

7/22/2022 through 7/28/2022

General Meetings / Neighborhood Meetings / Pre-Application Conferences

Plan	Main Address	Request Type	Assigned To	Project Type
General Meeting				
MTG-2022-466	645 4TH AVE	General Meeting	Galehouse, Nicole	Request information constructing a 60'X30' storage building with open walls on two sides on 5.1 acres in a I-1 (Light Industrial) zone district.
MTG-2022-493	1425 N 15TH ST	General Meeting	Peterson, Scott	Request information on rezoning to R-8 (Residential 8 du/ac) or R-12 (Residential 12 du/ac) and a simple subdivision on 0.22 acres; currently zoned R-16 (Residential 16 du/ac), Comp Plan FLU - Residential Medium.
MTG-2022-494	2403 N 12TH ST	General Meeting	Peterson, Scott	Request information on installation of a 1500 sf pavillion/picnic shelter on a portion of the existing retention pond on 1.36 acres in a B-1 (Neighborhood Business) zone district.
MTG-2022-500	631 26 1/2 RD	General Meeting	Acosta, Dani	Request information on a Comprehensive Plan Amendment (Residential Low to Residential Medium), rezone to R-8 (Residential 8 du/ac) or R-12 (Residential 12 du/ac) and workforce housing development on approximately 3 acres of a 6.53 acres site; currently zoned R-1 zone district.(Residential 1 du/ac).
MTG-2022-510	720 23 1/2 RD	General Meeting	Thornton, Dave	Request information on creating a final plan and plat for filing 2 of Canyon View Cottages Subdivision on 15.26 acres in a PD zone.
Neighborhood Meeting				
MTG-2022-473	3038 D 1/2 RD	Neighborhood Meeting	Thornton, Dave	Virtual Neighborhood Meeting for the proposed Pine Marten Estates townhome project. The project is located at 3038 D 1/2 Road, contains approximately five acres and is zoned R-8 within the City limits of Grand Junction. 38 townhome units, associated parking and right-of-way, open space and stormwater facilities on 4.75 acres in a R-8 (Residential 8 du/ac) 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.

7/22/2022 through 7/28/2022

New Projects Submitted

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
SPN-2022-507	715 23 1/2 RD	GJ Blackout	Site Plan Major	Savvas, Kalli	GJ Blackout Request approval to construct a new 40,700 SF indoor sports facility on 9.98 acres in an I-1 (Light Industrial) zone district.
SPN-2022-512	2031 N 8TH ST	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	White, Riley	Short Term Rental - Pedersen
SPN-2022-515	2835 VILLA WAY	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	White, Riley	Short Term Rental Basnet
SUB-2022-509	3023 F 1/2 RD	Zenon Subdivision	Subdivision Major - Preliminary/Final	Peterson, Scott	Zenon Subdivision Request approval of a Preliminary Subdivision Plan and Final Plat for a single family detached consisting of 10 lots on 3.22 acres in a R-4 (Residential 4 du/ac) zone district.
TUP-2022-506	702 MAIN ST	Seasonal Market	Temporary Use Permit (greater than 500 sq. ft.)	Dunlap, Pat	Vendor market and art walk Vendor market and art walk

7/22/2022 through 7/28/2022

Projects Approved

Plan	Main Address	Project Name	Request Type	Assigned	Approved	Project Type
SPN-2022-512	2031 N 8TH ST	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	White, Riley	7/28/2022	Short Term Rental - Pedersen
SPN-2022-515	2835 VILLA WAY	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	White, Riley	7/28/2022	Short Term Rental Basnet

Non-Residential Permits Issued

Permit #	Main Address	Project Name	Permit Type	Work Class	Issued	Project/Business
PCN-2022-762	2696 HWY 50		Planning Clearance (N)	Interior Remodel (No change of use)	7/27/2022	Minor Remodel and Rebranding for Maverik Store #500 Grand Junction
PCN-2022-801	782 HERITAGE WAY		Planning Clearance (N)	Interior Remodel (No change of use)	7/27/2022	Interior renovation to include office, lounge space, and restroom remodel.
PCN-2022-916	2434 HWY 6 AND 50		Planning Clearance (N)	Interior Remodel (No change of use)	7/27/2022	NEW INTERIOR WALLS, FLOORING, WALL FINISHES, DRYWALL, ACOUSTICAL CEILINGS, LIGHT FIXTURES, DISPLAY FIXTURES, H.C. ACCESSIBLE TOILET ROOMS.
PCN-2022-942	233 N 1ST ST		Planning Clearance (N)	Demolition Permit	7/22/2022	Demo existing building(s)
PCN-2022-943	ROW adjacent to Motel 6 at 776 Horizon Dr	GVT Bus Shelter	Planning Clearance (N)	Other	7/22/2022	Consider a request for a Revocable Permit for bus stop improvements within the Horizon Dr. ROW totalling approximately 330 square feet.
PCN-2022-944	582 25 1/2 RD		Planning Clearance (N)	Demolition Permit	7/25/2022	Demo old Fire Station #3
PCN-2022-946	559 SANDHILL LN		Planning Clearance (N)	Interior Remodel (No change of use)	7/25/2022	Extend fencing, remove racking, upgrade security panel, paint lines on floor, tube heater
PCN-2022-947	2297 RIVER RD		Planning Clearance (N)	Other	7/27/2022	Remove and replace antenna and RRH and add cables & junction box.
PCN-2022-956	510 28 3/4 RD		Planning Clearance (N)	Interior Remodel (No change of use)	7/26/2022	Tenant finish - add kitchen sink & office walls.

Permit Type Count

Permit Type	Count
FENCE PERMIT	18
SIGN PERMIT	2
BANNER PERMIT	0
DRIVE WAY PERMIT	0
HOME OCCUPATION PERMIT	2
PLANNING CLEARANCE - RESIDENTIAL	13
PLANNING CLEARANCE - NON RESIDENTIAL	9
PLANNING CLEARANCE - MIXED USE	0
SPECIAL EVENT PERMIT	0