

Infill / Redevelopment Application

Date of Application _____ Date Received _____

Applicant Name _____

Applicant Address _____

City/State/Zip _____

Contact Name _____

Telephone (_____) _____ Fax Number (_____) _____

Email Address _____

Property Owner (if different than applicant) _____

Project Name/Description _____

Site Location _____

Tax Parcel Number(s) _____

*** Please provide a written response to the following questions and submit four (4) copies of your application and attachments along with a site map showing the location of the development site to:**

**Public Works & Planning Department
Attn: Planning Division (Infill/Redevelopment)
250 North 5th Street
Grand Junction CO 81501**

1. Is the site within the City's geographically mapped area for: Infill Redevelopment
(See www.gjcity.org to verify that your request is within the boundary.)
2. Does the site meet the definition of: Infill or Redevelopment
3. Please provide a general description of your project and what you are requesting.
4. Describe how the site or project is compatible with the surrounding area and meets community values including compatibility with surrounding quality of design and site planning.
5. Describe the project's feasibility. This should include the developer's resume of experience, whether project financing is in place and, for non-residential projects, what tenant commitments are in place.
6. Within a distance of 1,000 feet, list any specific infrastructure projects planned and/or funded by the City, or any proposed off-site contributions anticipated by the proposed project that address existing deficiencies as defined by the City (to obtain a current list of projects, contact the City Public Works Department at (970) 256-4082.
7. Does the proposed project include a mixture of uses? If so, describe the types and percentage.

8. Is the proposed project part of an economic development recruitment (i.e., GJEP)? If yes, list any awards or assistance that this project has received, been approved or have applied for.
9. Are you receiving or have you applied for any federal or state funding? If so, please explain.
10. Will the proposed project preserve or enhance any historic structure or site? If so, please explain. Has the structure or site been inventoried by the City?
11. Does the proposed project include an affordable housing element? If so, provide details including how the project meets different HUD definitions for affordable housing.
12. Does the proposed project go beyond current Code requirements and provide enhance architectural and design elements? If so, please describe.
13. The following is a list of potential forms of City involvement. Please place a (✓) in the column indicating the type(s) of incentive(s) you would like to be considered for and provide a written justification for each request.

	Applicant ✓	Total \$ Amount	Requested City Portion
a. Expedited development review process.		n/a	n/a
b. Assistance with City agency review.		n/a	n/a
c. Deferral of fees (examples may include permitting fees, tap fees and impact fees).		\$	\$
d. Density bonuses for residential projects.		n/a	n/a
e. Proactive City improvements, i.e., “prime the pump” by investing in various City improvements prior to any private development commitment.		\$	\$
f. Financial participation – because many desired projects are not viable without City participation and/or to reduce the relative land cost for redevelopment versus vacant property.		\$	\$
g. Contribution to enhancements / upgrades versus typical standards (for instance upgrading a split face block building treatment to a stone building treatment).		\$	\$
h. Off-site City improvements required by Code, i.e., access, undergrounding of utilities, streetscape, etc.		\$	\$
i. City assemblage of development parcels for redevelopment bids.		\$	\$