

7/8/2022 through 7/14/2022

General Meetings / Neighborhood Meetings / Pre-Application Conferences

Plan	Main Address	Request Type	Assigned To	Project Type
General Meeting				
MTG-2022-432	665 24 RD	General Meeting	Ashbeck, Kristen	Request information on a Simple Subdivision to split off 15 acres in the northwest corner of 31.87 acres in a M-U (Mixed Use) zone district.
MTG-2022-433	2872 PATTERSON RD	General Meeting	Galehouse, Nicole	Request information on development of 2-3 commercial buildings (one being a drive-thru Subway) on 1.42 acres in a MXOC (Mixed-Use Opportunity Corridor) zone district.
MTG-2022-434	1254 UTE AVE	General Meeting	Acosta, Dani	Request information about adding a second duplex on 0.172535 acres in a C-1 (Light Commercial) zone district.
MTG-2022-437	824 Colorado AVE	General Meeting	Thornton, Dave	Request information about creating multi-family units on a total of 0.430429 acres in an R-O (Residential Office) zone district. VIRTUAL MEETING
MTG-2022-454	1105 N 1ST ST	General Meeting	Peterson, Scott	Request informaton on development for a drive throuh coffee shop on a total of .317 acres in a C-1 (Light Commercial) Zone district.
Pre-Application				
MTG-2022-402	381 HIGH DESERT RD	Pre-Application	Acosta, Dani	Request information of development of 10.35 acres in The Ridges known as Camelback Gardens in a PD (Planned Development) zone district.

New Projects Submitted

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
ANX-2022-484	3140 E RD	Pino Annexation for Pine Grove Sub	Annexation	Thornton, Dave	Pino Annexation Consider a request to annex & zone the Pino Annexation totaling 0.96 acres with a proposed zone district of R-5 (Residential 5 du/ac).
RVP-2022-497	306 PINE ST	Lily Sub aka Slawson Subdivision OM	Revocable Permit	Galehouse, Nicole	Lily Subdivision Request approval of a revocable permit for an existing fence in the Pine Street ROW adjacent to 0.4 acres in a R-8 (Residential 8 du/ac) zone district located at 306 Pine St.
SPN-2022-489	2373 ADVENTURE LN	Community Hospital Early Learning Center	Site Plan Major	Ashbeck, Kristen	Community Hospital Early Learning Center Request approval to construct a 7500 square foot childcare center on 1.51 acres in a BP (Business Park) zone district.
SUB-2022-485	3140 E RD	Pine Grove Subdivision	Subdivision Major - Preliminary/Final	Thornton, Dave	Pine Grove subdivision Request to subdivide 0.96 acres in a R-5 (Residential 5 du/ac) zone district into 4 lots. One lot is a single family detached lot and lots for a total of 3 single family attached units.
SUB-2022-488	N of B 1/2 Rd, just west of 27 3/4 Rd.	Fairview Glen Subdivision	Subdivision Major - Preliminary/Final	Peterson, Scott	Fairview Glen Subdivision Request approval of a Preliminary Subdivision Plan and Final Plat for Fairview Glen Subdivision consisting of 62 single family lots on 8.87 acres in a R-8 (Residential 8 du/ac) zone district.

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Projects Approved

Plan	Main Address	Project Name	Request Type	Assigned	Approved	Project Type
PLD-2021-317	2280 ROCKY KNOLL CT	Red Rocks Valley	Final Development Plan	Hochwalt, Jace	7/12/2022	Request approval of a Final Development Plan to subdivide 15 single-family lots on 2.39 acres as part of Red Rocks Homes, Filing 3 in an existing PD (Planned Development) zone district.
RVP-2022-360	776 HORIZON DR	GVT Bus Shelter	Revocable Permit - Landscaping	Thornton, Dave	7/11/2022	Consider a request for a Revocable Permit for bus stop improvements within the Horizon Dr. ROW totalling approximately 330 square feet.
RZN-2022-228	768 HILARIA AVE	Landing on Horizon	Rezone	Hochwalt, Jace	7/11/2022	Consider a Request by EN-SIM Partnership LLC, Oxford Select Investors – Grand Junction LLC, and Mesa Junction, LTD to Rezone Three Parcels Totaling Approximately 8.27 acres from I-O (Industrial Office) to C-1 (Light Commercial) Located at the Northeast Corner of Horizon Drive and Hilaria Avenue.
SPN-2022-421	545 25 1/2 RD	City of GJ Daycare	Site Plan Major	Ashbeck, Kristen	7/8/2022	Request approval to construct a 1,800 square foot addition to an existing daycare facility on a 1.46 acre parcel in a C-2 (General Commercial) zone district.
SPN-2022-92	678 HORIZON DR	Grand Junction LDS Temple	Site Plan Major	Galehouse, Nicole	7/11/2022	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.
SSU-2022-135	2316 CLUB ESTATES DR	Club Estates at Redlands Mesa Filing 2	Lot Consolidation	Ashbeck, Kristen	7/8/2022	Request approval to combine 3 residential lots into one totaling 0.76 acres in a PD (Planned Development) zone district.
SSU-2022-169	2491 F 1/4 RD	Slate on 25	Lot Consolidation	Hochwalt, Jace	7/12/2022	Request approval of a simple subdivision to combine four lots into one on 8.33 acres within a C-1 (Light Commercial) zone district.
SSU-2022-333	2307 LONETREE	Club Villas at Redlands Mesa Filing 2	Lot Consolidation	Ashbeck, Kristen	7/12/2022	Request approval of a Simple Subdivision to combine two single family lots into a single lot on 0.31 acres in a PD (Planned Development) zone district.
TED-2022-422	2345 W RIDGES BLVD		Alternative Streets Design	Phillips, Kathryn	7/11/2022	Request information on development of 46 attached single family homes on 7.6 acres in a PD (Planned Development) zone district.

Non-Residential Permits Issued

Permit #	Main Address	Project Name	Permit Type	Work Class	Issued	Project/Business
PCN-2022-884	2162 HWY 6 AND 50		Planning Clearance (N)	Other	7/14/2022	Electric vehicle charging station at Red Rock Hyundai

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Permit Type Count

Permit Type	Count
FENCE PERMIT	7
SIGN PERMIT	1
BANNER PERMIT	0
DRIVEWAY PERMIT	0
HOME OCCUPATION PERMIT	1
PLANNING CLEARANCE - RESIDENTIAL	12
PLANNING CLEARANCE - NON-RESIDENTIAL	1
PLANNING CLEARANCE - MIXED USE	0
SPECIAL EVENT PERMIT	0