

8/25/2023 through 8/31/2023

General Meetings / Neighborhood Meetings / Pre-Application Conferences

Plan	Main Address	Request Type	Assigned To	Project Type
General Meeting				
MTG-2023-545	854 SANTA CLARA AVE	General Meeting	Herbert, Kat	Request information about creating a Simple Subdivision on 0.377712 acres in an R-8 (Residential 8 du/ac) zone district.
MTG-2023-546	2825 RIVERSIDE PKWY	General Meeting	Galehouse, Nicole	Request information on a Site Plan Review to construct a 100,000sf beverage distribution warehouse on 10.7316 acres in an I-1 (Light Industrial) zone district and 9.957 acres in a PD (Planned Development) zone district.
MTG-2023-547	235 27 RD	General Meeting	Ashbeck, Kristen	Request information on ANNEXATION and subdivision for R-2 zoning with three one-acre lots on 3.1498 acres; County RSF-4 zone district.
MTG-2023-548	257 LAKE RD	General Meeting	Thornton, Dave	Request information on ANNEXATION and a Comprehensive Plan Amendment from Parks & Open Space to Commercial to develop residential lots on 17.14 acres.
MTG-2023-549	548 HWY 50	General Meeting	Johnsen, Jessica	Request information on multifamily development to place 2 additional units on 0.589 acres in a C-1 (Light Commercial) zone district.

New Projects Submitted

Plan	Main Address	Project Name	Request Type	Assigned To	Project Type
ANX-2023-564	821 21 1/2 RD	Hartman Brothers Annexation	Annexation	Lehrbach, Timothy	Consider request by Flavius Real Estate, LLC, Kirk Hartman, to annex 2.958 from a County PUD (Planned Urban Development) zone district to City I-1 (Light Industrial) zone district.
FLP-2023-565	2714 B 3/4 RD		Floodplain Permit	Kaplan, Jacob	2714 B 3/4 Rd - Floodplain Permit 100-year floodplain for the Orchard Mesa Flood Inundation
RVP-2023-572	2715 MIDWAY AVE	Revocable Permit - Verstraete	Revocable Permit - Landscaping	Ashbeck, Kristen	Consider a request by Bruce Verstraete for a Revocable Permit for landscaping in the public rights of way on Midway Avenue and Cliff Drive.
SPN-2023-558	136 TELLER AVE		Site Plan Minor - Short Term Rental	Kaplan, Jacob	Short term rental unit for entire home.
SPN-2023-562	3233 LAKESIDE DR		Site Plan Minor - Short Term Rental	Kaplan, Jacob	STR - Thomas
SPN-2023-568	406 COUNTRY CLUB PARK RD		Site Plan Minor - Short Term Rental	Kaplan, Jacob	Full Property
SSU-2023-574	780 26 1/2 RD	Deer Creek Boundary Agreement	Disputed Boundary Agreement	Thornton, Dave	Request of a boundary agreement between 5 properties to resolve various boundary encroachments.
TUP-2023-569	2515 RIVERSIDE PKWY		Temporary Use Permit	Dunlap, Pat	Low traffic storage yard Milled Asphalt Delivery - low traffic storage yard
VAC-2023-567	174 LANTZER RD	Orchard Estates Subdivision / Suda Subdivision	Vacation of Public Easement	Ashbeck, Kristen	Consider a request by Ruckman Holdings LLC, Terry Ruckman to vacate a portion of a public utility easement located within the Orchard View Way right-of-way.

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Projects Approved

Plan	Main Address	Project Name	Request Type	Assigned To	Approved Date	Project Type
SPN-2022-913	768 HILARIA AVE	Landing on Horizon	Site Plan Major - v2	Galehouse, Nicole	8/30/2023	Request approval of a Major Site Plan to construct (6) three-story 28 plexes with parking, garages, and a clubhouse with a pool on 8.27 acres in a C-1 (Light Commercial) zone district.
SPN-2023-458	114 GUNNISON AVE	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	Kaplan, Jacob	8/29/2023	STR - Cooley
SPN-2023-77	1141 ROOD AVE	Short-Term Vacation Rentals	Site Plan Minor - Short Term Rental	White, Riley	8/29/2023	Short-term Rental - McGowen
SSU-2023-260	768 HILARIA AVE	Landing on Horizon	Lot Consolidation	Galehouse, Nicole	8/30/2023	Request approval of a simple subdivision to combine three (3) lots into one (1) totaling 8.28 acres in a C-1 (Light Commercial) zone district.
SUB-2022-826	720 23 1/2 RD	Canyon View Cottages - Filing 2	Subdivision Major - Preliminary/Final	Thornton, Dave	8/28/2023	Request of approval for Preliminary/Final for Canyon View Cottages Filing 2 consisting of 39 single family detached and attached units on 15.26 acres in a PD (Planned Development) zone district.
TUP-2023-332	2449 HWY 6 AND 50	Produce Stand	Temporary Use Permit	Robinson, Madeline	8/25/2023	Peach Stand in parking lot
TUP-2023-389		Office Trailer	Temporary Use Permit	Robinson, Madeline	8/31/2023	Placement of two temporary office trailers for A CDOT road construction on I70 Grand Junction
TUP-2023-516	2426 HWY 6 AND 50	Produce Stand	Temporary Use Permit	Robinson, Madeline	8/25/2023	Melon and fruit Stand

Non-Residential Permits Issued

Permit #	Main Address	Project Name	Permit Type	Work Class	Issue Date	Project/Business
PCN-2023-1006	700 MALDONADO ST		Planning Clearance (N)	Interior Remodel (No change of use)	8/31/2023	Removing 2 partition walls and framing the open space to make it one room
PCN-2023-1007	2526 PATTERSON RD		Planning Clearance (N)	Interior Remodel (No change of use)	8/31/2023	Removing one wall, painting and new floors - No change to plumbing
PCN-2023-981	2635 N 7TH ST		Planning Clearance (N)	Interior Remodel (No change of use)	8/25/2023	Interior remodel of short stay area and building new EP/Cath Lab - No plumbing involved

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Permit Type Count

Permit Type	Count
FEN	8
SGN	2
BAN	0
DWP	0
HOM	1
PCR	36
PCN	3
PCM	0