



Infill/Redevelopment Program Definitions

“Infill” development means: The development of a vacant parcel, or an assemblage of vacant parcels, within an established area of the City, and which is bordered along at least three-quarters of the parcel's, or combined parcels', perimeter by developed land. In addition, such parcel generally has utilities and street access available adjacent to the parcel, and has other public services and facilities available near-by. Generally, these sites are vacant because they were once considered of insufficient size for development, because an existing building(s) located on the site was demolished, or because there were other, more desirable or less costly sites for development. (For purposes of this definition, 'developed land' shall not include land used for agriculture, as "agriculture" is described in Section 9.27 of the Grand Junction Zoning and Development Code.)

“Redevelopment” means: Any development within a **Redevelopment Area**, including --- in whole or in part --- clearance, replanning, reconstruction, or rehabilitation, and the provision for industrial, commercial, residential, or public spaces and any incidental or appurtenant facilities, as appropriate.

A **“Redevelopment Area”** means: An area in transition, the boundaries of which may be more specifically defined and/or mapped by the City. Such area shall be comprised of not less than two acres, and shall contain buildings, improvements, or vacant lots that fail to exhibit an appropriate use of land or fail to generate housing, retail, or employment opportunities commensurate with the area's physical capacity and the planned use of the area as defined by the Growth Plan.