

6/9/2023 through 6/15/2023

General Meetings / Neighborhood Meetings / Pre-Application Conferences

Plan	Main Address	Request Type	Assigned To	Project Type
General Meeting				
MTG-2023-360	474 28 1/4 RD	General Meeting	Ashbeck, Kristen	Request information to rezone 7.535 ac in an I-1 to residential zoning for the Land Acquisition funds (LAP program).
MTG-2023-362	2138 BOND ST	General Meeting	Herbert, Kat	Request information on a Conditional Use Permit to allow a indoor/outdoor kennel on 1.014 acres in a I-1 (Light Industrial) zone district.
MTG-2023-363	1351 RIVERFRONT LOOP	General Meeting	Acosta, Dani	Request information on construction of a 12,000 sf building on approximately 9500 sf area in Las Colonias in a PD (Planned Development) zone district.
MTG-2023-364	605 GRAND AVE	General Meeting	Galehouse, Nicole	Request information on site improvements and requirements for establishing a marijuana shop on 0.132 ac in a B-2 (Downtown Business) zone district.
Neighborhood Meeting				
MTG-2023-359	2601 DOS RIOS DR	Neighborhood Meeting	Acosta, Dani	Request approval of a Planned Development (PD) amendment for the revision of some standards and uses allowed within the Dos Rios development, comprising 15 parcels and 115.2 acres.
MTG-2023-378	2105 H RD	Neighborhood Meeting	Johnsen, Jessica	Request for a Conditional Use Permit to operate a tow/impound yard in an I-1 (Light Industrial) zone district.
Pre-Application				
MTG-2023-307	3145 E 1/2 RD	Pre-Application	Herbert, Kat	Request information on development of a multi-tenant retail project on 1.00 acre in a C-1 (Light Commercial) zone district.
MTG-2023-308	3199 D RD	Pre-Application	Ashbeck, Kristen	Request information on an eight (8) lot major subdivision on 43.93 ac in an I-1 (Light Industrial) zone district.

New Projects Submitted

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
RVP-2023-379	630 S 7TH ST	630 S 7th St - Landscaping	Revocable Permit - Landscaping	Acosta, Dani	Consider a request by Situs GJ Industrial LLC - Brooks Cowels for a Revocable Permit for landscaping in the S. 7th street right-of-way.
SPN-2023-366	475 N 26TH ST	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	Kaplan, Jacob	Short Term Rental - Sherwood
SPN-2023-367	230 W GRAND AVE	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	Kaplan, Jacob	Short Term Rental - Paroni
SPN-2023-368	1112 OURAY AVE	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	Kaplan, Jacob	Short Term Rental - McLam
SPN-2023-375	1548 INDEPENDENT AVE	Carville's Auto Detail Shop	Site Plan Major - v2	Lehrbach, Timothy	Request approval to construct a 6380 square foot auto detail shop on 1.528 acres in a C-2 (General Commercial) zone district.
SPN-2023-382	2005 N 4TH ST	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	Kaplan, Jacob	Short Term Rental - Sanger
SSU-2023-373	1548 INDEPENDENT AVE	CAM II Subdivision	Boundary Adjustment	Lehrbach, Timothy	Request approval of a simple subdivision to adjust a shared boundary line between two (2) lots totaling 2.4 acres in a C-2 (General Commercial) zone district.
TUP-2023-374	2836 NORTH AVE	Fireworks Stand	Temporary Use Permit	Robinson, Madeline	20X40 Firework stand
TUP-2023-376	2434 HWY 6 AND 50	Fireworks Stand	Temporary Use Permit	Robinson, Madeline	20X40 Fireworks Stand

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Projects Approved

Plan	Main Address	Project Name	Request Type	Assigned To	Approved Date	Project Type
SPN-2023-53	637 24 1/2 RD	All-Terrain MotorSports (Spin City site)	Site Plan Major - v2	Acosta, Dani	6/14/2023	Request approval to construct a 7436 sq ft addition to an existing 47,651 sq ft building on 4.82 acres in a C-1 (Light Commercial) zone district.
SUB-2023-88	498 SPARN ST	Catherines Plaza Filing 3	Subdivision Major - Preliminary/Final	Acosta, Dani	6/15/2023	Request approval to subdivide Lot 2 of Catherines Plaza Filing 2 into two lots containing 0.75 and 0.62 acre respectively in a C-1 (Light Commercial) zone district.
TUP-2023-344	2210 HWY 6 AND 50	Fireworks Stand	Temporary Use Permit	Dunlap, Pat	6/9/2023	Fireworks Stand

Non-Residential Permits Issued

Permit #	Main Address	Project Name	Permit Type	Work Class	Issue Date	Project/Business
PCN-2023-584	562 S WESTGATE DR		Planning Clearance (N)	Interior Remodel (No change of use)	6/9/2023	Interior Remodel
PCN-2023-619	762 HORIZON DR	Cannabis Dispensary	Planning Clearance (N)	Interior Remodel (change of use)	6/9/2023	Request approval of a Change of Use from a funeral home to a cannabis retail dispensary on 0.55087 acres in a C-1 (Light Commercial) zone district.
PCN-2023-623	115 S 5TH ST		Planning Clearance (N)	Demolition Permit - v2	6/14/2023	Demolish City of Grand Junction owned bathroom facility for replacement of new facility - Demo only at this time
PCN-2023-644	200 GRAND AVE		Planning Clearance (N)	Other - v2	6/12/2023	Add a 200 amp electrical service to power EV chargers for Bank of Colorado
PCN-2023-671	609 NORTH AVE		Planning Clearance (N)	Other - v2	6/15/2023	Re-roof of entire building

Permit Type Count

Permit Type	Count
FEN	5
SGN	1
BAN	0
DWP	0
HOM	4
PCR	12
PCN	5
PCM	0