

7/7/2025 through 7/13/2025

## General Meetings / Neighborhood Meetings / Pre-Application Conferences

Plan	Main Address	Request Type	Assigned To	Project Type
<b>General Meeting</b>				
MTG-2025-399	2014 E 1/4 RD	General Meeting	Acosta Stine, Daniella	Request information on ANNEXATION and zone district establishment then subdivision of 1.622 acres, in a Tier 1, Residential Low location.
MTG-2025-416	1267 N 15TH ST	General Meeting	Wuebbles, Sam	Request for information to add a second duplex on 0.32 acres in an RH-16 (Residential High 16) zone district.
<b>Pre-Application</b>				
MTG-2025-325	1650 CHRISTOPHER WAY	Pre-Application	Gross, John	Request information on an eight (8) lot single family attached subdivision of 1.8476 acres in a RM-8 (Residential Medium - 8 du/ac) zone district.
MTG-2025-368	633 24 1/2 RD	Pre-Application	Wuebbles, Sam	Request information on construction of a service shop for All Terrain Motor Sports on 3.01 acres in a MU-2 (Mixed Use Light Commercial) zone district.

## New Projects Submitted

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
ANX-2025-421	3071 E 1/2 RD	Fox Grove Subdivision	Annexation	Lehrbach, Timothy	Consider a request by Diane Detrick to annex 4.69 acres and zone to a City RM-8 (Residential 8 du/ac) zone district.
COU-2025-433	322 S 2ND ST	Change of Use	Change of Use	Dunlap, Pat	Request approval of a Change of Use from a locksmith shop to a coffee & breakfast cafe on 714.58 sq. ft of 0.18156953 acres in an MU-3 (Mixed Use Downtown) zone district.
SPN-2025-420	1240 N 21ST ST	Varsity Apartments	Site Plan Major - v2	Kirk, Kate	Request approval to construct a 19-unit multifamily apartment building on 0.944 acres in a MU-2 (Mixed Use Corridor) zone district.
SPN-2025-424	796 WHITE AVE	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	Kaplan, Jacob	Detached apartment over the garage is already licensed. Obtaining second license for 2 1/2 story townhome.
SPN-2025-426	394 INDIAN RD	390/392/394 Indian Rd	Site Plan Major - v2	Wuebbles, Sam	Request approval on construction of a 4800 square foot office, warehouse/shop building on 0.318 acres in a I-1 (Industrial Light) zone district.
VAC-2025-422	376 SUNNYSIDE CIR	River Bend III	Vacation of Public Easement	Lehrbach, Timothy	Consider a request by BK Holdings II LLLP / River Bend South HOA LLC - Dave Gross to vacate previously platted easements in a RM-8 (Residential Medium 8 du/ac) zone district.
VAC-2025-423	376 SUNNYSIDE CIR	River Bend III	Vacation of Public ROW	Lehrbach, Timothy	Consider a request by BK Holdings II LLLP / River Bend South HOA LLC - Dave Gross to vacate previously platted rights-of-way in a RM-8 (Residential Medium 8 du/ac) zone district.
ZCA-2025-415	Citywide	Zoning Code Amendment	Zoning Code Amendment	Acosta Stine, Daniella	Consider an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Permitted Uses in Residential Zone Districts

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## Projects Approved

Plan	Main Address	Project Name	Request Type	Assigned To	Approved Date	Project Type
COU-2025-160	2460 E MAIN ST	Heathen Customs COU	Change of Use	Kaplan, Jacob	7/7/2025	Change of use to vehicle repair
COU-2025-395	1027 S 7TH ST	Change of Use	Change of Use	Dunlap, Pat	7/8/2025	Request approval of a Change of Use from a car dealership to a jui jitsu academy on 0.30107411 acres in a CG (Commercial General) zone district.
COU-2025-402	431 COLORADO AVE	Office to Personal Services COU	Change of Use	Dunlap, Pat	7/8/2025	Request approval to convert the current office space to beauty salon and office space on 0.07147729 acres in an MU-3 (Mixed Use Downtown) zone district.
SPN-2025-117	357 INDIAN RD	357 Indian Rd Office/Warehouses	Site Plan Major - v2	Gorney, Jenna	7/9/2025	Request approval to construct two (2) office/warehouse units, 2450 square feet each on 0.93 acres in an I-1 (Industrial Light) zone district.
SUB-2024-767	2981 B 1/2 RD	Chipeta Hollows Subdivision	Subdivision Major - Final	Gorney, Jenna	7/9/2025	Request approval of Chipeta Hollows Subdivision Filing 1 consisting of 32 single family lots on 8.68 acres (total of 19.25 acres) in an RM-8 (Residential 8 du/ac) zone district

## Non-Residential Permits Issued

Permit #	Main Address	Project Name	Permit Type	Work Class	Issue Date	Project/Business
PCN-2025-691	927 COLORADO AVE		Planning Clearance (N)	Other - v2	7/7/2025	Shed on side yard.
PCN-2025-725	2460 E MAIN ST	Heathen Customs COU	Planning Clearance (N)	Interior Remodel (change of use)	7/7/2025	Change of use to vehicle repair
PCN-2025-709	431 COLORADO AVE	Office to Personal Services COU	Planning Clearance (N)	Interior Remodel (change of use)	7/8/2025	Request approval to convert the current office space to beauty salon and office space on 0.07147729 acres in an MU-3 (Mixed Use Downtown) zone district/Change of Occupancy.
PCN-2025-707	1027 S 7TH ST	Change of Use	Planning Clearance (N)	Interior Remodel (change of use)	7/8/2025	Request approval of a Change of Use from a car dealership to a jui jitsu academy on 0.30107411 acres in a CG (Commercial General) zone district/Change of Occupancy.
PCN-2025-695	2515 RIVERSIDE PKWY		Planning Clearance (N)	Addition - v2	7/8/2025	Enclosing an existing open area of approximately 480SF to be a flex room to the existing facility.
PCN-2025-364	640 24 1/2 RD	Guardian Storage	Planning Clearance (N)	Non-Residential Development	7/9/2025	Request approval to construct an approximately 93435 SF self storage facility on 4.06 acres in a MU-2 (Mixed Use Light Commercial) zone district.
PCN-2025-728	775 21 1/2 RD	Outwest Drywall Expansion	Planning Clearance (N)	Non-Residential Development	7/10/2025	Request approval of a Major Site Plan to construct 2 storage buildings ( 4,860 sq. ft. and 10,640 sq. ft.) on 2.1 acres in a I-1 (Light Industrial) zone district.

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## Permit Type Count

Permit Type	Count
FEN	5
SGN	1
BAN	0
DWP	0
HOM	0
PCR	13
PCN	7
PCM	0