Purpose: To maintain and enhance the vitality of downtown and encourage the reuse of existing buildings as restaurants.

Background: A goal of the City's 2014 Economic Development Plan ("Plan") is to support existing businesses with and through business improvement and/or expansion initiatives. The creation of a Change in Use Incentive Grant Pilot Program is one such initiative.

The Comprehensive Plan recognizes the importance of maintaining and enhancing a strong downtown as being essential for the area’s regional economy. Goal 4 of the Plan support “the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.” In addition, Goal 6 encourages “preservation of historic buildings and their appropriate reuse.

The Greater Downtown Plan, adopted in 2013, provides a more detailed vision for the downtown area, recognizing it as the City’s center and a regional destination and the importance of maintaining and enhancing public amenities and services for the area to remain economically viable. The Central Business District, in particular, has an historic building stock that establishes the unique character of the downtown area.

The DDA is operating under the 1981 Plan of Development (POD), which has been amended periodically to include additional properties and projects. The POD created the framework for meeting the mission of the DDA and set forth recommendations for achieving the goals, including funding mechanisms, planning process, design, parking, transportation circulation, infrastructure, public improvements, housing, street vendors, landscaping, property assemblage, retail mix and anchor facilities.

Due to changing market conditions, downtown Grand Junction is following the trends of downtowns throughout the country from a predominantly retail business environment to an entertainment district, with more of a mix of restaurants, bars and other entertainment venues. As that change occurs, it’s important to be able to reuse the historic building stock for new uses. A significant cost to change the use of a building from office or retail to restaurant is the sewer service plant investment fee.

**INTRODUCTION TO THE PROGRAM**

**Purpose:** To maintain and enhance the vitality of downtown and encourage the reuse of existing buildings as restaurants.

**Background:** A goal of the City’s 2014 Economic Development Plan ("Plan") is to support existing businesses with and through business improvement and/or expansion initiatives. The creation of a Change in Use Incentive Grant Pilot Program is one such initiative.

The Comprehensive Plan recognizes the importance of maintaining and enhancing a strong downtown as being essential for the area’s regional economy. Goal 4 of the Plan support “the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.” In addition, Goal 6 encourages “preservation of historic buildings and their appropriate reuse.

The Greater Downtown Plan, adopted in 2013, provides a more detailed vision for the downtown area, recognizing it as the City’s center and a regional destination and the importance of maintaining and enhancing public amenities and services for the area to remain economically viable. The Central Business District, in particular, has an historic building stock that establishes the unique character of the downtown area.

The DDA is operating under the 1981 Plan of Development (POD), which has been amended periodically to include additional properties and projects. The POD created the framework for meeting the mission of the DDA and set forth recommendations for achieving the goals, including funding mechanisms, planning process, design, parking, transportation circulation, infrastructure, public improvements, housing, street vendors, landscaping, property assemblage, retail mix and anchor facilities.

Due to changing market conditions, downtown Grand Junction is following the trends of downtowns throughout the country from a predominantly retail business environment to an entertainment district, with more of a mix of restaurants, bars and other entertainment venues. As that change occurs, it’s important to be able to reuse the historic building stock for new uses. A significant cost to change the use of a building from office or retail to restaurant is the sewer service plant investment fee.

**ELIGIBILITY**

- The City and DDA will each fund 25% of the sewer wastewater Plant Investment Fee, up to a maximum $10,000 each, for the conversion of an existing building to a restaurant use located within the Greater Downtown Planning area. To be eligible for DDA funding must be in DDA Boundary, click HERE for link.
- The City and DDA’s share of the PIF will be paid directly to the sewer fund upon issuance of the Final Certificate of Occupancy for the building.
- Application must be made by the property owner, or a business owner who has the owner’s express written authorization.
- Award of the Change of Use Incentive Grant shall be valid for one year.
- New building construction is not eligible.
Downtown Grand Junction Change in Use Incentive Grant
Pilot Program APPLICATION

Completed application to be submitted to the City Community Development Division, 250 N. 5th Street, Grand Junction, CO 81501, or scan and email to planning@gjcity.org or Downtown Development Authority, 437 Colorado Ave, Grand Junction, CO 81501, or scan and email brandon@downtowngj.org.

Name of Applicant(s): ________________________________________________
Mailing Address: ____________________________________________________
Phone Number(s): __________________________________________________
Email: ______________________________
Property Owner(s): __________________________________________________
Mailing Address: ____________________________________________________
Phone Number(s): __________________________________________________
Email: ______________________________
Project Address: ____________________________________________________
Business Name: ________________________
Parcel Number: ________________
Projected Start/Finish Dates for Project: _________________________________
Total Calculated Sewer Plant Investment Fees: ____________________________
Applicant’s Signature: ______________________________ Date:____________________
Attest: ______________________________ Date:___________________________
(If LLC, Corporation or Legal Entity other than Sole Proprietorship)
Owner’s Signature (if different): ______________________________ Date:____________________
(If LLC, Corporation or Legal Entity other than Sole Proprietorship)
Attest: ______________________________ Date:___________________________
(If LLC, Corporation or Legal Entity other than Sole Proprietorship)