

SUBMITTAL CHECKLIST ?



TEMPORARY USE PERMIT

Location: Neva Mill ?

Project Name: Produce Stand

ITEMS	DISTRIBUTION														TOTAL REQ'D.			
Date Received _____ Receipt # _____ File # <u>TUP 95-3.19</u> DESCRIPTION	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Sanitation	<input checked="" type="checkbox"/> City Fire Dept.	<input checked="" type="checkbox"/> City Police	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP		<input type="checkbox"/> ICL Cable	<input type="checkbox"/> Code Enforcement	<input type="checkbox"/> Building Department

● 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
● Application Form *	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
● General Project Report	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
○ Sketch of Proposed Structure	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
○ Other																		

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

REVIEW COMMENTS

Page 1 of 1

FILE #TUP-95-3.19

TITLE HEADING: Temporary Use Permit - Produce Stand

LOCATION: Mesa Mall (Out parcel - East of Taco Bell)

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

To prevent overnight thefts, the petitioner should secure all removable items each night. Otherwise, this proposal poses no problems for the Police Department.

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.

DATE SUBMITTED: 07/18/95

PERMIT # _____
FEE \$25.00

TEMPORARY USE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNER: MESA MALL

ADDRESS: 2424 US HWY 6 & 50, GRAND JUNCTION, CO 81505

PHONE: 242-0008

APPLICANT'S NAME: JIM W. NOTTINGHAM

ADDRESS: 102 NORTH MAIN, DELTA, CO 81416

PHONE: 874-1648

LOCATION OF PROPERTY: OUTPARCEL EAST OF TACO BELL, MESA MALL

TAX PARCEL # 6

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

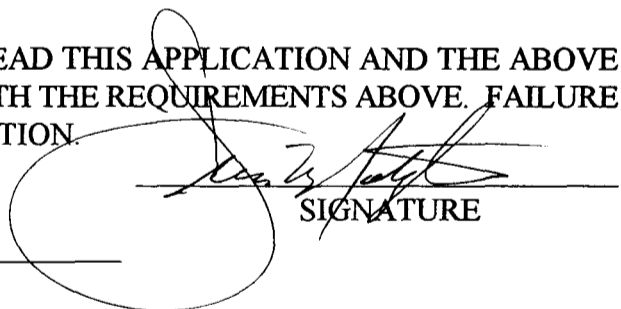
ZONE: _____ SETBACKS: F _____ S _____ R _____

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 : _____

Date Prepared 7/17/95	Project Number 374	Shopping Center Mesa Mall
Shopping Center Address: 2424 US Hwy 6 & 50, Grand Junction, CO 81505		Phone Number: 970-242-0008
Commencement Date AUG. 1, 1995	Ending Date AUG. 31, 1995	Submitted By: Linda M. Smith

Licensor: Equitable Life Assurance Society of the United States			
Licensee: Jim Nottingham		Trade Name or D/B/A:	
Address: 102 NORTH MAIN DELTA, CO 81416			Tenant Phone Number: 970-874-1648
Guarantor: Same as above		Fed. ID#/SS# 569-70-2834	
Minimum Rent: \$500.00	Date Due For Minimum Rent Payment: JULY 31, 1995		
Percentage Rent: N/A	Term Sales Base:	Date Due:	Security Deposit: N/A
Promotional Fee: n/a	Date Due:	Kiosk Usage Fee: n/a	Date Due:
Common Area Maintenance Fee: n/a	Date Due:	Electrical Charge: n/a	Date Due:
Space Number or Location Outparcel EAST of Taco Bell	Total Charges for Term: 500.00 500.00 \$500.00		
Use Clause: Display and retail sale of fresh vegetables and fruits.			
Additional Provisions: tenant must be open all mall hours. Tenant must have proper insurance before commencing operations.			

Licensee's security deposit shall be returned to Licensee ninety (90) days after Licensee vacates the premises provided, however, all obligations under this License Agreement are fulfilled and further provided Licensee's security deposit shall be diminished by amounts paid, if any, to Licensee's customers by the Licensor as a result of customer complaints received after Licensee vacates the premises which payments are authorized by Licensee by the signing of this License Agreement.

IN WITNESS WHEREOF, the parties have executed this agreement made the date and year first above written.

EACH COPY MUST BE INDIVIDUALLY SIGNED

Licensee/Guarantor: _____

 Date: _____

Licensee: Jim Nottingham
 By: [Signature]
 Date: 7-17-95

 Equitable Life Assurance
 Licensor: Society of the United States
 Agent: General Growth Management, Inc.
 By: [Signature]
 Title: General Manager
 Date: 17 July 1995

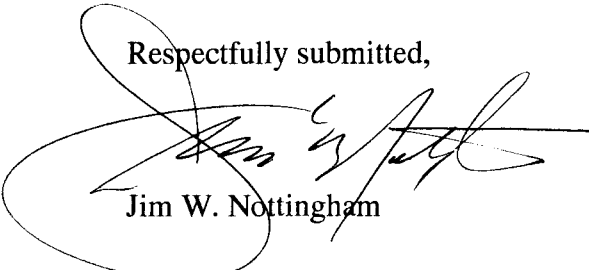
Jim W. Nottingham
d/b/a Castle Farms
102 Main
Delta, CO 81416

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 outparcel east of Taco Bell, Mesa Mall, 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. All weeds will be maintained while in use.

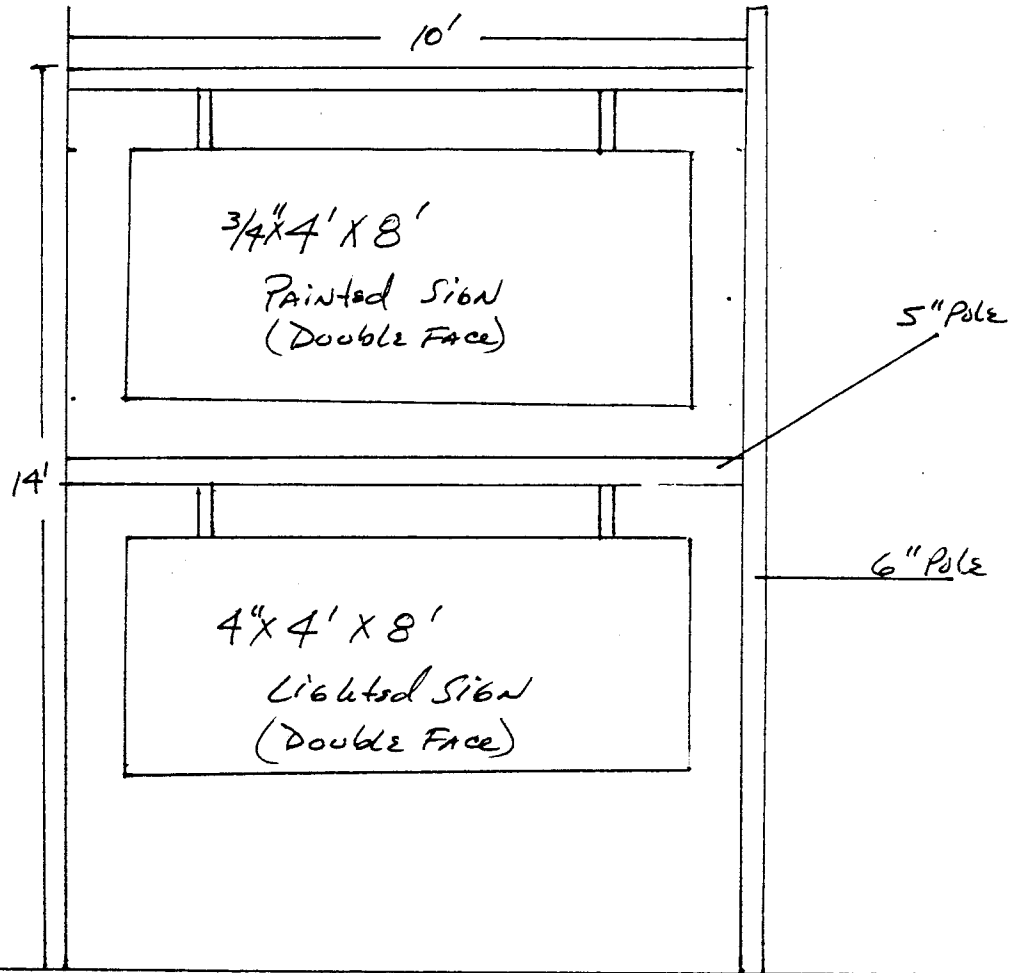
Respectfully submitted,



Jim W. Nottingham

1" = 3'

both locations

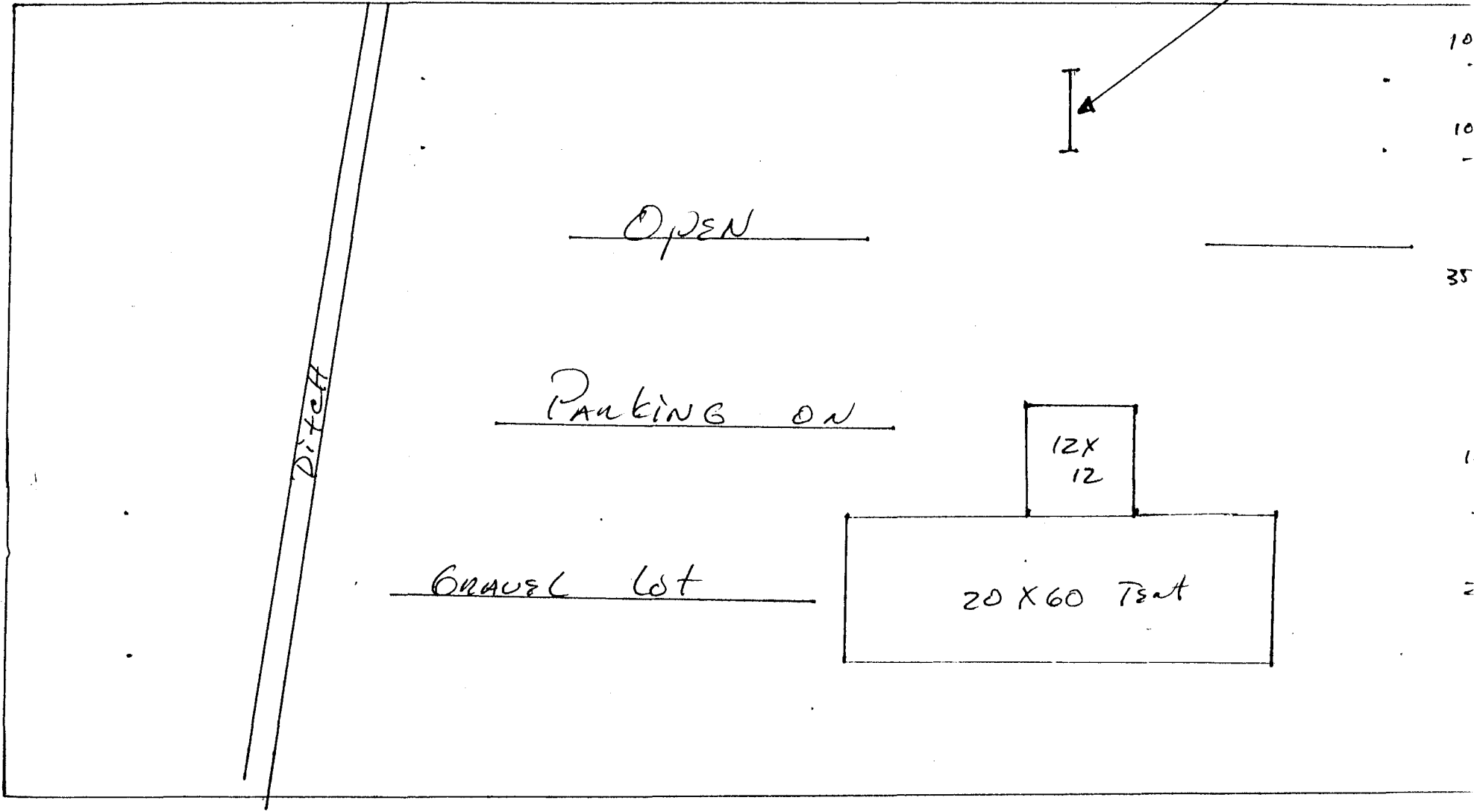


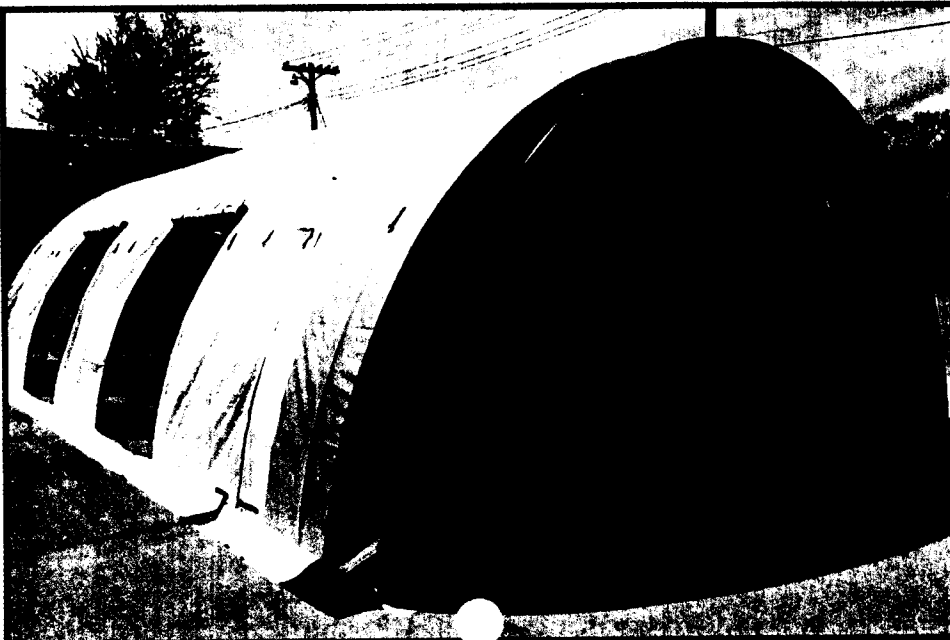
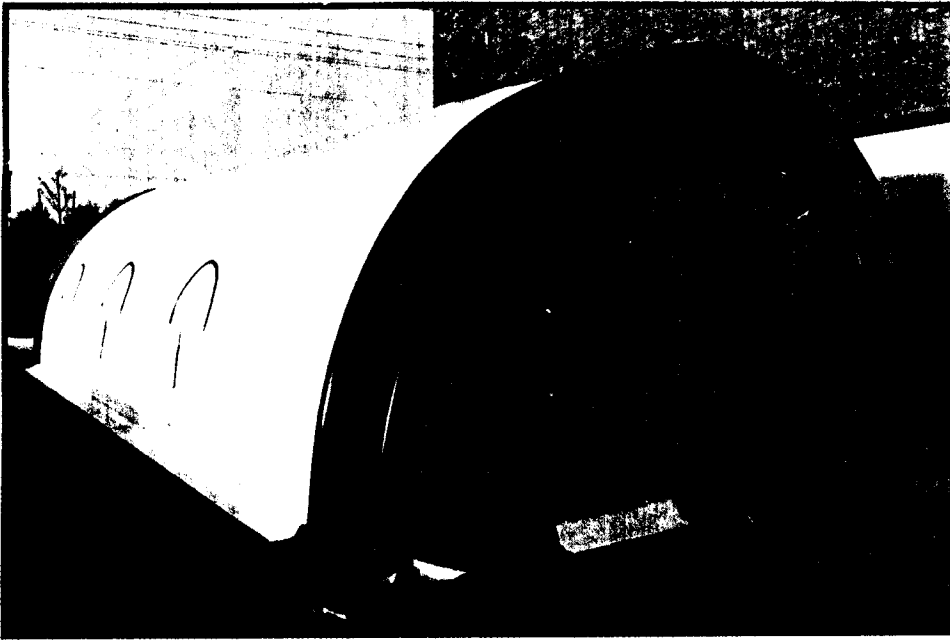
1" = 20'

North
↑

②
Mesa
Mall

Sign





SELECTED STANDARD FEATURES

Weather-Proof™ Premium Gaurdrite® Cover
 Ultraviolet, 68% transparent, 5/10 year*, Reinforced, tear
 resistant, durability tested, a HWP exclusive material
 WeatherPort™ Commercial Frame with
 HWP Toolless 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 & Specific to
 Concrete-Asphalt-Dirt-Wood or Custom
 *see our mfg. warranty for more information

Customer Preferred Option Packages

Graphic Color Panels — *Your Color Choice*
 Corporate Graphic Logo-Measures
 Bonded to cover, most colors available no exact PMS matches
 Gaudite® Gold Ends
 Transparent Ends
 HD/DZ Pulley Roof and Design
 HD Zippered Rollup End 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

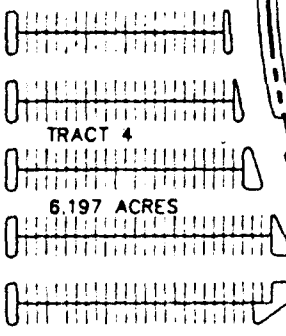
Customer Preferred Option Packages

QuickSaver Options

Engineering Designs Group

SUTHERLANDS HOME CENTER

3001
0,000 S.F. ±



BANK

NOT PART OF SITE

SUTHERLANDS LAWN AND GARDEN

E HERBERGERS DEPT. STORE
ONE LEVEL
72,279 S.F.

B SEARS DEPT. STORE
ONE LEVEL
76,647 S.F.

MERVIN'S DEPT. STORE
ONE LEVEL
98,647 S.F.

PARCEL NO. 1
1.131 ACRES
(APPROX.)

PARCEL NO. 2

NOT PART OF SITE
1.010 ACRES
(APPROX.)

PARCEL NO. 3AA
0.98 ACRES

TACO BELL BLDG.
2,871 SF

PARCEL NO. 6
1.49 ACRES

RING ROAD

ENTRANCE DRIVE 2

Power

CHANGE

ATCH EASEMENT

3010

255

694

578

373

40'

36'

30

32'

32'

247

3207

3030

ENTRANCE DRIVE 3



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-95-3.19

Dear Mr. Nottingham:

Your request for a Temporary Use Permit for a produce stand at 2424 Highway 6 & 50 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 2424 Highway 6 & 50 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.