



Affordable Housing Code Task Force
City Hall -250 North 5th Street, Grand Junction, CO 81501
Training Room, 2nd Floor City Hall
September 3, 2026 (3:30 p.m. – 5:00 p.m.)

Registration Link: <https://attendee.gotowebinar.com/register/1601253326055968600>

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| 1. Consultant Update | Mike Bennett |
| 2. Higher Level Discussion continued | Emilee Powell |

Current Focus/Assignments: Items not yet discussed with the Task Force but are on the agenda to discuss.

TEDS (4'Sidewalks and Street Sections) Scope for consultant	Ivan /Mark /Keith
Survey	Ron Abeloe/Ivan Geer/Mike Foster
Plat Expirations	Keith Ehlers/Ron Abeloe
Local Agency/Length of Review Time	Kim Kerk/Ivan Geer
Legal	
Cottage Court Decision	
Lot size/Width (TF Involvement)	
Overlaps – Exactions/Fees	
24 Road Overlay	
Market Driven Amenities	
CC&R Review	
Subdivision Code	

Recommendations/Pending Action: Items that have been discussed at the Task Force and those assigned to write up the recommendation on the Recommendation Template Form to submit to Co-Chairs and Kimberly.

Significant Trees	<i>PC Hearing 9.2.26</i>	Kevin Bray
Shared Driveways	<i>TBD</i>	Ron Abeloe
Detention Ponds	<i>Staff Report to HACTF</i>	Ron/Mark
Surveyor Information	<i>Summary</i>	Kimberly

Items on Hold

Minor Site Plan Trigger	Mike Foster (Hold)
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Next Action Items: Items to be added to the agenda.

Completed Items

ADA Digital Compliance	(Completed)
Inclusionary Zoning-Linkage Fee	(Forwarded to Council as information only)



Pre-Application Meeting (Completed)

Pre-Application Checklist (Completed)

Pedestrian Access/Connections (Completed)

Revocable Permit – (Completed) Text Amendment is not required.

- Initial problem we were originally solving for was the concept of a “master revocable permit” with an example from Redlands 360 development, who were filing multiple individual permit applications for irrigation crossings, and the ability to file a single permit to allow for multiple irrigation crossings is an efficiency and cost savings.
- Currently in our code, the Community Development Director has the authority to grant revocable permits for irrigation, landscaping, and certain fencing.
- City legal believes without changing the code, we currently have the ability to allow for “master revocable permits” for each filing of a development when the permit can be issued with sufficient drawings identifying the specific property that is being permitted. These master revocable permits can be handled administratively.
- For the remaining revocable permits that come before Council, Legal’s analysis is that those can also be bundled together as a master revocable permit when individual items can be properly drawn and described within the single permit application.
- Granting a revocable permit should provide due process with a clear impartial decision with no appearance of impropriety without fear of unequal treatment. A record based on evidence to support the decision made is needed. These steps are best available with the City Council consideration of the request.

Code and Statute Citations (Completed)

Roaring Fork vs St. Jude Discussion (Completed)

Bicycle Parking (Completed)

Certified Irrigation Designer (Completed)

Significant Trees

Shared Driveways

Detention Ponds

Surveyor Requirements