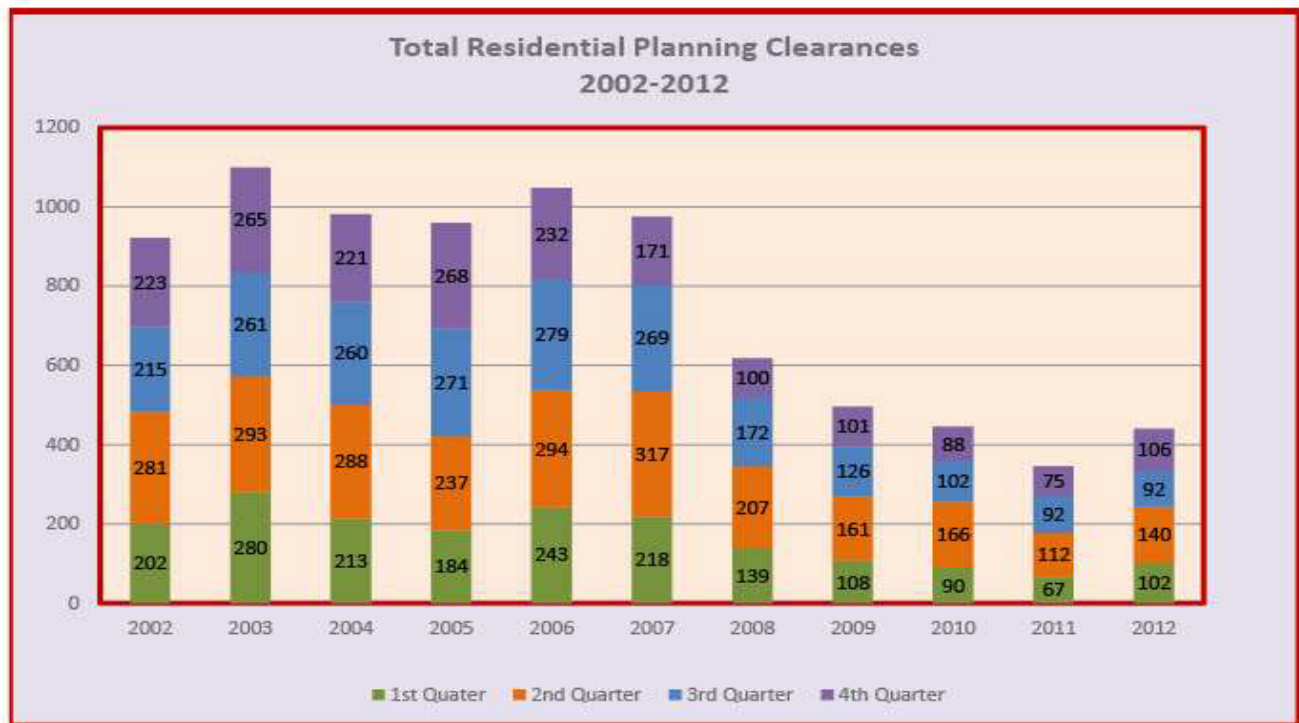
From 01/01/2015 to 06/30/2025

		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1st Quarter	January	12	12	8	10	33	40	34	53	39	20
	February	22	19	13	19	38	30	30	39	61	46
	March	9	26	19	24	48	47	51	38	67	74
	<b>Q1 Total</b>	<b>43</b>	<b>57</b>	<b>40</b>	<b>53</b>	<b>119</b>	<b>117</b>	<b>115</b>	<b>130</b>	<b>167</b>	<b>140</b>
2nd Quarter	April	30	23	35	31	38	51	52	37	60	43
	May	22	15	20	34	45	52	32	27	53	29
	June	17	25	29	20	46	40	27	52	45	29
	<b>Q2 Total</b>	<b>69</b>	<b>63</b>	<b>84</b>	<b>85</b>	<b>129</b>	<b>143</b>	<b>111</b>	<b>116</b>	<b>158</b>	<b>101</b>
3rd Quarter	July	22	23	27	21	22	30	38	46	35	29
	August	30	21	10	14	33	58	68	41	55	15
	September	29	23	12	27	42	43	43	59	31	23
	<b>Q3 Total</b>	<b>81</b>	<b>67</b>	<b>49</b>	<b>62</b>	<b>97</b>	<b>131</b>	<b>149</b>	<b>146</b>	<b>121</b>	<b>105</b>
4th Quarter	October	12	17	32	39	45	28	32	59	40	14
	November	15	20	30	43	47	25	39	23	43	20
	December	12	16	25	34	49	45	65	69	13	24
	<b>Q4 Total</b>	<b>39</b>	<b>53</b>	<b>87</b>	<b>116</b>	<b>141</b>	<b>98</b>	<b>136</b>	<b>151</b>	<b>96</b>	<b>56</b>
<b>Year End</b>		<b>232</b>	<b>240</b>	<b>260</b>	<b>316</b>	<b>486</b>	<b>489</b>	<b>511</b>	<b>543</b>	<b>542</b>	<b>402</b>

## Planning Clearances



Total Residential Planning Clearances											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
January	67	83	61	31	73	66	37	24	14	20	18
February	62	80	65	66	69	63	48	31	26	20	30
March	73	117	87	87	101	89	54	53	50	27	54
1st Qtr	202	280	213	184	243	218	139	108	90	67	102
April	115	86	96	60	97	100	71	63	69	41	47
May	97	102	86	74	81	122	61	43	47	37	55
June	69	105	106	103	116	95	75	55	50	34	38
2nd Qtr	281	293	288	237	294	317	207	161	166	112	140
July	73	91	127	111	85	102	54	41	27	37	31
August	81	94	65	75	114	95	64	36	43	30	39
September	61	76	68	85	80	72	54	49	32	25	22
3rd Qtr	215	261	260	271	279	269	172	126	102	92	92
October	87	70	64	67	81	67	41	55	36	21	47
November	77	80	56	99	80	63	27	30	25	29	27
December	59	115	101	102	71	41	32	16	27	25	32
4th Qtr	223	265	221	268	232	171	100	101	88	75	106
Year Total	921	1099	982	960	1048	975	618	496	446	346	440



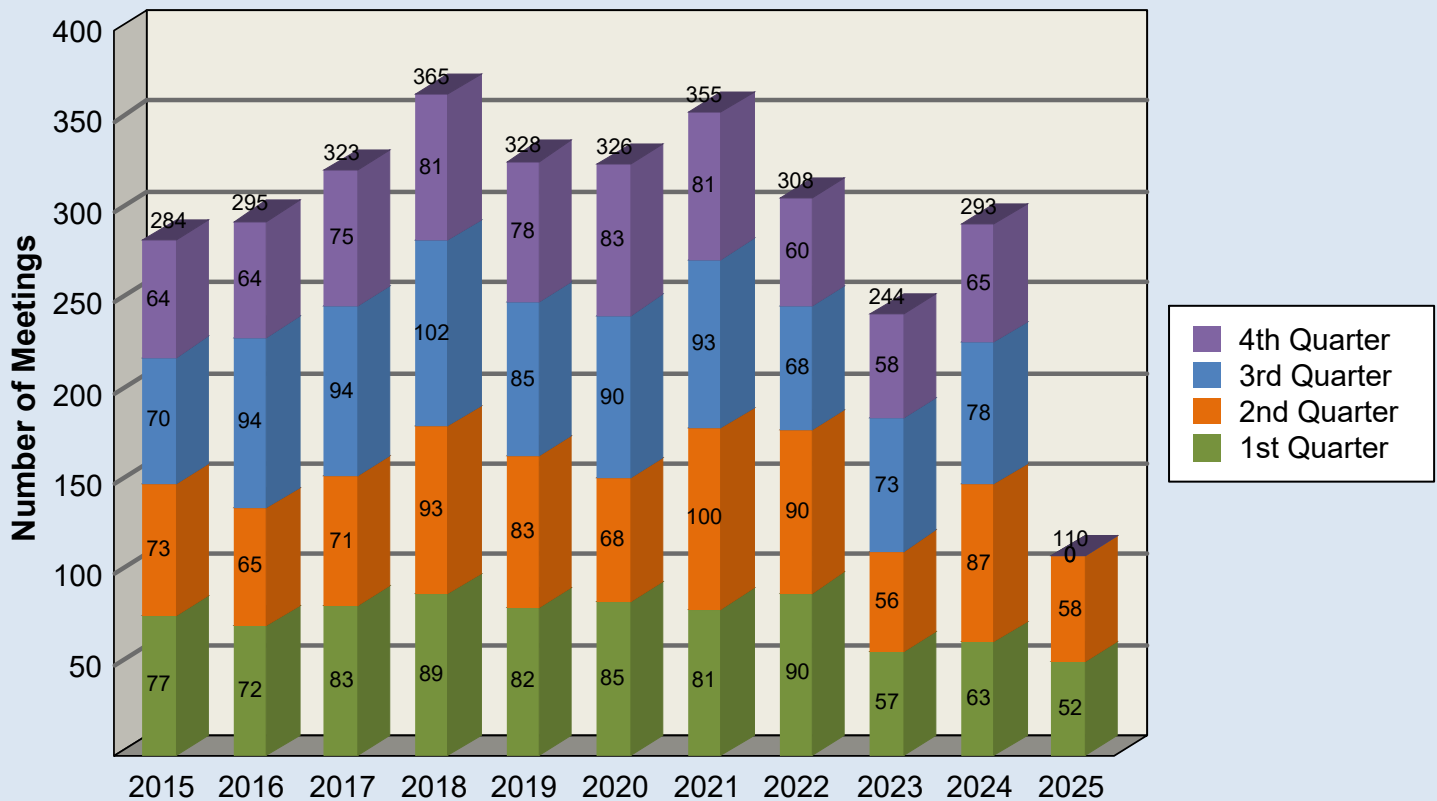


## PLANNING MEETINGS

The table and graph below represent the number of General Meetings, Preapplication Meetings and Neighborhood Meetings for each month on an annual basis.  
From 01/01/2015 to 06/30/2025

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1st Quarter	January	24	29	31	32	26	18	28	17	19	14
	February	28	27	30	29	28	28	28	18	20	12
	March	20	27	28	21	31	35	34	22	24	26
	<b>Q1 Total</b>	<b>72</b>	<b>83</b>	<b>89</b>	<b>82</b>	<b>85</b>	<b>81</b>	<b>90</b>	<b>57</b>	<b>63</b>	<b>52</b>
2nd Quarter	April	15	24	39	36	20	37	29	19	31	27
	May	26	28	25	23	18	28	26	17	27	17
	June	24	19	29	24	30	35	35	20	29	14
	<b>Q2 Total</b>	<b>65</b>	<b>71</b>	<b>93</b>	<b>83</b>	<b>68</b>	<b>100</b>	<b>90</b>	<b>56</b>	<b>87</b>	<b>58</b>
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
	<b>Q3 Total</b>	<b>94</b>	<b>94</b>	<b>102</b>	<b>85</b>	<b>90</b>	<b>93</b>	<b>68</b>	<b>73</b>	<b>78</b>	<b>0</b>
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
	<b>Q4 Total</b>	<b>64</b>	<b>75</b>	<b>81</b>	<b>78</b>	<b>83</b>	<b>81</b>	<b>60</b>	<b>58</b>	<b>65</b>	<b>0</b>
<b>Year End</b>		<b>295</b>	<b>323</b>	<b>365</b>	<b>328</b>	<b>326</b>	<b>355</b>	<b>308</b>	<b>244</b>	<b>293</b>	<b>110</b>

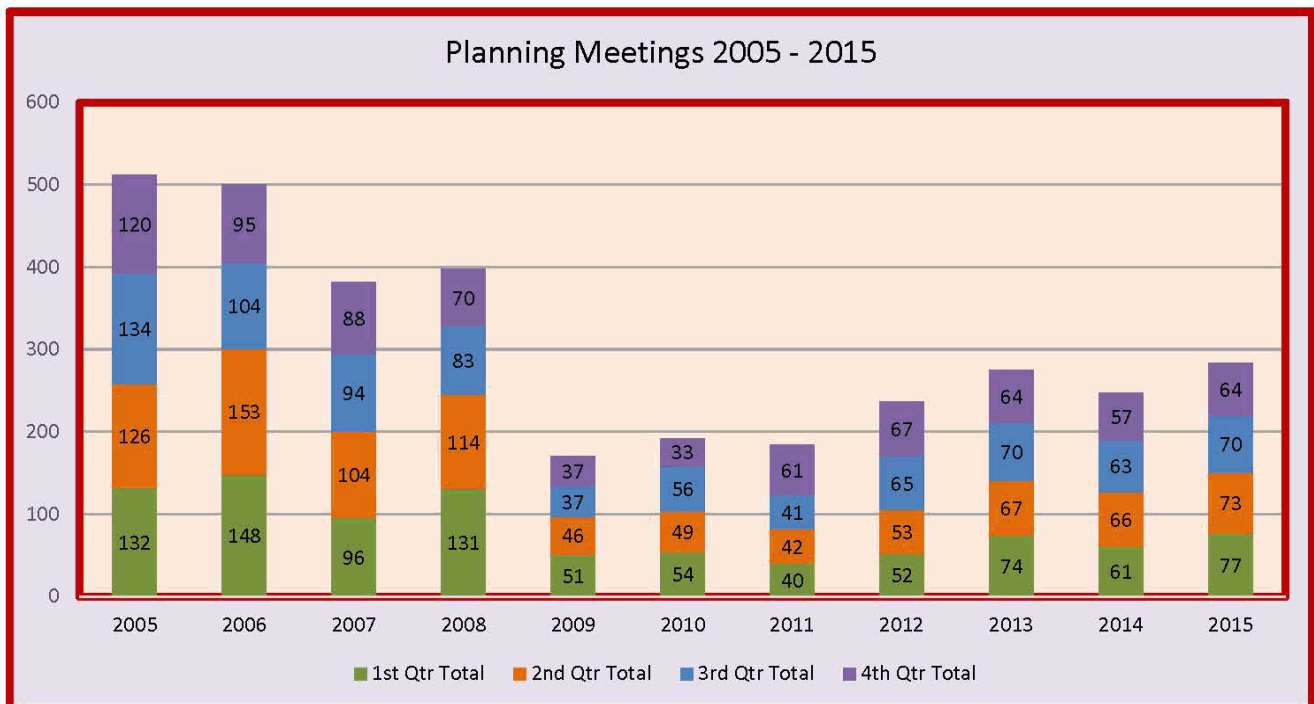
## Planning Meetings



## 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.

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

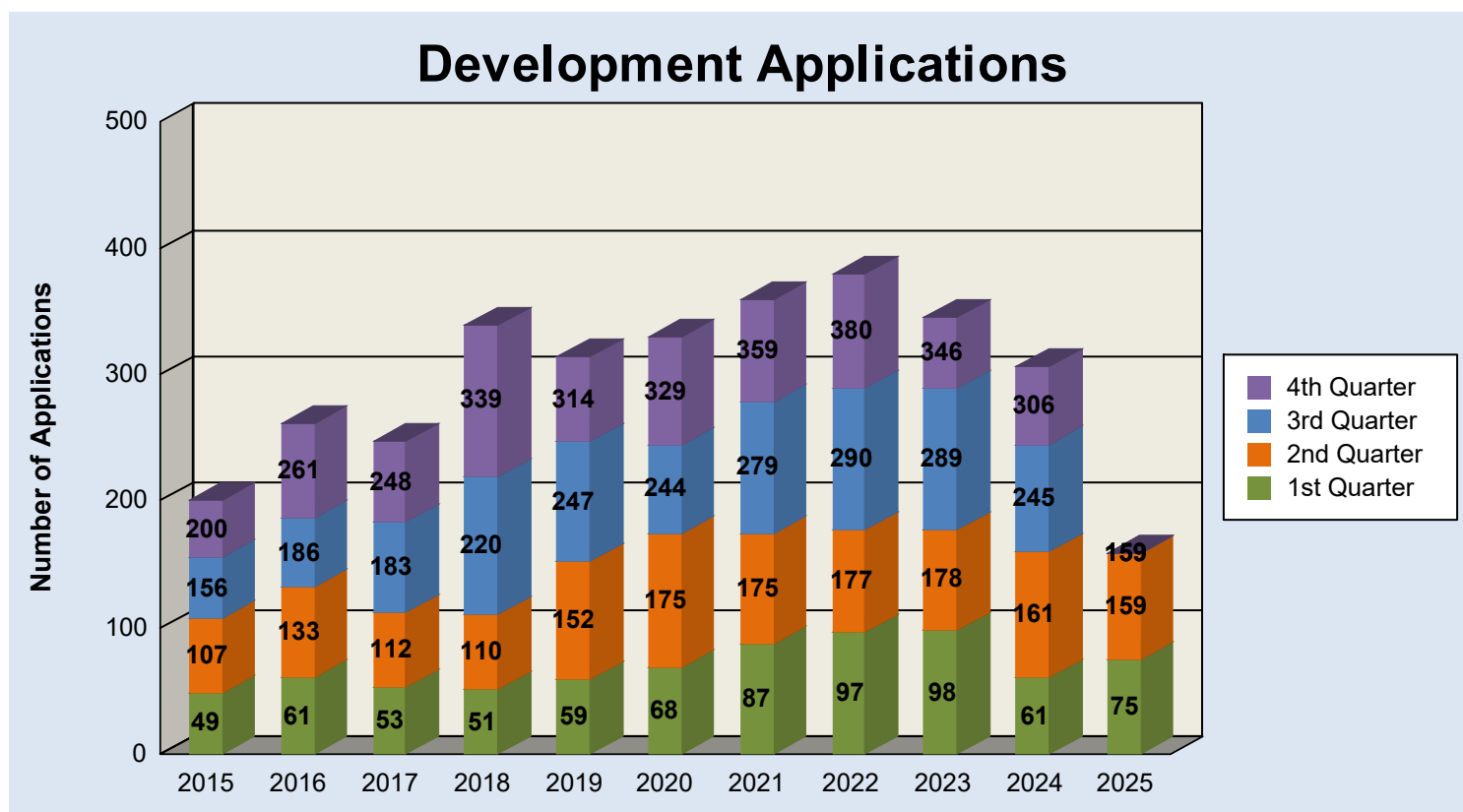




## DEVELOPMENT APPLICATIONS SUBMITTED

The table and graph below represent the number of development applications submitted for each month on an annual basis.  
Applications from 01/01/2015 to 06/30/2025

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1st Quarter	January	14	16	21	18	24	21	29	35	25	25
	February	21	15	13	19	16	32	28	24	16	30
	March	26	22	17	22	28	34	40	39	20	20
	<b>Q1 Total</b>	<b>61</b>	<b>53</b>	<b>51</b>	<b>59</b>	<b>68</b>	<b>87</b>	<b>97</b>	<b>98</b>	<b>61</b>	<b>75</b>
2nd Quarter	April	21	18	29	33	28	33	26	14	28	30
	May	30	19	15	35	38	28	25	26	32	30
	June	21	22	15	25	41	27	29	40	40	24
	<b>Q2 Total</b>	<b>72</b>	<b>59</b>	<b>59</b>	<b>93</b>	<b>107</b>	<b>88</b>	<b>80</b>	<b>80</b>	<b>100</b>	<b>84</b>
3rd Quarter	July	14	21	42	21	25	35	23	39	30	0
	August	22	15	27	32	18	41	67	41	31	0
	September	17	35	41	42	26	28	23	31	23	0
	<b>Q3 Total</b>	<b>53</b>	<b>71</b>	<b>110</b>	<b>95</b>	<b>69</b>	<b>104</b>	<b>113</b>	<b>111</b>	<b>84</b>	<b>0</b>
4th Quarter	October	19	22	72	18	19	37	25	18	22	0
	November	18	28	21	23	37	25	38	14	18	0
	December	38	15	26	26	29	18	27	25	21	0
	<b>Q4 Total</b>	<b>75</b>	<b>65</b>	<b>119</b>	<b>67</b>	<b>85</b>	<b>80</b>	<b>90</b>	<b>57</b>	<b>61</b>	<b>0</b>
	<b>Year End</b>	<b>261</b>	<b>248</b>	<b>339</b>	<b>314</b>	<b>329</b>	<b>359</b>	<b>380</b>	<b>346</b>	<b>306</b>	<b>159</b>



## 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
<b>1st Qtr Total</b>	<b>88</b>	<b>122</b>	<b>115</b>	<b>108</b>	<b>77</b>	<b>36</b>	<b>51</b>	<b>60</b>	<b>58</b>	<b>57</b>	<b>49</b>
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
<b>2nd Qtr Total</b>	<b>94</b>	<b>94</b>	<b>90</b>	<b>101</b>	<b>70</b>	<b>60</b>	<b>64</b>	<b>47</b>	<b>66</b>	<b>55</b>	<b>58</b>
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
<b>3rd Qtr Total</b>	<b>72</b>	<b>95</b>	<b>110</b>	<b>89</b>	<b>54</b>	<b>48</b>	<b>50</b>	<b>46</b>	<b>63</b>	<b>53</b>	<b>49</b>
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
<b>4th Qtr Total</b>	<b>88</b>	<b>91</b>	<b>78</b>	<b>81</b>	<b>53</b>	<b>38</b>	<b>70</b>	<b>49</b>	<b>48</b>	<b>49</b>	<b>44</b>
<b>Year Total</b>	<b>342</b>	<b>402</b>	<b>393</b>	<b>379</b>	<b>254</b>	<b>182</b>	<b>235</b>	<b>202</b>	<b>235</b>	<b>214</b>	<b>200</b>

