

General Meetings / Neighborhood Meetings / Pre-Application Conferences

| Plan                 | Main Address           | Request Type         | Assigned To        | Project Type   |
|----------------------|------------------------|----------------------|--------------------|--|
| General Meeting      |                        |                      |                    |  |
| MTG-2025-680         | 3098 E RD              | General Meeting      | Lloyd, Thomas      | Requests information on ANNEXATION to create six additional parcels on 2.715 acres; Comprehensive Plan Amendment FLU - Residential Medium.   |
| MTG-2025-682         | 2738 B RD              | General Meeting      | Halford, Stephanie | Requests information on ANNEXATION and zoning for a major subdivision on 2.243 acres; Comprehensive Plan Amendment FLU - Residential Medium.   |
| Neighborhood Meeting |                        |                      |                    |  |
| MTG-2025-685         | 2430 FOUR CANYONS PKWY | Neighborhood Meeting | Gorney, Jenna      | Neighborhood meeting on major subdivision associated with a multifamily development consisting of 308 apartments on 9.63 acres in a RH-24 (Residential High 24 du/ac) zone district. |
| Pre-Application      |                        |                      |                    |  |
| MTG-2025-662         | 2911 D 1/2 RD          | Pre-Application      | Kirk, Kate         | Request information on a multiunit development on 12.97 acres in a proposed RH-24 (Residential 24 + du/ac) zone district.  |

New Projects Submitted

| Plan         | Main Address                               | Project Name                    | Request Type                          | Assigned To            | Project Type  |
|--------------|--|---------------------------------|---------------------------------------|------------------------|---|
| COU-2025-707 | 250 FISCHER AVE                            | High Grade Automotive COU       | Change of Use                         | Kaplan, Jacob          | Change of use from warehouse to vehicle repair.   |
| COU-2025-718 | 800 BELFORD AVE                            | Wellspring Health Access COU    | Change of Use                         | Kaplan, Jacob          | Change of use from CPA and accounting firm to medical clinic  |
| GRD-2025-704 | North of B 1/2 Rd, East of Allyce Ave      | Fairview Glen Subdivision       | Grading Permit                        | Girafalco, Jesse       | Request approval of a grading permit to import fill dirt, clearing and grubbing for Fairview Glen Subdivision   |
| MSU-2025-715 | 1520 NORTH AVE                             | Amaretto Creek Subdivision      | Lot Consolidation                     | Lloyd, Thomas          | Request approval of a minor subdivision to consolidate five (5) existing parcels into one (1) lot on 1.19 acres in a MU-2 (Mixed Use Commercial) zone district.   |
| PLD-2025-714 | 400 23 RD                                  | Redlands 360 ODP Amendment      | Outline Development Plan              | Johnsen, Jessica       | Consider a request by Grand Junction Land Co LLC - Mike Maple and Redlands Three Sixty LLC - Jane Quimby to amend the PD ODP for Redlands 360 to incorporate three new parcels totaling 29 acres, adjust bulk standards and address outdoor lighting.   |
| SPN-2025-710 | 2287 LOGOS CT                              | Conner Constructors Office      | Site Plan Major - v2                  | Gross, John            | Request approval to construct a 10,500 SF commercial office facility on 1.65 acres in an I-2 (Industrial General) zone district.  |
| SPN-2025-711 | 104 WHITE AVE                              | Breakfast Restaurant            | Site Plan Minor - v2                  | Johnsen, Jessica       | Request approval to convert the existing lobby and commercial kitchen (originally built and permitted for the assisted living facility) for a small fast-food style breakfast restaurant on 0.573 acres in a MU-3 (Mixed Use Downtown) zone district.   |
| SUB-2025-691 | S of E 1/4 Rd, W of 3070 170 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.   |
| SUB-2025-712 | 450 28 RD                                  | Salt Flats Subdivision Filing 1 | Subdivision Major - Final             | Acosta Stine, Daniella | Request approval of a Final Subdivision Plat for Salt Flats Subdivision Filing 1 consisting of 48 single family lots, of which eight are single family detached and 40 are duplexes (20 duplex buildings); one single family lot is reserved for in-home childcare.on 21.782 acres in a RH-24 (Residential High 24+ du/ac) zone district. |

Projects Approved

| Plan         | Main Address                          | Project Name              | Request Type         | Assigned To      | Approved Date | Project Type  |
|--------------|---------------------------------------|---------------------------|----------------------|------------------|---------------|---|
| FLP-2025-530 | 2786 CASPIAN WAY                      |                           | Floodplain Permit    | Girafalco, Jesse | 12/18/2025    | Floodplain Permit for 2786 Caspian Way Units A, B, C & D  |
| GRD-2025-704 | North of B 1/2 Rd, East of Allyce Ave | Fairview Glen Subdivision | Grading Permit       | Girafalco, Jesse | 12/16/2025    | Request approval of a grading permit to import fill dirt, clearing and grubbing for Fairview Glen Subdivision                       |
| SPN-2025-420 | 1240 N 21ST ST                        | Varsity Apartments        | Site Plan Major - v2 | Kirk, Kate       | 12/19/2025    | Request approval to construct a 19-unit multifamily apartment building on 0.944 acres in a MU-2 (Mixed Use Corridor) zone district. |
| TUP-2025-693 | 2692 HWY 50                           | Food Truck                | Temporary Use Permit | Kaplan, Jacob    | 12/17/2025    | Mobile Food Truck   |

Non-Residential Permits Issued

| Permit #      | Main Address        | Project Name              | Permit Type            | Work Class                          | Issue Date | Project/Business   |
|---------------|---------------------|---------------------------|------------------------|-------------------------------------|------------|--|
| PCN-2025-203  | 800 MAIN ST         |                           | Planning Clearance (N) | Other - v2                          | 12/15/2025 | Swap antennas and associated equipment on existing Wireless Communication Facility. This will not be a substantial change and there will be no increase to the height of the antennas or to the size of existing platform.                             |
| PCN-2025-1265 | 119 N 7TH ST        |                           | Planning Clearance (N) | Other - v2                          | 12/15/2025 | Remodel for Tiki Bird Restaurant. Complete overhaul of electrical, mechanical and plumbing infrastructure, including make-up air and exhaust hood system, installing a grease interceptor, and adding two new doors to the South side of the building. |
| PCN-2025-1322 | 2811 GRAND AVE      |                           | Planning Clearance (N) | Interior Remodel (No change of use) | 12/16/2025 | 2nd floor Tenant Improvement for offices, meeting room and restrooms   |
| PCN-2025-1335 | 743 HORIZON DR      |                           | Planning Clearance (N) | Interior Remodel (No change of use) | 12/17/2025 | Interior remodel of 1st floor Public area and minor exterior veneer changes. Exterior changes involve removal of awnings. Hampton entry exterior wall veneer modifications.  |
| PCN-2025-1339 | 3173 PIPE CT        | K & D Construction        | Planning Clearance (N) | Non-Residential Development         | 12/17/2025 | Construction of a new 6000 square foot office/warehouse on 1.36 acres in a CG (Commercial General) zone district.  |
| PCN-2025-1192 | 2836 RECREATION WAY |                           | Planning Clearance (N) | Other - v2                          | 12/17/2025 | Construction of a 32'x22' Pavilion   |
| PCN-2024-325  | 356 27 1/2 RD       | Alpine Lumber Storage Lot | Planning Clearance (N) | Non-Residential Development         | 12/19/2025 | Request approval for a minor site plan to pave existing outdoor storage yard on 3.66 acres in an I-1 (Light Industrial) zone district.   |
| PCN-2025-1360 | 950 CHIPETA AVE     |                           | Planning Clearance (N) | Interior Remodel (No change of use) | 12/19/2025 | Creating an additional room in the interior of the school to be used as an Opportunity Room  |
| PCN-2025-1362 | 2150 GRAND AVE      |                           | Planning Clearance (N) | Interior Remodel (No change of use) | 12/19/2025 | Add 1 door to two different rooms  |
| PCN-2025-1363 | 543 28 3/4 RD       |                           | Planning Clearance (N) | Interior Remodel (No change of use) | 12/19/2025 | Build an observation room for pre-k students (a wall with a two-way mirror in it)  |

Permit Type Count

| Permit Type | Count |
|-------------|-------|
| FEN         | 4     |
| SGN         | 3     |
| BAN         | 0     |
| DWP         | 0     |
| HOM         | 0     |
| PCR         | 22    |
| PCN         | 10    |
| PCM         | 0     |