

6/16/2023 through 6/22/2023

General Meetings / Neighborhood Meetings / Pre-Application Conferences

Plan	Main Address	Request Type	Assigned To	Project Type
General Meeting				
MTG-2023-333	2902 PATTERSON RD	General Meeting	Acosta, Dani	Request information about demolishing the existing building, build new building (C-store), car wash and build apartments on the adjacent (northeast) property on 3.63 +/- acres in a B-1 (Neighborhood Business) and R-8 (Residential 8 du/ac) zone districts.
MTG-2023-365	706 26 1/2 RD	General Meeting	Johnsen, Jessica	Request information for a rezone from R-2 (Residential 2 du/ac) to R-4 (Residential 4 du/ac) or R-5 (Residential 5 du/ac) zone district and simple subdivision on 1.505 acres.
MTG-2023-380	1620 MAPLE CT	General Meeting	Herbert, Kat	Request information on a lot split to construct a duplex or second dwelling unit on 0.208 acres in an R-8 (Residential - 8 du/ac) zone district.
MTG-2023-381	2845 ELM AVE	General Meeting	Galehouse, Nicole	Request information on simple subdivision for a duplex on 0.562 acres in an R-8 (Residential - 8 du/ac) zone district.
Neighborhood Meeting				
MTG-2023-351	2926 BRODICK WAY	Neighborhood Meeting	Johnsen, Jessica	Discuss a request for a Variance from the required front yard setback to allow a 6' fence within the setback on 0.35 acres in an R-5 (Residential 5 du/ac) zone district.

New Projects Submitted

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
COU-2023-383	2648 PATTERSON RD	Cannabis Dispensary	Change of Use	Dunlap, Pat	Cannabis Dispensary Cannabis Retail Dispensary
RZN-2023-384	2830 PATTERSON RD	Starbucks on Patterson	Rezone	Herbert, Kat	Starbucks on Patterson Consider a request by Sid Squirrel to rezone 0.96 acres from a MU (Mixed Use) zone district to MXOC (Mixed Use Opportunity Corridor) zone district.
TUP-2023-389		Office Trailer	Temporary Use Permit	Robinson, Madeline	CDOT storage of office trailers Placement of two temporary trailers for home base for A CDOT road construction on I70 Grand Junction

6/16/2023 through 6/22/2023

Projects Approved

Plan	Main Address	Project Name	Request Type	Assigned To	Approved Date	Project Type
ANX-2023-81	880 26 1/2 RD	Mustang Ridge	Annexation	Ashbeck, Kristen	6/22/2023	Consider a request by Brian and Stephanie Bray for Annexation/Zoning of 2.03 acres to an R-4 (Residential 4 du/ac) zone district.
ENV-2022-657	2345 W RIDGES BLVD	The Enclave Hillside Exception	Hillside Development	Ashbeck, Kristen	6/22/2023	Consider request by Specialized Communication Services Real Estate LLC (Owner and Applicant) for Approval of a Hillside Exception Request
PLD-2022-887	2345 W RIDGES BLVD	The Enclave ODP - W Ridges Blvd	Outline Development Plan	Ashbeck, Kristen	6/22/2023	Consider request by Specialized Communication Services Real Estate LLC (Owner and Applicant) for Approval a Planned Development (PD) Outline
SSU-2023-24	759 ORCHARD AVE	Eachus Subdivision	Lot Split	Herbert, Kat	6/21/2023	Request approval to split property into one additional residential lot on 0.25 acres in a R-8 (Residential 8 du/ac) zone district.
TUP-2023-376	2434 HWY 6 AND 50		Temporary Use Permit	Robinson, Madeline	6/21/2023	20X40 Fireworks Stand
VAC-2022-643	2345 W RIDGES BLVD	The Enclave ROW Vacation - W Ridges Blvd	Vacation of Public ROW	Ashbeck, Kristen	6/22/2023	Consider a request by Specialized Communication Services Real Estate LLC to vacate 9966 sq ft of West Ridges Boulevard adjacent property located at 2345 W Ridges Boulevard.

Non-Residential Permits Issued

Permit #	Main Address	Project Name	Permit Type	Work Class	Issue Date	Project/Business
PCN-2023-637	2478 PATTERSON RD		Planning Clearance (N)	Other	6/16/2023	Removing existing store front window and install into a new opening. Replace existing store front window with aluminum slider
PCN-2023-660	2490 PATTERSON RD		Planning Clearance (N)	Interior Remodel (No change of use)	6/20/2023	Tenant Finish. Interior remodel from a gym to a hyperbaric chamber.
PCN-2023-700	2540 HWY 6 AND 50		Planning Clearance (N)	Demolition Permit	6/20/2023	Interior demo first, remodel later after plans are completed
PCN-2023-705	2779 ACRIN AVE	OM Starbucks	Planning Clearance (N)	Non-Residential Development	6/21/2023	Request approval of a Major Site Plan Review for a 2160 square foot Starbucks Drive Thru on 1.14 acres in a C-1 (Light Commercial) zone district.
PCN-2023-708	200 S SPRUCE ST		Planning Clearance (N)	Interior Remodel (No change of use)	6/22/2023	Interior remodel for new office space, added windows and associated exterior facade updates to match Eastern portion of building, new sidewalk connection from West exit to existing NE parking lot.

Permit Type Count

Permit Type	Count
FEN	2
SGN	1
BAN	1
DWP	0
HOM	0
PCR	6
PCN	5
PCM	0