Administration Department
(970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

Town of New Castle
PO Box 90
450 W. Main Street
New Castle, Co 81647

DEVELOPMENT APPLICATION

Applicant: Bronwyn Rittner	
Address: 111 N. 3RD ST. NEW CASTLE CO. 81647	Phone: 307-690-6527 FAX: E-mail: bronwynbhbr@Gmail.
Property Owner: TOWN OF NEW CASTLE	
Address: 450 WEST Main	Phone: FAX: E-mail:
Contact Person:	
Address:	Phone: FAX: E-mail:
Property Location/Address: Ritter Plaza	
Legal Description:	Acres:
Existing Zone (Not sure? Click here for help): C1	
Existing Land Use: Park / Plaza	

RECEIVED
MAY 1 2016
TOWN OF NEW CASTLE, CO BUILDING DEPARTMENT

TYPE(S) OF LAND USE(S) REQUESTED

- ☐ Pre-Annexation Agreement
- ☐ Annexation
- ☐ Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations)
- ☐ Amended Plat
- ☐ Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans)
- ☐ Floodplain Development Permit
- ☐ Lot Line Adjustment or Dissolution
- ☐ Site Specific Development Plan/Vested Rights
- ☐ Variance
- ☐ Zoning
- ☐ Zoning Amendment
- ☐ Re-zoning
- ☐ R-1-HC Identification
- ☑ Conditional Use Permit or Special Review Use Permit
- ☐ Other

This development would create _____ residences and 120 square feet of commercial space.

Applicant must also complete and submit the appropriate checklist for the type of land use requested. Both the applicant and the property owner must sign this application.

Applicants are encouraged to schedule a pre-application meeting with the Town Administrator and/or Town Consultants prior to submitting this application.

AGREEMENT TO PAY CONSULTING FEES AND EXPENSES

It is the policy of the Town of New Castle that all land use applications must be filed in the Office of the Town Clerk to receive formal consideration. Please refer to the Town Clerk's Office for all applicable procedures.

However, the Town encourages land use applicants to consult informally with members of the Town Staff, including outside consultants, prior to filing applications if the applicant has questions regarding areas within Staff members' particular expertise; PROVIDED THAT THE POTENTIAL APPLICANT AGREES TO REIMBURSE THE TOWN FOR ALL FEES AND EXPENSES RELATING TO SUCH INFORMAL MEETINGS.

The Town employs outside consultants for engineering, surveying, planning, and legal advice. These consultants bill the Town on an hourly basis as well as for expenses including but not limited to copies, facsimile transmissions, and long distance telephone calls.

It is the Town's policy that all persons wishing to hold informal meetings with members of the Town Staff acknowledge responsibility for all fees and expenses charged by outside consultants by signing this Agreement below.

I acknowledge and agree to pay the Town of New Castle all actual costs incurred by the Town in relation to legal, engineering, surveying, planning, or other services performed by consultants to the Town as a result of such consultants' review and comment upon, or other services related to, land use proposals and/or applications proposed by me or on my behalf, regardless of whether or not such application is formally filed with the Town. Interest shall be paid at the rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect all costs of collection in addition to the amount due and unpaid, including but not limited to reasonable attorney's fees and costs.

SO AGREED this 16 day of MAY, 2016.

Bronwyn Rittner
Applicant (Print Name)

Signature

307-690-6527
Telephone

P.O. Box 253 New Castle Co. 81647
Mailing Address

Property Owner

Mailing Address If Different From Above

Relationship to Applicant or Potential Applicant

Type of application: _____

Property description: _____

Proposal for "Simon's Ice Cream Stand" Ritter Plaza

"Simon's ice cream stand" Proposal from Simon and Bronwyn Rittner

We are requesting the ability to put a small Ice cream stand in downtown Ritter Plaza for the summer. We believe that this would fill a much needed niche in the retail offerings of the downtown area. It would resemble a compact Lemonade stand with 12x12 tent, freezer, cooler and table in the set up and would be completely removed when not open. The sole operators would be Simon Rittner(9 years old) and his mother Bronwyn Rittner as responsible party.

Items to be sold-

-Sealed package Ice cream cones and bars.

-frozen candy bars

-bottled water,soda, iced coffee, juice and lemonade.

-the second season we would like to add shaved ice and scoop ice cream.

Location-

Please see attached hand drawn sketch. We are requesting to place the stand in the north east corner of the plaza. This would be just behind the sidewalk planter. Again the square footage use would not exceed 120 sg.ft.(12x12). We would like to put 2 small bistro style tables out with 4 like chairs. Included are the following; Small string lights around the tent and an a-frame signboard, matching the downtown area business signs, on the sidewalk in front as advertising. As stated before the entire "retail space" would be set up for business and removed after hours each day. We accept full responsibility for clean up of the area each day of operation including washing of any spills and removal of garbage.

Hours of operation-

Thursday-Saturday, 2pm-7pm or later.

Sunday 1pm-5pm

Although we cannot be there full 9-5 hours we will stay consistent on the hours posted for the summer. Because we will be the sole operators there will be one week during the summer where we will be closed for vacation.

We will also try to be present for any special events downtown.

Dates of operation-June 1st-august 31st., possible weekends in September.

Needs from town-

- Temporary summer lease for above mentioned space(June-September).

-Electric hook up(located in planter box)

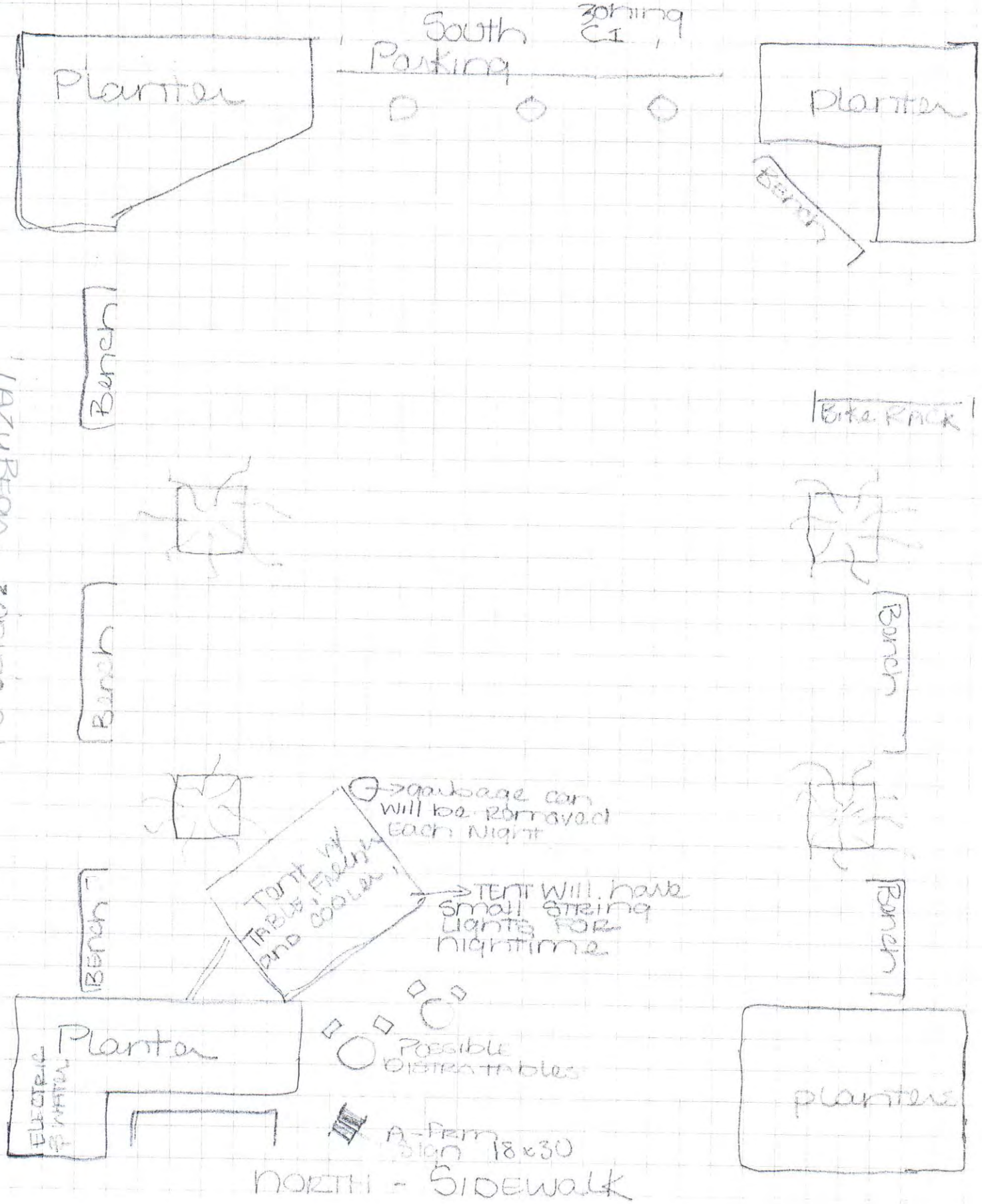
-water hook up to clean up any spills(minimal use).

Requirements that are not applicable for our conditional use permit-

-Since this is a simple"lemonade stand " style set up that will be completely removed when not open located on town land we believe the following does not apply. Proof of legal ownership,Names and addresses of all property owners/lien holders,off street parking,points of ingress and egress,fencing landscaping and screening,compliance with performance standards, easements locations and sizes and utility placement, time schedule for development.

As stated before we believe that this would start to fill a needed niche in the downtown business district. It is our hope that it would help increase foot traffic and keep people downtown for longer. I have lived in several small towns managing and helping home grown businesses for many years. There is a wonderful warmth to a downtown area that embraces the differences and the creativity that small enterprise can bring. I would also be remiss if I did not mention that this would be a fabulous opportunity for me to share with my son Simon, the joy, passion(and hard work) that goes into running your own business.

Thank you so much for your time, should you have any questions or comments please do not hesitate to call me! 307-690-6527.

Bronwyn Rittner, Simon Rittner

Downtown Ritter Plaza-