

SUBMITTAL CHECKLIST

TEMPORARY USE PERMIT

Planning Clearance for also.

Location: 2831 North Ave?

Project Name: Produce Stand

ITEMS	DISTRIBUTION																					
<p>Date Received _____</p> <p>Receipt # _____</p> <p>File # <u>TUP 95-3.18</u></p> <p style="text-align: center;">DESCRIPTION</p>	● City Community Development	● City Dev. Eng.	○ City Utility Eng.	○ City Property Agent	○ City Parks/Recreation	○ City Attorney	○ City Sanitation	● City Fire Dept.	● City Police	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ ICI Cable	○ Code Enforcement	○ Building Department	○ Other			TOTAL REQ'D.	
● Application Fee	1																					
● Submittal Checklist *	1																					
● Review Agency Cover Sheet *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Application Form *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Reduction of Assessor's Map	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● General Project Report	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● 11" x 17" Site Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
○ Sketch of Proposed Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
○ Sketch of Proposed Signage	1																					
● Letter from Property Owner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
○ Other																						

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

DATE SUBMITTED: 07/18/95

PERMIT # _____
FEE \$25.00

TEMPORARY USE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNER: ESTATE OF GLADYS COLLINS/TOM E. ELDER PERSONAL REP

ADDRESS: 562 WHITE AVE, GRAND JUNCTION, CO

PHONE: 243-0946

APPLICANT'S NAME: JIM W. NOTTINGHAM

ADDRESS: 102 NORTH MAIN, DELTA, CO 81416

PHONE: 874-1648

LOCATION OF PROPERTY: 2831 NORTH AVE, GRAND JUNCTION, CO

TAX PARCEL # 2943-182-00-076

TYPE OF USE: RETAIL SALE OF FRUITS AND VEGETABLES

PERIOD OF TIME FOR WHICH

PERMIT IS REQUESTED: AUGUST 1 - DECEMBER 15, 1995

DAILY HOURS OF OPERATION: 9:00 AM - 7:00 PM

OTHER: _____

PPFOR OFFICE USE ONLYPP

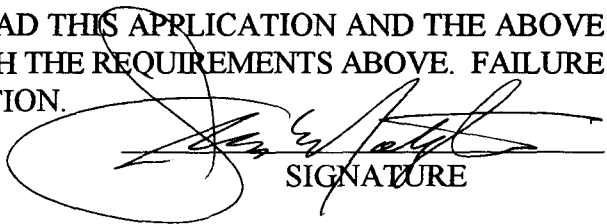
ZONE: _____ SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: _____

STAMPED APPROVED SIGHT PLAN, INCLUDING SIGNAGE, MUST BE ATTACHED TO THIS PERMIT AND AVAILABLE ON SITE.

ANY MODIFICATION TO THIS TEMPORARY USE PERMIT MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT, AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.


SIGNATURE

APPROVED BY : _____

DATE APPROVED : _____

Jim W. Nottingham
d/b/a Castle Farms
102 Main
Delta, CO 81416

RE: Temporary Use Permit
General Project Report

To Whom It May Concern:

Castle Farms requests a Temporary Use Permit for the retail sale of fresh fruits and vegetables on land located at 2831 North Avenue, Grand Junction, CO. This permit will be needed from August 1, 1995 thru December 15, 1995. The daily hours of operation open to the public will be from 9:00 AM to 7:00 PM. Castle Farms will set up and remove a temporary tent in which vegetables and fruits will be displayed. Castle Farms will supply a temporary bathroom facility along with a trash dumpster to maintain a clean orderly area. All items will be removed at the end of the permit and the lot left in clean condition along with all owner's fencing replaced. All weeds will be maintained while in use.

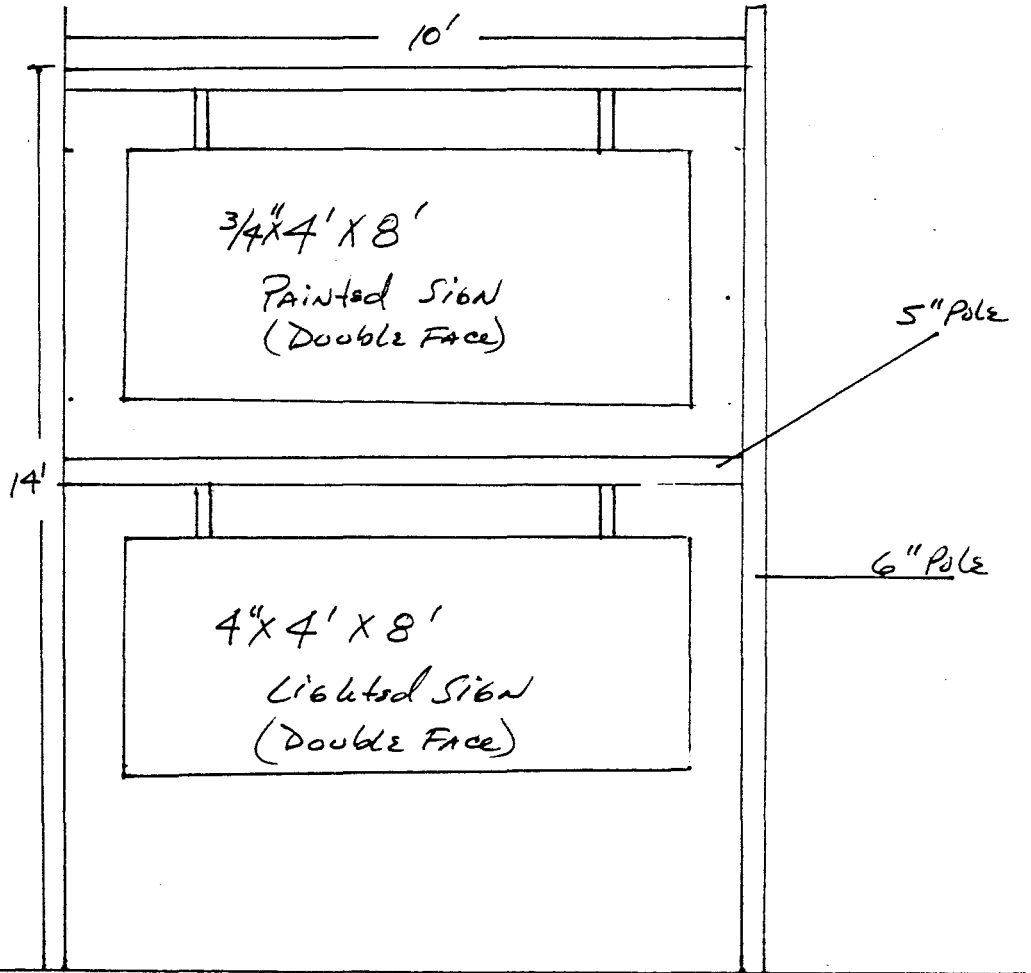
Respectfully submitted,

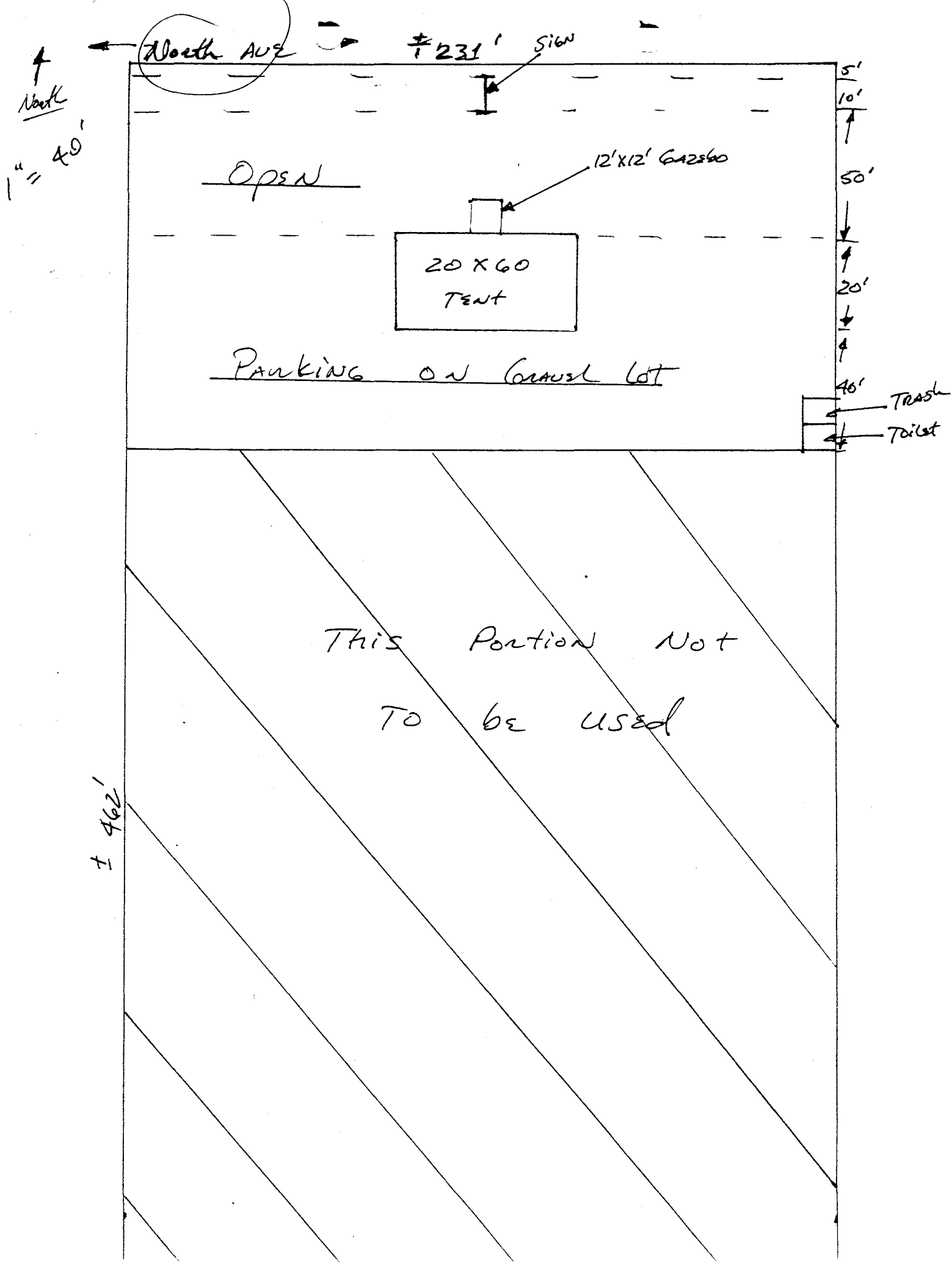


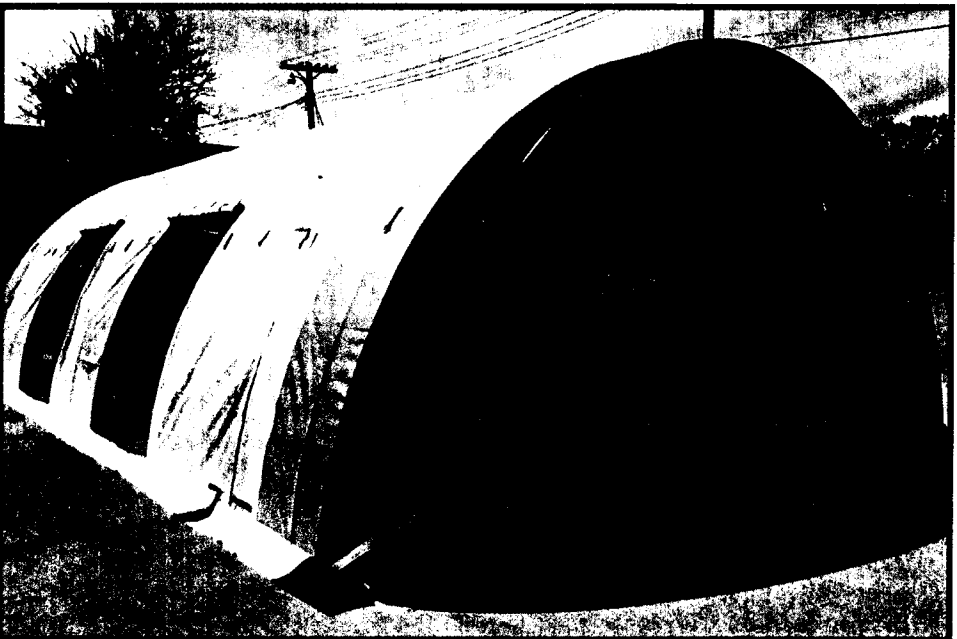
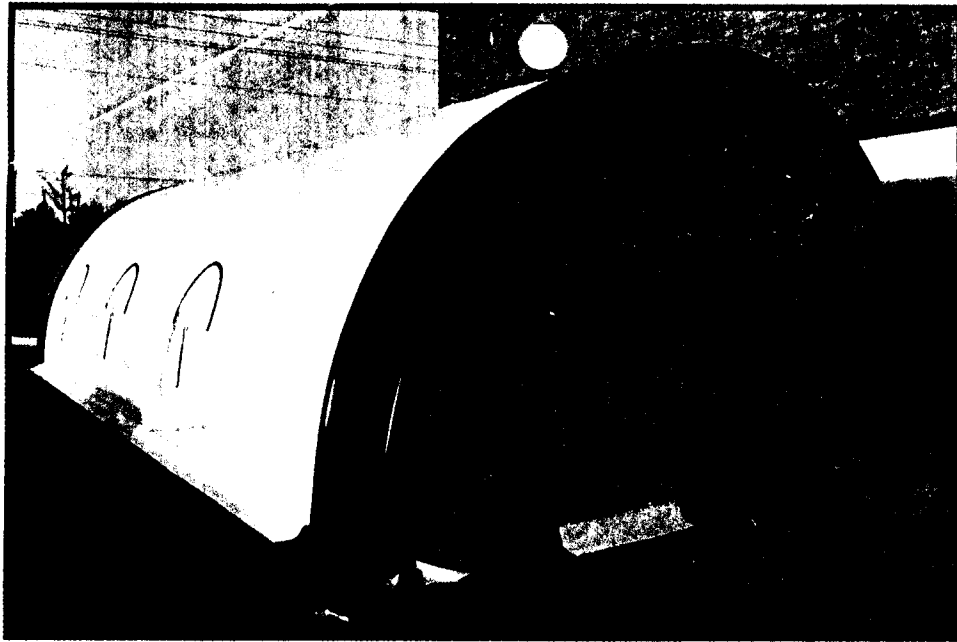
Jim W. Nottingham

1" = 3'

both locations







SELECTED STANDARD FEATURES

WeatherPort Premium Gaurdrite Cover
 Ultraviolet, 68% transparent, 5/10 year*, Reinforced, tear resistant, durability tested, a HWP exclusive material
 WeatherPort Commercial Frame with
 HWP Tool-less Set up System
 60% fewer parts, Most sizes set up from 1-3 hours
 Structural Steel Frame, Zinc Plated
 interlocking & color coded for ease in assembly, rustproof
 Anchoring System Included & Specified
 Concrete-Asphalt-Dirt-Wood or Custom
 *see our mfg. warranty for more information

Customer Preferred Option Packages

Graphic Color Bands — *Your Color Choice*
 Corporate Graphics Logo/Message
 Bonded to cover, most colors available no exact PMS matches
 Guardrite Solid Ends
 Transparent Ends
 HD/DZ Pulley Rollup Yard Doors
 HD Zippered Rollup Yard Doors
 Double ClearVue Security Doors 6 x 8
 30" Solid Entry Door
 36" Solid Entry Door
 HD/DZ Net Personnel End
 90% Opticlear Skylights
 Opticlear Windows
 Half Moon Vents
 2.5' Arches
 Extended Height

QuickSaver Options

Hansen EBR Standard Frame
 WP Select Vinyl Cover & Ends
 Generic class material-on request*
 *not a stock item, certain Mfg. warranty limitations apply

Engineering Designs Group

Gable Style
 Parabolic Style
 Lean-to Style
 Custom Sizes
 Building Supplements
 Flooring Systems
 Artica Insulation
 Heating/Cooling Systems
 Ventilation
 Double Covers
 Custom Entry Ways

Color Combinations

White	Tan
Green	Blue
Yellow	Red
Translucent	
Transparent	

Others Available, with Special Min. Order

Available From

SELECTED STANDARD FEATURES

Customer Preferred Option Packages

QuickSaver Options

Engineering Designs Group

Color Combinations

REVIEW COMMENTS

Page 1 of 1

FILE #TUP-95-3.18

TITLE HEADING: Temporary Use Permit - Produce Stand

LOCATION: 2831 North Avenue

PETITIONER: Jim Nottingham

PETITIONER'S ADDRESS/TELEPHONE: Castle Farms
102 N Main
Delta, CO 81416
874-1648

STAFF REPRESENTATIVE: Jan Koehn

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY DEVELOPMENT ENGINEER 7/25/95
Jody Kliska 244-1591

No comment.

GRAND JUNCTION FIRE DEPARTMENT 7/25/95
George Bennett 244-1400

Provide one 2A-10BC 5 lb. fire extinguisher. No additional requirements at this time.

GRAND JUNCTION POLICE DEPARTMENT 7/25/95
Dave Stassen 244-3587

This proposal poses no concerns for the Police Department. With its high profile location, the petitioner should make sure to secure all removable items at the end of each business day to keep it from being stolen.

COMMUNITY DEVELOPMENT DEPARTMENT 7/27/95
Jan Koehn 244-1593

1. Area of tent allowed is 400 s.f. maximum.
2. Only one 32 s.f. sign is allowed - not two as indicated (per Temporary Use Permit requirements).
3. For Special Use Permit a separate sign permit could be pulled for signage in excess of 32 s.f.
4. Maximum time is August 1 - December 1, 1995 - 4 months for Temporary Use Permit.



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

August 2, 1995

Jim W. Nottingham
102 North Main
Delta, CO 81416

RE: TUP-95-3.18

Dear Mr. Nottingham:

Your request for a Temporary Use Permit for a produce stand at 2831 North Avenue has been reviewed by the Community Development Department. Your proposal as presented does not meet the criteria for a Temporary Use Permit but can fit the category of a Farmers Market which requires a Special Use Permit, so we have processed your application as a Farmers Market.

The Special Use Permit for a Farmers Market at 2831 North Avenue is approved with the following conditions:

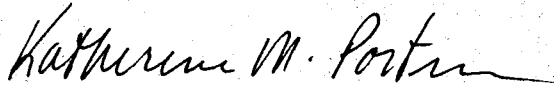
1. The Farmer's Market will operate from August 1, 1995 through December 15, 1995 from 9:00 A.M. to 7: P.M. (In subsequent years the dates of operation cannot exceed 5 months.)
2. The temporary tent shall not exceed 1200 square feet and the attached gazebo shall not exceed 144 square feet.
3. Signage exceeding 32 square feet will require a sign permit to be obtained by a licensed sign contractor and must meet all requirements of the Zoning and Development Code. Banners and other wind driven signs will require a Special Events Permit and must meet the requirements of the Code.
4. All Fire and Building Code requirements must be complied with, including, but not limited to the requirement for one 2A-10BC 5 lb. fire extinguisher.
5. The site shall be kept weed and trash free.
6. All structures and signs shall be removed from the property within 10 days of the last day of business.

The Police Department also recommends that all removable items be secured at the end of each business day to keep it from being stolen.

The Special Use Permit for this site shall remain valid in subsequent years provided the proposal remains the same with the above conditions. Any changes would have to be reviewed and approved by the City.

Thank you for your cooperation through this review process.

Sincerely,



Katherine M. Portner
Planning Supervisor