

General Meetings / Neighborhood Meetings / Pre-Application Conferences

Plan	Main Address	Request Type	Assigned To	Project Type
General Meeting				
MTG-2025-542	2080 BROADWAY	General Meeting	Lehrbach, Timothy	Request information on minor subdivision on 2.35 acres in an RL-5 (Residential Low 5 du/ac) zone distrct.
MTG-2025-550	1290 WALNUT AVE	General Meeting	Gross, John	Requesting information to subdivide property on .41 acres in a Residential High 24 (RH-24) zone district.
MTG-2025-554	2718 PATTERSON RD	General Meeting	Gorney, Jenna	Request information on subdividing 0.89 acres in an MU-1 (Mixed Use Neighborhood) zone district.
MTG-2025-556	2888 UNAWEEP AVE	General Meeting	Lloyd, Thomas	Request information on Annexation and Zoning of 1.94 acres in a Teir 2 Mixed Use designation.
Pre-Application				
MTG-2025-498	474 28 1/4 RD	Pre-Application	Lehrbach, Timothy	Request information on construction of storage units on 7.5352 acres in an I-1 (Industrial Light) zone district.
MTG-2025-529	2287 LOGOS CT	Pre-Application	Wuebbles, Sam	Request information on construction of a 10,500 square foot warehouse/office building on 1.65 acres in a I-1 (Industrial Light) zone district.

New Projects Submitted

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
COU-2025-574	112 OURAY AVE		Change of Use	Robinson, Madeline	Change of Use from a retail store to office spaces
COU-2025-576	1600 S HWY 50	Barber shop to snack shop COU	Change of Use	Dunlap, Pat	Request approval of a Change of Use from a barber shop to a snack shop (El Mundo De Los Antojitos) on 0.42632839 acres in an MU-2 (Mixed Use Commercial) zone district.
MSU-2025-577	631 26 1/2 RD	American Lutheran Church - 26 1/2 Rd	Lot Split	Acosta Stine, Daniella	Request approval of a simple subdiviosn to split church parcel into two (2) lots on 6.498 acres in a RM-8 (Residential Medium 8 du/ac) zone district.
SPN-2025-582	600 LAWRENCE AVE	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	Kaplan, Jacob	STR - Rickenbach; Whole primary house
VAC-2025-581	2981 B 1/2 RD	Chipeta Hollows Subdivision	Vacation of Public Easement	Gorney, Jenna	(Easement vacation) 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
ZCA-2025-575			Zoning Code Amendment	Lehrbach, Timothy	Consider an ordinance amending sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Landscaping, Buffering, and Screening and Definitions.

Projects Approved

Plan	Main Address	Project Name	Request Type	Assigned To	Approved Date	Project Type
FLP-2023-565	2714 B 3/4 RD		Floodplain Permit	Girafalco, Jesse	9/29/2025	100-year floodplain for the Orchard Mesa Flood Inundation
SPN-2025-562	1320 ELM AVE	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	Kaplan, Jacob	10/3/2025	STR - Barnhurst; Whole primary house
TUP-2025-219	2570 AMERICAN WAY	Shave ice stand	Temporary Use Permit	Kaplan, Jacob	9/29/2025	Hokulia Annual Shave Ice Trailer

Non-Residential Permits Issued

Permit #	Main Address	Project Name	Permit Type	Work Class	Issue Date	Project/Business
PCN-2025-754	322 N 8TH ST		Planning Clearance (N)	Interior Remodel (No change of use)	9/29/2025	Create four offices, a conference room, a bathroom, and a break room in existing storage room in the building.
PCN-2025-1077	2373 G RD		Planning Clearance (N)	Interior Remodel (No change of use)	9/29/2025	Free-standing clinical chemistry system that will connected to existing plumbing and electrical
PCN-2025-1078	250 N 5TH ST		Planning Clearance (N)	Interior Remodel (No change of use)	9/29/2025	Converting a conference room into two offices. Also creating a storage area from an open area.
PCN-2025-1064	1227 N 23RD ST	Pugliese - Offices to Apartments	Planning Clearance (N)	Interior Remodel (No change of use)	9/29/2025	Demolition of all non-weight-supporting walls and all belongings of previous office tenants.
PCN-2025-708	545 NORTH AVE	Change of Use	Planning Clearance (N)	Interior Remodel (change of use)	10/3/2025	Convert vacant Unit B into seating for restaurant in Unit A. Change of Use from an event venue to restaurant seating area with steps - Change of Use/Occupancy.

Permit Type Count

Permit Type	Count
FEN	9
SGN	0
BAN	0
DWP	0
HOM	0
PCR	15
PCN	5
PCM	0