

12/8/2025 through 12/14/2025

General Meetings / Neighborhood Meetings / Pre-Application Conferences

Plan	Main Address	Request Type	Assigned To	Project Type
General Meeting				
MTG-2025-674	2145 RIVER RD	General Meeting	Lehrbach, Timothy	Request information on major site plan review to construct a new administration and maintenance building for the Persigo WWTP on 56.82 acres in an Industrial Light (I-1) zone district.
MTG-2025-684		General Meeting	Lehrbach, Timothy	Request information on adjustment of 201 Boundary to include 4.96 acres in order to extend City sewer to the property. (Does not want to Annex)

New Projects Submitted

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
ANX-2025-694	South end of 23 Road	Redlands 360 - Bennett Annexation	Annexation	Johnsen, Jessica	Consider a request by Redlands Three Sixty LLC - Jane Quimby, to annex and zone approximately 18.96 acres with a requested zoning of PD (Planned Development) in conjunction with the Amended Redlands 360 ODP.
SUB-2025-691	S of E 1/4 Rd, W of 3070 I70 Business Loop	Gutierrez Subdivision	Subdivision Major - Preliminary/Final	Lloyd, Thomas	Request approval of a Major Subdivision - Preliminary Subdivision Plan and Final Plat for 22 single unit lots on 3.5 acres in a RM-8 (Residential Medium) 8 du/ac) zone district.
TUP-2025-693	2692 HWY 50	Food Truck	Temporary Use Permit	Kaplan, Jacob	Mobile Food Truck
ZCA-2025-697			Zoning Code Amendment	Lehrbach, Timothy	Consider a request to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) concerning application outreach meetings, required improvements, and accessible parking.
ZCA-2025-698			Zoning Code Amendment	Lehrbach, Timothy	Consider a request to amend Section 21.02.010(b)(3) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) concerning Planning Commission member terms
ZCA-2025-699			Zoning Code Amendment	Lehrbach, Timothy	Consider a request to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) concerning Pre-Application Meetings

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Projects Approved

Plan	Main Address	Project Name	Request Type	Assigned To	Approved Date	Project Type
SPN-2025-479	241 GUNNISON AVE	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	Kaplan, Jacob	12/12/2025	STR - Smith; Whole primary house
SUB-2025-467	2152 BROADWAY	Monument Villas Filing Two	Subdivision Major - Final	Lloyd. Thomas	12/8/2025	Subdivision Major - Final

Non-Residential Permits Issued

Permit #	Main Address	Project Name	Permit Type	Work Class	Issue Date	Project/Business
PCN-2025-1292	1601 RIVERFRONT DR		Planning Clearance (N)	Interior Remodel (No change of use)	12/9/2025	Interior tenant improvement project for Edward Jones Office requiring clearance for Mesa County Building Record: PM25-9718 (Business Remodel/Alteration).
PCN-2025-1307	750 1/2 HORIZON DR		Planning Clearance (N)	Interior Remodel (No change of use)	12/9/2025	Fire Restoration, Replace existing flat top grills with new, Replace existing triple bowl power washer with new efficient dishwasher, Rotate existing exterior walk-in cooler.
PCN-2025-1304	555 25 RD	Blazer Electric COU	Planning Clearance (N)	Interior Remodel (change of use)	12/9/2025	Change of use from Vehicle Sales to Retail Sales and Service, Medium
PCN-2025-1306	750 WELLINGTON AVE		Planning Clearance (N)	Other - v2	12/10/2025	New Fire Pump Room that will be accessible from the exterior. Also creating a new walkway to the fire pump room door and the new FDC and Test Header connections on the side of the building.

Permit Type Count

Permit Type	Count
FEN	2
SGN	1
BAN	0
DWP	0
HOM	0
PCR	7
PCN	4
PCM	0