

6/3/2022 through 6/9/2022

General Meetings / Neighborhood Meetings / Pre-Application Conferences

Plan	Main Address	Request Type	Assigned To	Project Type
General Meeting				
MTG-2022-258	651 25 RD	General Meeting	Acosta, Dani	Request information on possible Comprehensive Plan Amendment and rezone Commercial designation for 5.65 acres currently designated Residential Medium and zoned R-8 (Residential 8 du/ac).
MTG-2022-305	2150 HWY 6 AND 50	General Meeting	Ashbeck, Kristen	Request information on development of a car wash on 1.52 acres in a C-2 (General Commercial) zone district.
MTG-2022-325	2945-261-05-007	General Meeting	Peterson, Scott	Request information on development of multi-family on 0.27 acres in a C-1 (Light Commercial) zone district
MTG-2022-326	2701-324-00-092	General Meeting	Galehouse, Nicole	Request information on a simple subdivision of 39.3 acres in a MU (Mixed Use) zone district.
MTG-2022-327	743 23 RD	General Meeting	Ashbeck, Kristen	Request information on development for mini-storage, car-wash and office/warehouse units on 17.47 acres in an I-2 (General Industrial) zone district.
MTG-2022-328	2129 SEQUOIA CT	General Meeting	Thornton, Dave	Request information on ANNEXATION and simple subdivision of 3.88 acres. County RSF-4; Comp Plan FLU: Residential Low.
Neighborhood Meeting				
MTG-2022-410	E 1/2 Rd	Neighborhood Meeting	Peterson, Scott	Neighborhood Meeting regarding Annexation of 16.14-acres & Zoning to R-8 (Residential - 8 du/ac) zone district in anticipation of future residential development.
MTG-2022-411	726 26 RD	Neighborhood Meeting	Peterson, Scott	Neighborhood Meeting regarding a Preliminary/Final Subdivision Plan application to develop 66 residential lots on approximately 24.43-acres in an existing R-4 (Residential 4 du/ac) zone district.
MTG-2022-413	3140 E RD	Neighborhood Meeting	Hochwalt, Jace	Request information about annexation and creating a Minor Subdivision to create 2 lots and discuss multi family development potential on 0.948593 acres in a County RSF-R zone district.

6/3/2022 through 6/9/2022

New Projects Submitted

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
COU-2022-401	2805 BUNTING AVE	Ariel Clinical Services - 2805 Bunting site	Change of Use	Costello, Senta	Ariel Clinical Services - training Request approval of a Change of Use from dental lab, office, warehouse to site to assist adults with disabilities with skill-building and vocational/social skills during the day on 0.39 acres in a C-1 (Light Commercial) zone district.
COU-2022-414	338 NORTH AVE	Office Change of use	Change of Use	Dunlap, Pat	338 North Ave COU Request approval of a Change of Use from storage to offices on 0.719001 acres in a C-2 (General Commercial) zone district.
GRD-2022-399	600 28 1/4 RD	Champion Xpress Car Wash	Grading Permit	Phillips, Kathryn	Champion Xpress Car Wash Request for approval of a grading permit prior to construction of a new carwash on 2.22 acres in a M-U (Mixed-Use) zoning district.
SUB-2022-400	N side of D 1/2 @ approximately 29 1/2 Rd alignment	Silver Pointe Subdivision	Subdivision Major - Preliminary/Final	Galehouse, Nicole	Silver Pointe Subdivision Request approval of a Preliminary Subdivision Plan for 73 single family detached and attached units on 9.5 acres with Filing 1 consisting of 20 lots.
TUP-2022-409	2210 HWY 6 AND 50	Fireworks Stand	Temporary Use Permit (greater than 500 sq. ft.)	Dunlap, Pat	Fireworks stand

6/3/2022 through 6/9/2022

Projects Approved

Plan	Main Address	Project Name	Request Type	Assigned To	Approved	Project Type
SUB-2021-344	2973 D 1/2 RD	Westland Meadows Subdivision	Subdivision Major - Preliminary	Peterson, Scott	6/7/2022	Request approval of a Preliminary Subdivision Plan to develop 110 single-family detached & attached lots along with ten (10) HOA tracts of land to be developed within multiple filings/phases on a total of 19.35 +/- acres in a proposed R-8 (Residential 8 du/ac) zone district.
SUB-2022-113	2385 G RD	GG Grand Junction Subdivision Filing 2	Subdivision Major - Preliminary/Final	Ashbeck, Kristen	6/9/2022	Request approval to subdivide 9.88 acres into two lots. Lot 1 will be 7.66 acres and Lot 2 will be 2.14 acres in a M-U (Mixed Use) zone district.

Non-Residential Permits Issued

Permit #	Main Address	Project Name	Permit Type	Work Class	Issued	Project/Business
PCN-2022-602	215 RICE ST		Planning Clearance (N)	Interior Remodel (No change of use)	6/7/2022	Security Screen Install in Cedar Pod and Courtyard. Addition of (2) Showers in Cedar Pod.
PCN-2022-711	678 HORIZON DR	Grand Junction LDS Temple	Planning Clearance (N)	Non-Residential Development	6/6/2022	Request approval of a Major Site Plan Review to construct a new 22,485 SF Temple and associated outbuildings, parking and stormwater facilities on 7.5 acres in a R-4 (Residential 4 du/ac) zone district.
PCN-2022-720	678 HORIZON DR	Grand Junction LDS Temple	Planning Clearance (N)	Accessory Structure	6/7/2022	Request approval of a Major Site Plan Review to construct a new 22,485 SF Temple and associated outbuildings, parking and stormwater facilities on 7.5 acres in a R-4 (Residential 4 du/ac) zone district.
PCN-2022-732	1600 UTE AVE	Landmark Baptist Church	Planning Clearance (N)	Interior Remodel (No change of use)	6/8/2022	Phase 2 interior construction. Adding 3 walls, handicap ramp to stage, and storage. Electrical work, sprinkler work, electricity wiring, and HVAC work. No plumbing being altered.
PCN-2022-739	2297 RIVER RD		Planning Clearance (N)	Other	6/8/2022	Install new propane AC generators, transfer switch, and associated conduit and wiring.

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Permit Type Count

Permit Type	Count
FENCE PERMIT	14
SIGN PERMIT	2
BANNER PERMIT	0
DRIVEWAY PERMIT	0
HOME OCCUPATION PERMIT	0
PLANNING CLEARANCE - RESIDENTIAL	7
PLANNING CLEARANCE - NON-RESIDENTIAL	5
PLANNING CLEARANCE - MIXED USE	0
SPECIAL EVENT PERMIT	0