

DATE SUBMITTED: 8-3-94

137 94-1

PERMIT # 137-94(1)
FEE \$25.00
Receipt 1460

Kris

TEMPORARY USE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNER: Surplus City

ADDRESS: SE Corner Rice and Grand
~~1st and Grand Avenue Grand Junction, CO 81501~~

PHONE: (303) 242-2818

APPLICANT'S NAME: McCoy Farms

ADDRESS: P.O.Box 1092 Grand Junction, CO 81502

PHONE: (303) 245-0468

LOCATION OF PROPERTY: Mobile Truck Unit

TAX PARCEL # ~~2945-154-02-002~~ 2945-154-02-002

TYPE OF USE: Fruit Stand

PERIOD OF TIME FOR WHICH PERMIT IS REQUESTED: 07-30-94 thru 09-10-94

DAILY HOURS OF OPERATION: Various

OTHER: _____

PPFOR OFFICE USE ONLYPP

ZONE: I-1 SETBACKS: F 55' S 0 R 0

SPECIAL CONDITIONS: Signage only on truck

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]
SIGNATURE

APPROVED BY: *[Signature]*

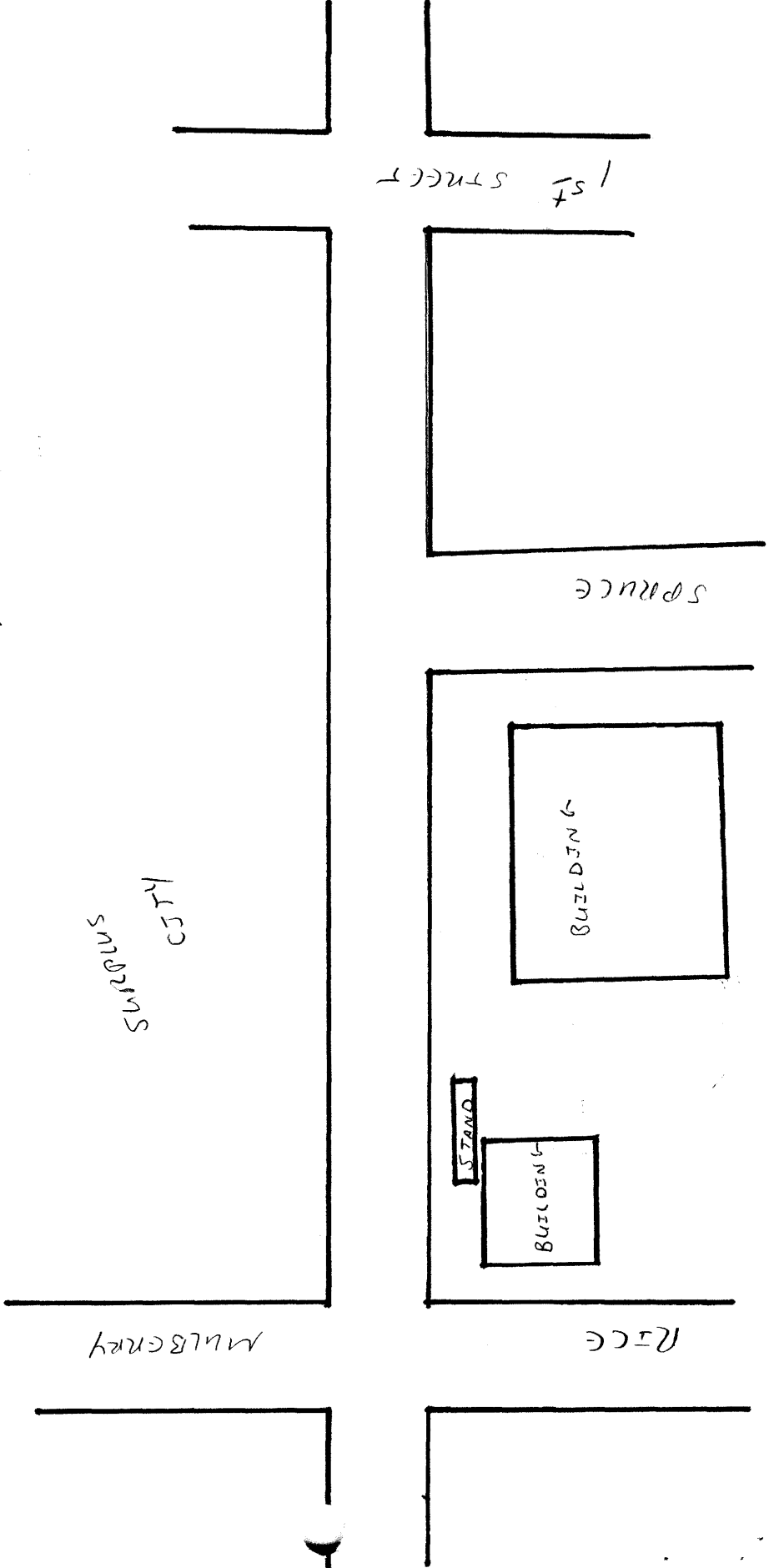
DATE APPROVED: 8/9/94

137
1996

I, BEING THE PROPERTY OWNER, DO HEREBY AUTHORIZE MCCOY FARMS TO USE THE BELOW DESCRIBED AREA HIGHLIGHTED IN YELLOW FOR THE TEMPORARY PURPOSE OF SETTING UP A FRUIT STAND FOR THE PURPOSE OF SELLING FRUIT.

[Signature]
SIGNATURE

8.1.94
DATE



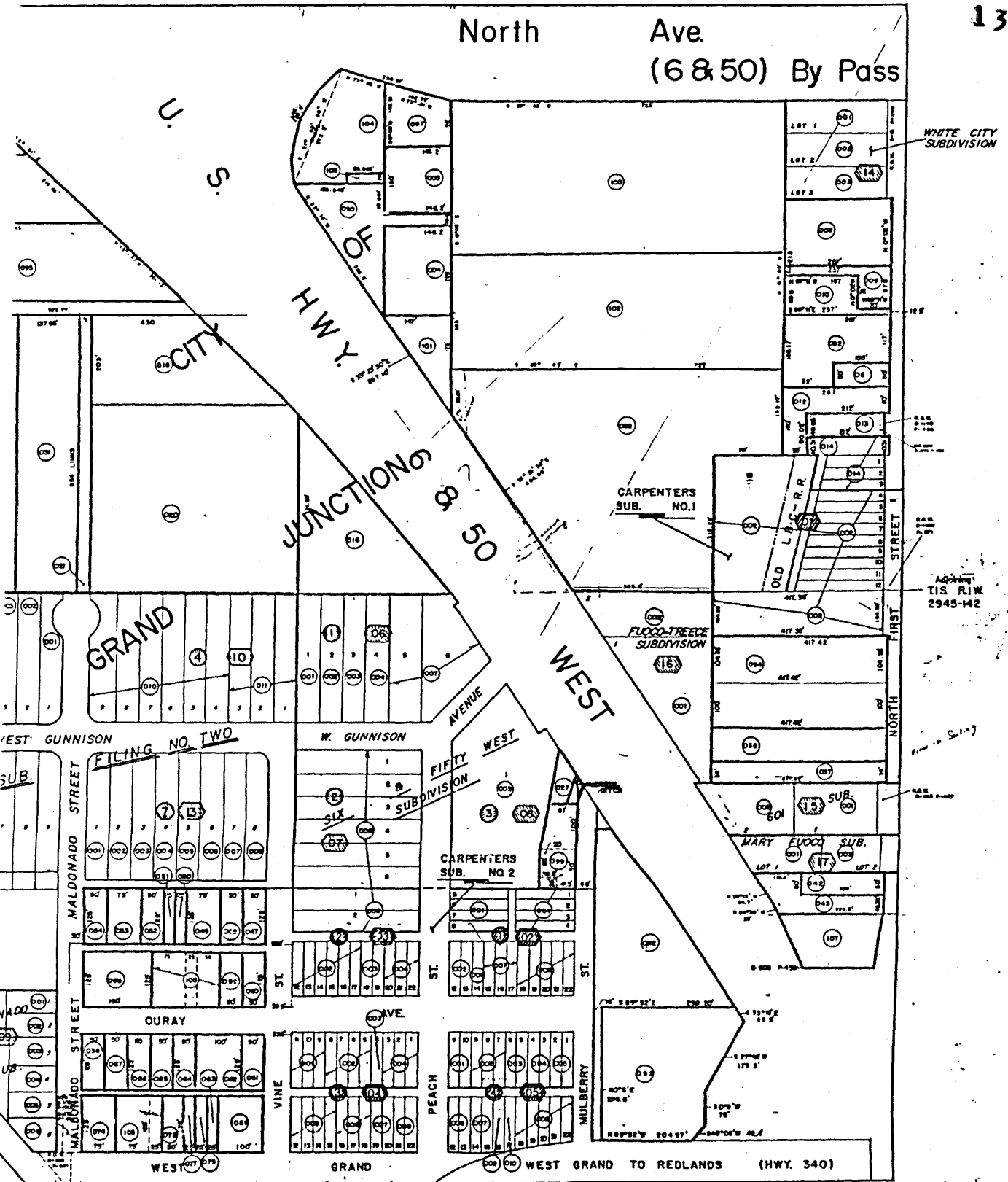
Aug. 3, 1994

McCoy Farms requests a permit for a fruit stand (mobile) to be set on 1st + Grand (~~Superior City Parking lot~~) for various hours (5:00 AM - 10:00 PM) of operation 7 days a week.

137 94-1

↓ SE corner Rice & Grand

Daniel L. McCoy
Lena J. Cheers.



TIS. R. 1W
2945-154

TIS. R. 1W. SEC. 15 NE. 1/4
2945-151



REVIEW AGENCY COVER SHEET

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

FILE NO. 137-94-1

137 94-1

Petitioner Please Fill In:

Petitioner Please Fill In:

<p>Review Agency <u>Community Develop</u></p>
--

<p>PROPOSAL <u>Fruit Stand</u></p>
<p>LOCATION <u>1st & Grand</u></p>
<p>ENGINEER/REPRESENTATIVE _____</p>
<p>PETITIONER <u>McCoy Farms</u></p>
<p>ADDRESS <u>Box 1092 (2) 81502</u></p>
<p>PHONE NO <u>245-0468</u></p>

Return to Community Development By _____

Staff Planner Kristen ASHBECK

COMMENTS

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY _____ PHONE _____ DATE _____

1. The first part of the document

2. The second part of the document

3. The third part of the document

4. The fourth part of the document

DATE SUBMITTED: 8/16/94

PERMIT # 13794-2
FEE \$25.00

TEMPORARY USE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNER: FREIGHT DAMAGED FURNITURE
ADDRESS: 7TH AND NORTH
PHONE: 241-7830 - RANDY
APPLICANT'S NAME: KENNETH DOLE
ADDRESS: 7631 MEMORY DR TUJUNGA CA 91042
PHONE: 818-353-2502
LOCATION OF PROPERTY: NW CORNER 7th & North
TAX PARCEL # 2945-113-23-001
TYPE OF USE: RETAIL SALES - SUNGLASSES
PERIOD OF TIME FOR WHICH
PERMIT IS REQUESTED: 30 DAYS
DAILY HOURS OF OPERATION: 8 - 7 PM
OTHER: _____

PPFOR OFFICE USE ONLYPP

ZONE: C-1 SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: signage to be placed as close as possible to setup site

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

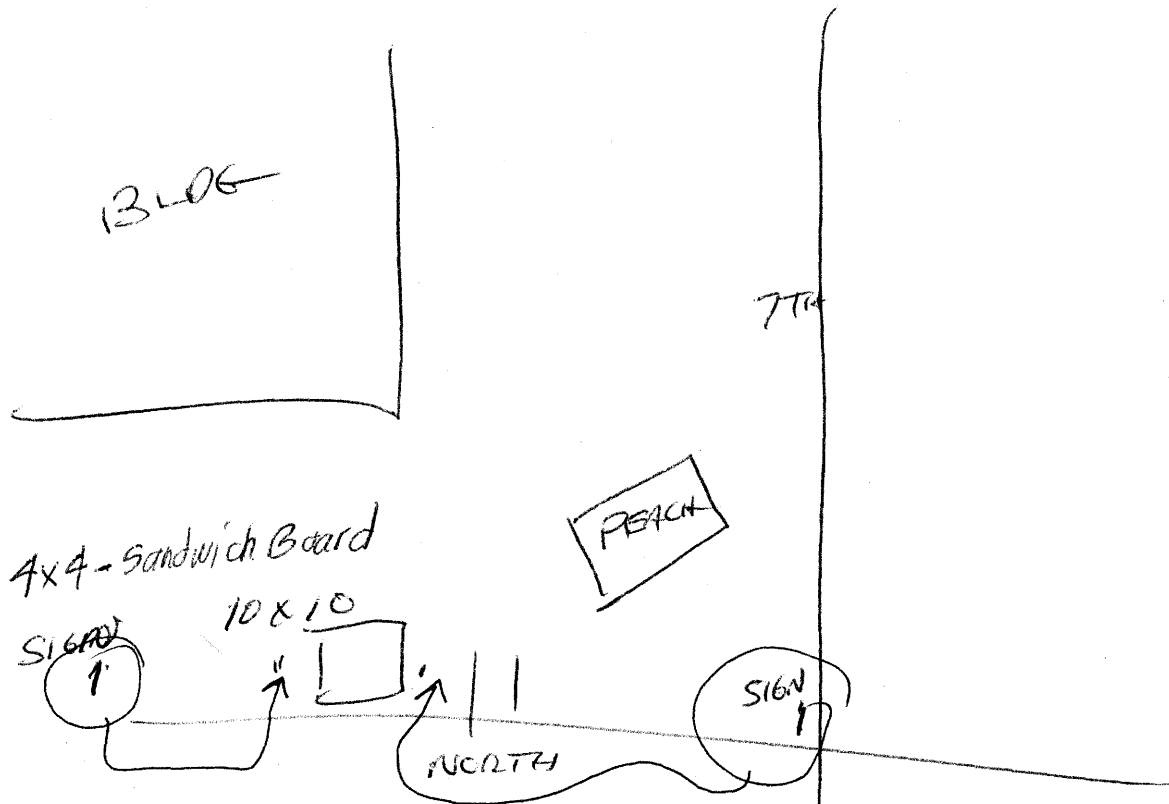
ANY MODIFICATION TO THIS TEMPORARY USE PERMIT MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT.

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.

Kenneth Dole
SIGNATURE

APPROVED BY: Kristen L. Orbell

DATE APPROVED: 8/16/94



Move signs as close to tables
as possible
KKA 8/16/94

8-11-94

Freight Damaged Furniture Has
Given Ken Dole Authorization to use
west side of 7th AND North lot
for \$50 per day FOR AN ~~un~~ undetermined
Amount of time to be decided by
Freight Damaged Furniture and Ken Dole

Randy Bizer MANAGER 30 ROAD
Randy Bizer

~~XXXXXXXXXX~~
Ken Dole

303-241-7830

PAYMENT MUST BE IN ADVANCE

Ken Dole

1941
1942

1943
1944

1945
1946

1947
1948

1949
1950

DATE SUBMITTED: 9/16/94

-94-3

PERMIT # 137-3
FEE \$25.00

TEMPORARY USE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNER: Charles Pennal

ADDRESS: ~~901 Pitkin Avenue~~

PHONE: _____

APPLICANT'S NAME: Scott & Gary Strickland

ADDRESS: 114 Glade Park Rd AT 81503

PHONE: 245-9851

LOCATION OF PROPERTY: SE corner 9th & Pitkin Ave (901)

TAX PARCEL # 2945-144-39-001

TYPE OF USE: Fast Food Restaurant

PERIOD OF TIME FOR WHICH

PERMIT IS REQUESTED: 9/26/94 - 12/24/94 (90 days)

DAILY HOURS OF OPERATION: M-Th 7a-8p Fri & Sat 7a-9p Closed Sun.

OTHER: _____

FOR OFFICE USE ONLY

ZONE: I-1

SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: See attached - must be completed by 10/31/94. If not, temporary Use Permit will be revoked.

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]
SIGNATURE

APPROVED BY: [Signature]

DATE APPROVED: 10/5/94

→ Conditions met. per site check 10/31/94. Drive-through must remain closed through permit period. Site Plan Review required for any new permanent construction

October 5, 1994



Mr. Scott Strickland
114 Glade Park Road
Grand Junction, CO 81503

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

RE: Temporary Use Permit for "Nifty's"

Dear Mr. Strickland,

The Community Development Department has completed a review of the materials presented regarding the proposal referenced above. The Temporary Use Permit has been approved for the period of September 26, 1994 to December 24, 1994 with the following conditions:

- 1) Applicant must sign the Temporary Use Permit form (on file at the Community Development Department)
- 2) Eliminate drive-through window
- 3) Remove all banners and signage that are attached to the fence
- 4) The use may have a total of 32 square feet of signage--remove any additional signage on or near the trailer
- 5) Landscaping is not required for the temporary use--remove all dead/dying plants that are currently on site
- 6) The building that is used to house the refrigerator equipment cannot be approved as part of the Temporary Use Permit--it must be removed from the site

All of these conditions must be met by October 31, 1994. If not met by that date, the Temporary Use Permit will be revoked. Please do not hesitate to contact this department if you have questions regarding this permit or the above conditions.

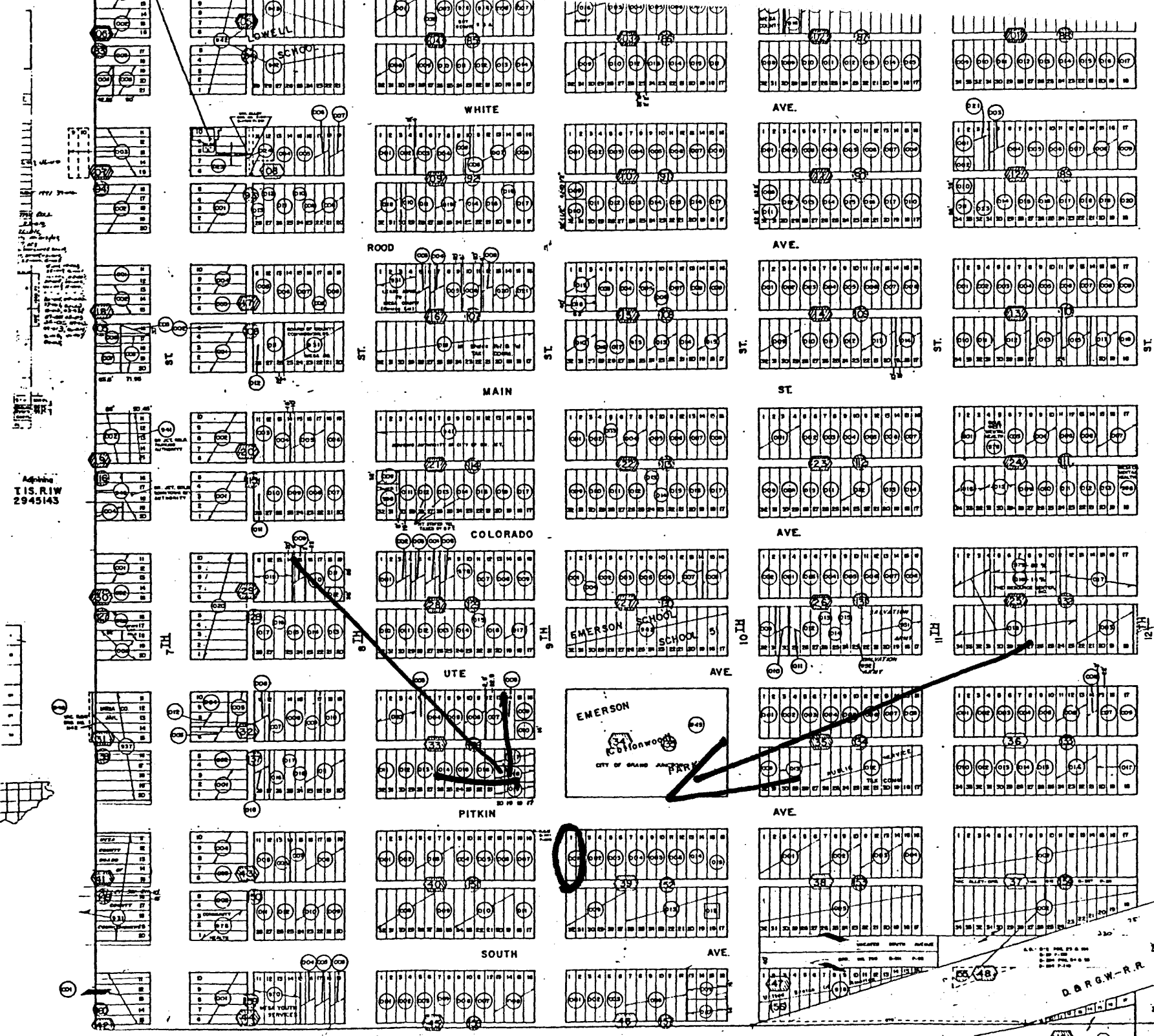
Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner

c: Jan Koehn, Code Enforcement





Approved
T.I.S. R.I.W.
2945133

Approved
T.I.S. R.I.W.
2945133

To Whom it May Concern,

We the owners of Nifty's Hamburgers propose to use the lot located at 901 Pitkin Ave for temporary use. We are a fast food restaurant with good standing and reputation among the public. We would like our permit to start 26 Sept 1994 - 24 Dec 1994. Our daily hours: Mon - Thurs are 7A - 9P, Fri & SAT 7A - 9P, closed on Sunday.

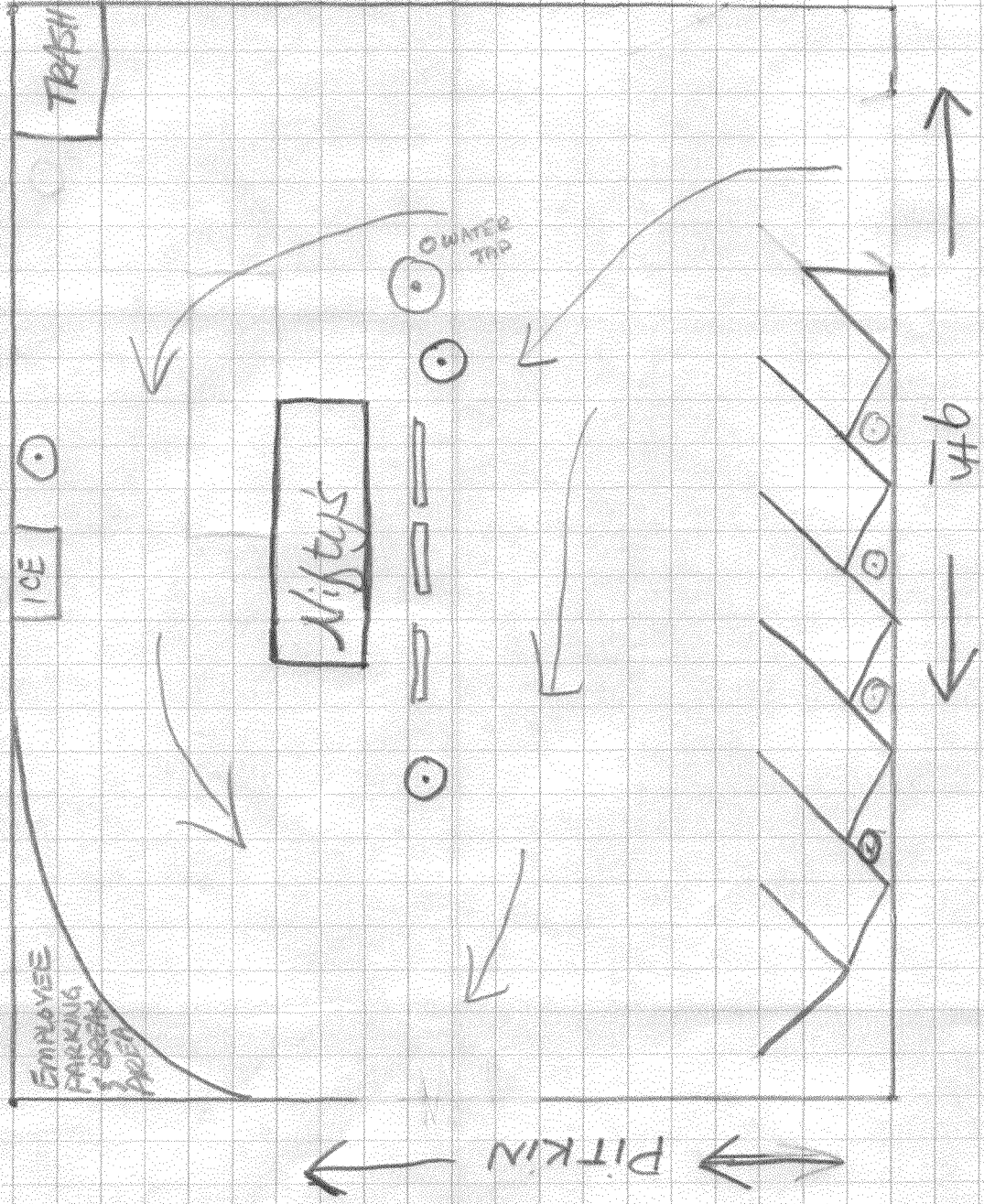
Thank You
Jrett & Finkland

Scale = 1" = 20'

~~Scale = 1" = 20'~~

ALLEY

N
↓



VIB

Nifty's

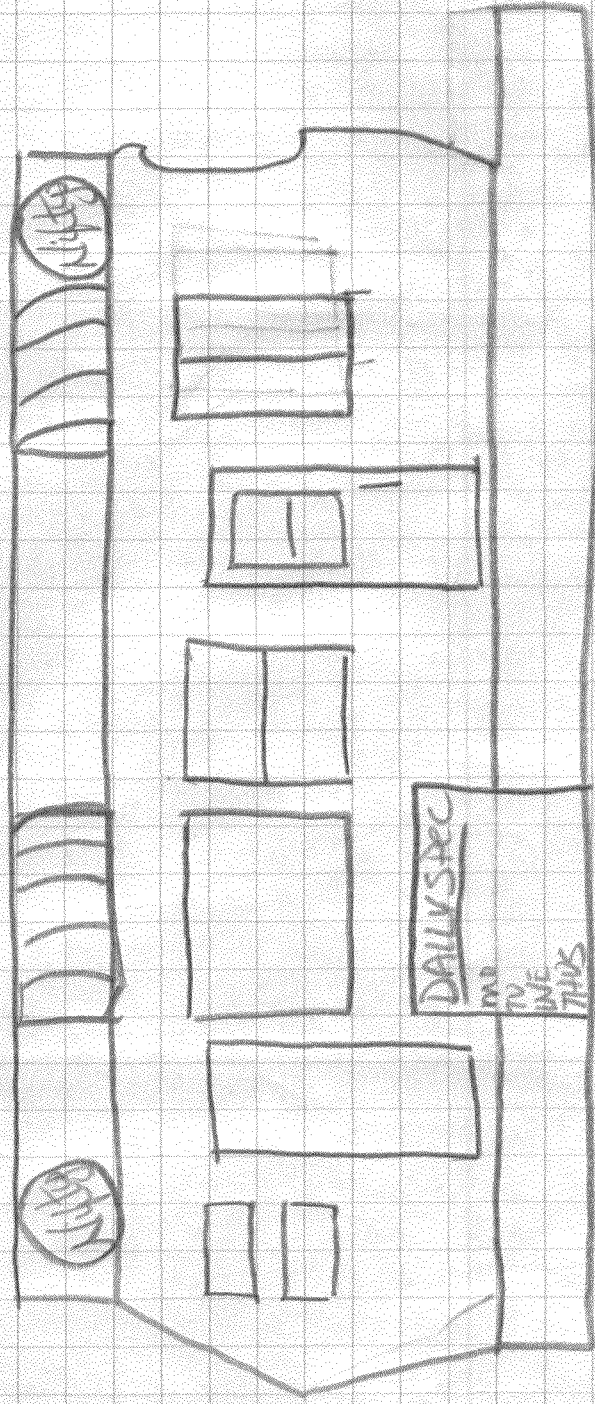
COUNTER TOP

TRASH

EMPLOYEE PARKING

PITKIN

PARK



this is a drawing of the front of Niftyz. picture is enclosed

September 16, 1994

To Whom It May Concern:

Gary and Scott Strickland have leased property I own located at 901 Pitkin. The lease runs until early 1995.

According to my understanding of the lease they may engage in any legal operations permitted by law and I do know that they have food license.

Sincerely,

A handwritten signature in black ink, appearing to read "Char Pennal". The signature is written in a cursive style with a large, stylized initial "C".

Charles Pennal



REVIEW AGENCY COVER SHEET
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

FILE NO. 137-94-3

Petitioner Please Fill In:

Review Agency
Building Department

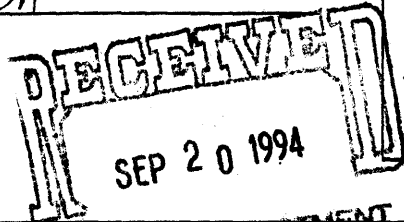
Petitioner Please Fill In:

PROPOSAL Nifty's Restaurant
 LOCATION 901 Pitkin Ave AJ Co.
 ENGINEER/REPRESENTATIVE _____
 PETITIONER SCOTT A. STRICKLAND
 ADDRESS 114 GLADE PARK RD GJ Co 81503
 PHONE NO (303) 245-9851

Return to Community Development By 9/23/94

Staff Planner Kristen

COMMENTS



NO OBJECTIONS to the temporary use permit. A permit is required for the building that is used to house refrigeration equipment. Also the electrical that serves the equipment shall be made to comply to the code.

RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 SEP 21 1994

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY Bolton PHONE 244-1656 DATE 9-20



REVIEW AGENCY COVER SHEET
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

FILE NO. 137-94-3

Petitioner Please Fill In:

Review Agency
Code Enforcement

Petitioner Please Fill In:

PROPOSAL Nifty's Restaurant
 LOCATION 901 Pitkin Ave GJ Co.
 ENGINEER/REPRESENTATIVE _____
 PETITIONER SCOTT A. STRICKLAND
 ADDRESS 114 GLADE PARK RD GJ CO 81502
 PHONE NO (303) 245-9851

Return to Community Development By 9/23/94
 Staff Planner Kristen

COMMENTS

Should remove illegal banners/signage on the fence. How large is existing sign next to water?

Drive-through window NOT shown on site plan - would this be allowed for temporary use?

Parking on site plan is shown but is NOT clearly delineated at site. Landscaping trees at site ^{are} ~~all~~ dead/dying - if they are NOT required they should be removed or ~~all~~ properly cared for.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY J. Koel

PHONE 1593

DATE 9-23-94

Kathy Rye



file in Nifty's Temporary Use file!

September 8, 1994

Grand Junction Community Development
Code Enforcement Division
250 North 5th Street
Grand Junction, Colorado 81501-2668
(303) 244-1583 FAX (303) 241-1599

Scott and Gary Strickland
Nifty's Diner
901 Pitkin Ave.
Grand Junction, Co 81501

Dear Mr. Strickland,

I'm writing to confirm our conversation today regarding the necessity for you to obtain a Temporary Use Permit for the continued operation of Nifty's at 901 Pitkin.

The zoning of the property will allow your operation, as it currently exists, to continue for a period of ninety days per year at any one location, with an approved Temporary Use permit. If you were to meet all applicable health, building and zoning codes you could have a permanent restaurant at this location.

Please submit your temporary use application to Kristin Ashbeck at the Grand Junction Community Development Department by no later than September 21, 1994, to avoid enforcement action. If you have questions regarding the applicability of building codes please contact Bob Lee at the Mesa County Building Department at 244-1631. For further information on the temporary use permit procedure you may contact Kristin Ashbeck at 244-1430.

Respectfully,

A handwritten signature in black ink that reads "Jan Koehn".

Jan Koehn
Code Enforcement Supervisor

xc: Bob Lee, Mesa County Building Department
Caryn Romeo, Mesa County Environmental Health Department



DATE SUBMITTED: 9/21/94

PERMIT # 137-94-4
FEE \$25.00

TEMPORARY USE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNER: ~~GREG SCHAEFFER~~ ^{MESA-DENVER ASSOC.} TED POMERANZ
 ADDRESS: ~~225 N. 54 SUITE 1020~~ 1355 S. COLORADO SUITE 600
 PHONE: ~~241-2909~~ (303) 757-0231 (FAX) DENVER, CO 80222
 APPLICANT'S NAME: MUSTANG BROADCASTING CO.
 ADDRESS: 715 HORIZON DR. STE 430 Grand Junction CO 81506
 PHONE: 243-1230
 LOCATION OF PROPERTY: 2401 NORTH AVE. G.J. 81501
 TAX PARCEL # _____
 TYPE OF USE: TRUCKLOAD SALE & PROMOTION
 PERIOD OF TIME FOR WHICH PERMIT IS REQUESTED: Oct. 1, 1994 9 A.M. to 2 P.M.
 DAILY HOURS OF OPERATION: 9 A.M. to 9 P.M.
 OTHER: _____

FOR OFFICE USE ONLY*****

ZONE: C-1 SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: Removal of all items, including trucks, is required within 5 days of the event

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.

Mustang Broadcasting Company
Mary L. Law
 SIGNATURE

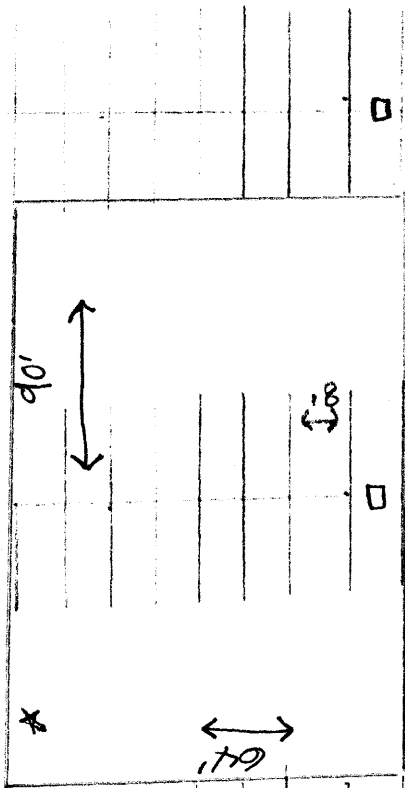
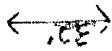
APPROVED BY: Justin L. ...

DATE APPROVED: 9/23/94

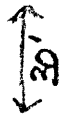
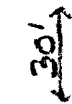
MORE
PARKING

GIBSON'S

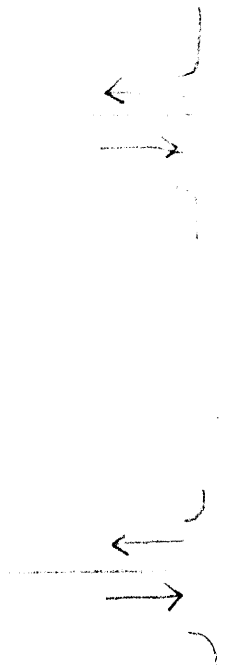
ENTRANCE



MORE
PARKING



PARKING
LOT



VACANT
BLDG.

1" = 30' APPROX.

2401 NORTH AV.

* PROPOSED USE
OF AREA IN BLOCKED-
OFF SQUARE ONLY



REVIEW AGENCY COVER SHEET
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

FILE NO. _____

Petitioner Please Fill In:

Review Agency

Petitioner Please Fill In:

PROPOSAL Dog & Pony Show / Truckload Sale
 LOCATION 2401 North Ave. G.J. 81501
 ENGINEER/REPRESENTATIVE Renée J. Andre
and Cynthia Cyr and Gibson's
 PETITIONER Mustang Broadcasting
 ADDRESS 715 Horizon Dr. 81506
 PHONE NO. (303) 243-1230

Return to Community Development By _____

Staff Planner _____

COMMENTS

In conjunction with Gibson's Truckload Sale, Mustang Broadcasting Company will be set up with a disc jockey in our mobile van. There will also be a doggy fashion show & prizes will be awarded. All entrants will be on cashes. The area will be coned off. No signage is involved. Two or three trucks may be parked on lot to advertise sale. Exact location is unknown, however they will not be obstructing traffic flow.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY _____ PHONE _____ DATE _____

POMERANZ, ZEPELIN & Co., P.C.

CERTIFIED PUBLIC ACCOUNTANTS

THEODORE R. POMERANZ, C.P.A.
LARRY R. ZEPELIN, C.P.A.
KAREN J. MOORE, C.P.A.

MEMBER OF THE
AMERICAN INSTITUTE AND
THE COLORADO SOCIETY OF
CERTIFIED PUBLIC ACCOUNTANTS

FACSIMILE COVER SHEET

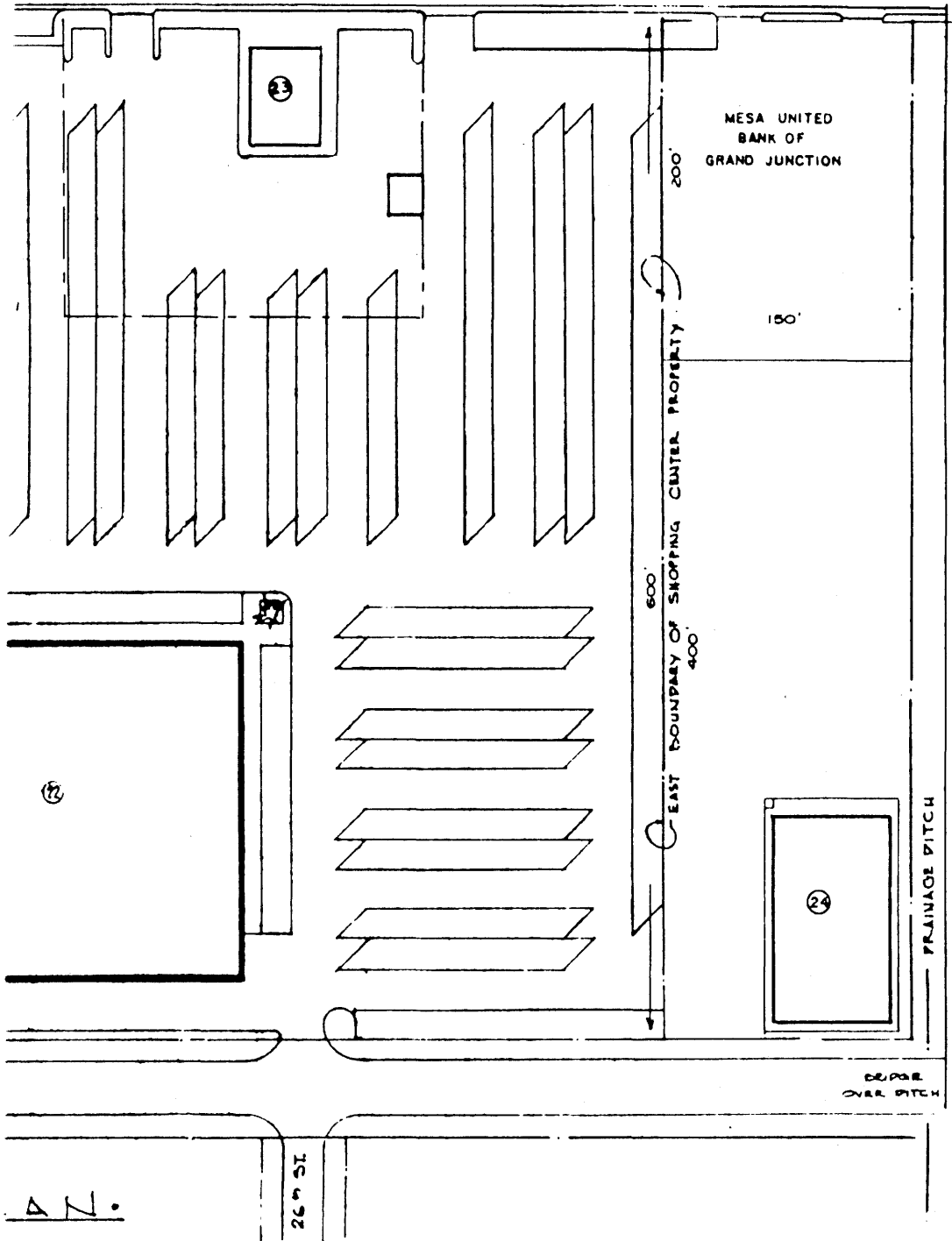
DATE: SEPT 22, 1994
TO: GIBSON'S MUSTANG BROADCASTING COMPANY
FAX NO: (303) 245-5858
FROM: MESA DENVER ASSOCIATES (TED POMERANZ)

We are sending you 1 pages (including this cover sheet) by fax number (303) 757-0231. If you do not receive the correct number of pages or should you encounter any difficulties, please contact the undersigned at (303) 692-9800.

Operator

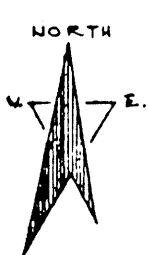
APPROVAL IS GRANTED TO HOLD TRUCKLOAD SALE AND PROMOTION, IN PARKING AREA OF TELLER ARMS SHOPPING CENTER, ON OCT. 1, 1994 FROM 9:00 A.M. TO 2:00 P.M. PROVIDING ALL PARTIES PARTICIPATING IN STAGING THE EVENT HAVE ADEQUATE LIABILITY INSURANCE COVERAGE, PROVIDE NECESSARY PEOPLE TO CONTROL EVENT AND CLEAN PARKING LOT AREAS AFTER EVENT IS OVER
MESA DENVER ASSOCIATES
TED POMERANZ

The information contained in this facsimile message is confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please immediately notify us by telephone and return this entire transmission to us via the U.S. Postal Service. Thank you.



COL 'S'

PUBLIC SERVICE (SAFETY UNIT)	36
FUTURE ENCLOSED CONCOURSE	(3204)
STAIR PASSAGE 'D'	(418) (IN FUTURE PLANNING)
PUBLIC SERVICE AREA	560
COL 'S' SUB TOTAL	210
FUTURE COL 'S' GRAND TOTAL	6,215



SCALE: 1" = 100'

PARKING RATIO 3.9 TO 1
SPACE FOR 1185 CARS
PLUS 40 CARS AT MCDONALDS

TOTAL AREA INCL. FUTURE PLANNING 146,257
TOTAL AREA INCL. FUTURE COL 'S' 152,600



REV. 8	NOV. 1963
REV. 18	JULY 1968
REV. 26	JUNE 1965
REV. 8	JUNE 1965
REV. 25	JAN. 1965
REV. 16	JAN. 1965
REV. 8	NOV. 1962
REV. 29	MAR. 1962

LEASING PLAN		PREPARED BY
TELLER ARMS SHOPPING CENTER 26th STREET AND NORTH AVE. GRAND JUNCTION, COLORADO		1-2A
RALPH D. PETERSON AND ASSOCIATES ARCHITECTS		DRAWN BY CHECKED BY APPROVED
1750 GOLD ST. DENVER, COLO. AC. 29746		DATE: 12 MARCH 62

1945

1946

1947

1948

1949

1950

1951

DATE SUBMITTED: 10/3/94

PERMIT # 137-94(5)
FEE \$25.00 pd

TEMPORARY USE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNER: FRED ESPOSITO
ADDRESS: TARZANA CA
PHONE: _____
APPLICANT'S NAME: CHARLES MEURET
ADDRESS: 2410 TEXAS AVE
PHONE: 241-2491
LOCATION OF PROPERTY: 2650 NORTH AVE
TAX PARCEL # 2945-124-00-022
TYPE OF USE: Block Sale
PERIOD OF TIME FOR WHICH
PERMIT IS REQUESTED: 90 days -
DAILY HOURS OF OPERATION: 8-6 MON-THRU SAT
OTHER: _____

PPFOR OFFICE USE ONLYPP

ZONE: C-1 SETBACKS: F _____ S _____ R _____
SPECIAL CONDITIONS: Permit Good 10/10/94 to 12/31/94

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.

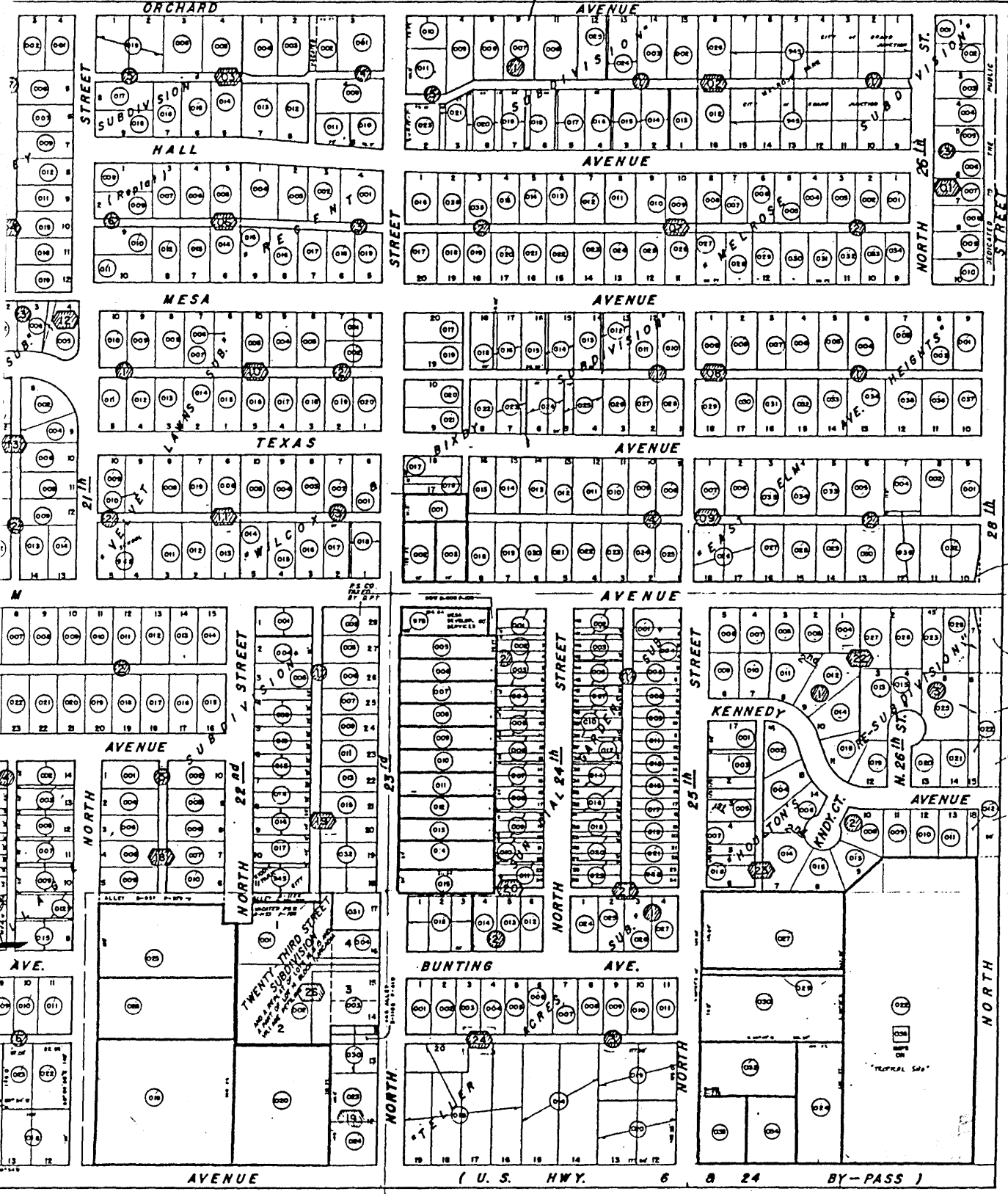
Charles Meuret
SIGNATURE

APPROVED BY: Kirsten K. Ashbeck

DATE APPROVED: 10/11/94

Adjoining
T.I.S. R.I.W.
2945121

"BAILEY'S SUBDIVISION"
(BLK-1 LOT-9 only)



Adjoining
T.I.S. R.I.E.
2943073

Adjoining
T.I.S. R.I.W.
2945131

T.I.S. R.I.W. SE4
2945124

I Sell Statues made of Plaster Paris
for Larns + Harnes Day Cats Frogs.
Horses + Bankays etc I also sell
wind Chimes, & some pictures also
cut Redwood signs

Charles Muret

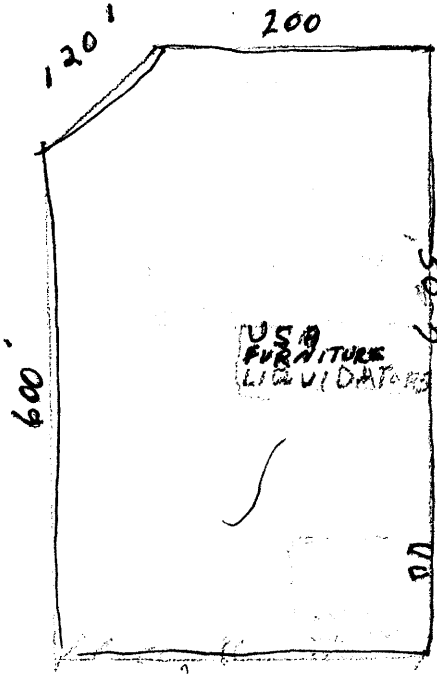
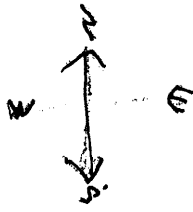
Charlie Murrett

9-26-94

Has OUR permission
to use property in front
of our store

America P. Liquidus
Elyette Ferguson

25TH STREET



CASA
DI
ITALIA

WASTE DITCH

28 Rd.

USED CAR
LOT

NORWEST
BRANK

COURT RD.

NORTH AVE



REVIEW AGENCY COVER SHEET
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

FILE NO. 137-94(5)

Petitioner Please Fill In:

Review Agency CODE ENFORCEMENT
Community Development

Return to Community Development By 10/10/94

Staff Planner Kristen

COMMENTS

Petitioner Please Fill In:

PROPOSAL Temporary Use Permit
 LOCATION 2410 TEXAS AVENUE
 ENGINEER/REPRESENTATIVE _____

 PETITIONER _____
 ADDRESS _____
 PHONE NO _____

No problems with this Request

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY Jan Koel PHONE x1593 DATE 10-11-94



September 27, 1994

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Robert Zentner
612 26-3/4 Road
Grand Junction, CO 81506

RE: Temporary Use Permit for Construction Trailer

Dear Mr. Zentner,

Upon more detailed review of the materials presented regarding the proposal referenced above, the Community Development Department finds that a Temporary Use Permit cannot be issued. A temporary structure/trailer in this situation is not unlike an accessory use and, therefore, should meet the same requirements. All accessory structures must be located in the rear half of the property. Upon speaking with Nina McNally regarding this issue, she stated that it is not likely that you could relocate the trailer to the rear part of the parcel. Therefore, the Temporary Use Permit cannot be issued as proposed and we are refunding your application fee in the amount of \$25.

Please do not hesitate to contact me if you have further questions regarding this issue.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

c: Nina McNally





Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

November 2, 1994

Craig and Anne Bowman
1445 Texas Avenue
Grand Junction, Colorado 81501

Dear Craig and Anne,

Enclosed please find a check in the amount of \$25.00 for the Temporary Use Permit application for Christmas tree sales. We are refunding the fee since the City will not be requiring Temporary Use Permits for such 1994 seasonal sales. It was brought to our attention that a timely notice was not given to all seasonal vendors in the City; thus, the Temporary Use Permit requirement for such uses will not be enforced until the 1995 season. The Community Development Department Code Enforcement personnel will visit you during the 1994 season to provide you with some information regarding the permit that will be required next year.

Please do not hesitate to contact the Community Development Department if you have further questions about the Temporary Use Permit process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner



DATE SUBMITTED: 10/28/94

PERMIT # 137-94(6)
FEE \$25.00

TEMPORARY USE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNER: Mesa State College
ADDRESS: 12th - Orchard Avenue (P.O. Box 2647)
PHONE: 248-1020 (Ron Geary)
APPLICANT'S NAME: Craig + Anne Bowman
ADDRESS: 1445 Texas Avenue
PHONE: 245-6687
LOCATION OF PROPERTY: 12th - Orchard Avenue
TAX PARCEL # _____
TYPE OF USE: Christmas Tree Lot
PERIOD OF TIME FOR WHICH
PERMIT IS REQUESTED: 11-24-94 to 12-22-94
DAILY HOURS OF OPERATION: 7:00 Am - 9:00 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.

Mesa Bowman / Craig Bowman
SIGNATURE

APPROVED BY: _____
DATE APPROVED: _____

tennis courts

SITE PLAN

Christmas Tree Lot

12th - Orchard Avenue

Craig & Anne Bowman

245-6687

tennis Courts

Parking Area

Approx 6 parking
spaces

18' camp trailer



Orchard
Avenue

12th Street

NOT TO SCALE

0.1 PL

MESA STATE COLLEGE
 CONTRACT FOR USE OF CAMPUS FACILITIES

Contract Number: 0

Date of Application: 11-18-92

Name of Applicant: Craig & Anne Bowman

Phone: 303-245-6687

Address: 1445 Texas Ave., Grand Jct., CO 81501

Sponsoring Organization:

Type of Activity: COMMERCIAL: Sell Christmas Trees

Number of Persons Expected:

Contract Number	Date of Activity	Hours		Building	Room	Fee
		From	To			
	11-24-94	7:00am	9:00pm	LOT A	6 Spaces	\$2.00/week
	12-22-94					per space

For Food Services and Activity Details see Attached Sheets.

INDEMNIFICATION - To the extent authorized by law, the Contractor shall indemnify, save and hold harmless the College, its employees and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees incurred as a result of any act or omission by the Contractor, or its employees, agents, subcontractors, or assignees pursuant to the terms of this contract.

Total Charge: \$48.00 (Forty-eight dollars)

Signature of Applicant: *W Anne Bowman*

Academic Authorization

Building Authorization

Approved by Director

Date of Approval

Ron Gray
Physical Plant

Ron Gray

10-25-94



DATE SUBMITTED: 11/21/94

PERMIT # 137-94(7)
FEE \$25.00

TEMPORARY USE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT


PROPERTY OWNER: COLBERT SAMREY
ADDRESS: 480 SEASONS COURT
PHONE: 242-9482
APPLICANT'S NAME: JACI ACUFF
ADDRESS: 480 SEASONS COURT
PHONE: 242-9482
LOCATION OF PROPERTY: 480 SEASONS COURT
TAX PARCEL # 2947-27-06-039
TYPE OF USE: MODEL/OFFICE
PERIOD OF TIME FOR WHICH
PERMIT IS REQUESTED: 1 YEAR
DAILY HOURS OF OPERATION: 6 am - 10 pm
OTHER: _____


PPFOR OFFICE USE ONLYPP

ZONE: PR - as per plat
SETBACKS: F _____ S _____ R _____
SPECIAL CONDITIONS: Permit expires upon opening of model/office in Filing #4

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.

APPROVED BY: 


SIGNATURE

DATE APPROVED: December 7, 1994

POWER OF ATTORNEY
(REAL ESTATE)

KNOW ALL MEN BY THESE PRESENTS, that I, GILBERT SAMRENY,
of the County of _____, State of _____,
do make, constitute and appoint JAMES J. ENGEL, of the
County of MESA, State of COLORADO, to act as
my true and lawful attorney for me and in my name, place and stead for my sole use and benefit to grant, bargain, sell,
convey, purchase, encumber or contract for the sale or purchase of the following described real estate situate in the County
of MESA, State of COLORADO, to wit:

480 SEASONS COURT
GRAND JUNCTION, COLORADO 81503

LOT 13,
THE SEASONS AT TIARA RADO, FILING NO. ONE, REPLAT OF LOTS 2 THROUGH 11
OF TIARA RADO SOUTH, FILING NO. ONE
MESA COUNTY, COLORADO

My said attorney-in-fact is hereby authorized and empowered to collect such monies as may become due from the sale,
and to make, execute, acknowledge and deliver contracts for sale, deeds, Deeds of Trust, and other instruments in writing of
every kind and nature, including, but not limited to, the sale and loan closing documents and statements, upon such terms
and conditions as my said attorney may deem necessary and convenient to accomplish such sale or conveyance of said real
estate. My said attorney shall have full power and authority to do and perform all acts necessary to be done to complete a sale
or conveyance of said real estate, with full power of revocation, hereby ratifying and confirming all that said attorney shall
lawfully do or cause to be done by virtue of this Power of Attorney and the powers contained herein.

*This Power of Attorney shall not be affected by disability of the principal.
~~This Power of Attorney shall become ineffective upon the disability of the principal.~~

*This Power of Attorney shall automatically expire by its own terms upon completion of the limited purpose set forth
above.

EXECUTED this 17th day of AUGUST, 19 91.

STATE OF AEP/JA

COUNTY OF Howard AFB, Panama }
SS.

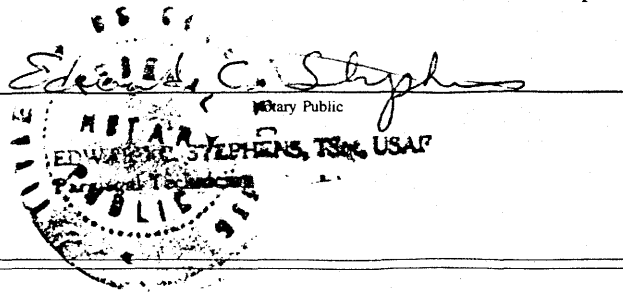
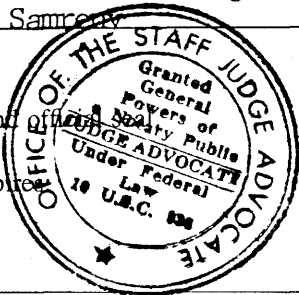
Gilbert Samreny
PRINCIPAL
Gilbert Samreny

The foregoing instrument was acknowledged before me this 17th day of AUGUST
19 91, by Gilbert Samreny, the Principal.

Witness my hand and

My commission expires

*Strike according to fact.



THE SEASONS AT TIARA RADO FILING NO. 1

REPLAT OF LOTS 2 THRU 11 OF TIARA RADO SOUTH FILING ONE, MESA COUNTY COLORADO

C10-90
P.U.D.
Blag. Permit Hold
Released
Book 1803 Page 479

SECTION

BEFORE ALL MEN BY THESE PRESENTS That the Owners of these Lots known as THE SEASONS AT TIARA RADO SOUTH FILING NO. 1, a REPLAT OF LOTS 2 THRU 11 OF TIARA RADO SOUTH FILING ONE, a subdivision of a part of Town of Mesa, Colorado.

That said owner has caused the said replat to be laid out and replatted as THE SEASONS AT TIARA RADO SOUTH FILING NO. 1, a REPLAT OF LOTS 2 THRU 11 OF TIARA RADO SOUTH FILING ONE, a subdivision of a part of Town of Mesa, Colorado.

Said owner hereby certifies that the subdivision of the replatted lots and the replat of the lots are correct and true to the original survey and that the replat of the lots is correct and true to the original survey.

That all easements for street paving or improvements shall be furnished by the owner or purchaser, and the County of Mesa.

WITNESS MY HAND: This day of 10/21 1980.

The Owners of These Lots: Transmountain Development Corp.
General Partnership;
By: Robert W. Brown, Vice President
Transmountain Development Corp., Purveyor

NOTARY
STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this day of 10/21 1980 by Robert W. Brown, Vice President of Transmountain Development Corp., a Purveyor of These Lots of Mesa County, Colorado.

My commission expires 6-25-85
SURVEYOR'S CERTIFICATE
I, Herbert P. Demant, a Registered Land Surveyor in the State of Colorado, do hereby certify that the Survey of this Subdivision was made under my supervision, and that the accompanying plat, description and property showings are correct and true to the original survey.

Herbert P. Demant, Surveyor
My commission expires 5-5-90

APPROVALS
Board of County Commissioners
Planning Commission
UTILITY Coordinating Committee

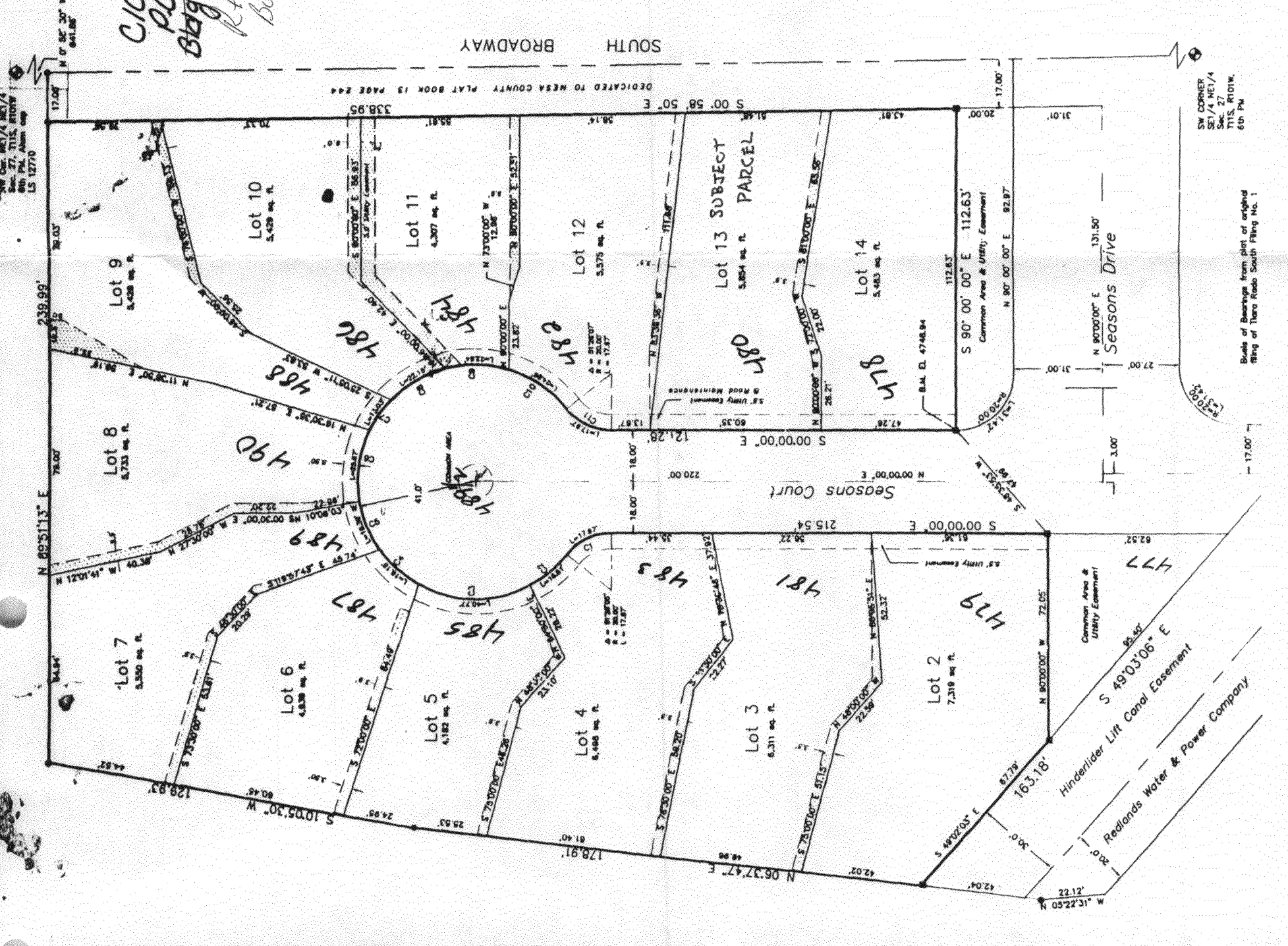
CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:49 o'clock P.M. This day of 10/21 1980, and is duly recorded in plat No. 10097 of 1541184 pages filed 10/20/80

Robert W. Brown
Clerk and Recorder

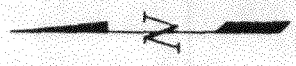
THE SEASONS AT TIARA RADO FILING NO. 1
A REPLAT OF LOTS 2 THRU 11, TIARA RADO SOUTH, FILING NO. 1, MESA COUNTY, CO
SEC. 27 T11S, R101W, 6TH PM

INTERMOUNTAIN TECHNICAL SERVICES, INC.
P.O. Box 3376 - 1360 Motor St
Grand Junction, CO 81502



CURVE TABLE

CURVE	RAZES	CHORD	BEARING
C1	20.00	17.37	N 25°44'03" W
C2	41.00	18.89	S 39°43'19" E
C3	41.00	38.11	S 00°30'43" W
C4	41.00	18.00	S 81°40'52" W
C5	41.00	18.27	S 87°12'10" W
C6	41.00	25.25	N 82°01'21" W
C7	41.00	17.88	N 24°50'58" W
C8	41.00	21.89	N 39°33'48" W
C9	41.00	34.18	N 00°34'18" E
C10	41.00	34.18	N 00°34'18" E
C11	20.00	17.37	S 25°44'03" W



- LEGEND
- Found Adjacent Corner as Noted
 - Set 10/2 Conc & Rebar in Conc. LS 10097
 - Found Rebar in Concrete LS 12770
 - Exclusive Easement as Noted

EXCLUSIVE EASEMENT
That said owner does hereby create, grant and convey perpetual exclusive easements on and over such portions of said real property as are identified on this plat map for THE SEASONS AT TIARA RADO South Filing No. 1, a replat of lots 2 thru 11, Tiara Rado South Filing No. 1, Mesa County, Colorado, to be subject to the easements, as reflected on this plat map, subject to all Conditions and Restrictions which are now or hereafter recorded relative to such lots. Each of the easements described above shall run with the land and shall be binding for all purposes on each owner of the lots identified on this plat map, and his or her heirs, executors and administrators.

Full TCP
Required/unit
\$500/unit



