

Having been duly posted on the 11th day of May, 1995 and the public having the opportunity to comment on the propriety of the following regulation will be duly promulgated and become effective on the 18th day of May, 1995.

**RE: ADMINISTRATIVE REGULATION NO. 4-95
Zoning and Development Code
City of Grand Junction**

Issued by: /s/ Larry Timm _____ Date
Larry Timm, Director of Community Development

and:

/s/ Rick Beaty ----- Date
Rick Beaty, Fire Chief

Topic:

Application of "Temporary Retail Uses" (Section 4-13-1), for those temporary uses which do not change site location or characteristics every year. Also, clarification on fee schedule coordination and review procedures with the Grand Junction Fire Department.

Background:

In July of 1994 the City adopted section 4-13 of the Zoning and Development Code, Temporary Uses. Operating temporary use vendors and all sales tax licensees were contacted and advised that in 1995 that a permit would be required for all defined temporary uses. The objective for requiring permits on temporary uses is to mitigate potential safety hazard, traffic ingress/egress, and sign code issues and to specify appropriate time limitations for specific uses. Practical experience is showing that the annual application of the temporary use permit process for uses which are accessory to established businesses and do not change their site characteristics annually may be an unnecessary requirement.

In addition to the Community Development Department's permitting process, the Fire Department also requires a permit, review and inspection of certain uses, most commonly seasonal greenhouses and fireworks stands. This may be overly burdensome and confusing to the involved vendors and the procedure may be streamlined to benefit all involved.

Administrative Interpretation:

For purposes of this regulation, the temporary use permit for annual uses accessory to established

business, such as greenhouses and Christmas tree sales, shall be required one time unless there are changes in the location, size or intensity of operation, structure, signage, traffic access or type of use. This permit will remain on file and be reactivated annually without an additional fee.

The Grand Junction Fire Department will be considered a review agency on all temporary use permit applications received by the Community Development Department except fireworks stands. The Fire Department will not charge any additional fees or require a separate application for this review, although the Fire department will conduct their own inspections in accordance with the Uniform Fire Code. Conversely, all firework stand applications will be processed by the Grand Junction Fire Department and the Community Development Department will be considered a review agency for these applications and will not charge an additional fee or require a separate application for these uses.