



CITY OF TURLOCK DEVELOPMENT SERVICES  
PLANNING DIVISION  
156 SOUTH BROADWAY, SUITE 120  
TURLOCK, CA 95380-5456 (209)668-5640

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 2251 W. Main  
ASSESSOR'S PARCEL NUMBER: 029-014-042 AREA OF PROPERTY (ACRES OR SQUARE FEET):  
EXISTING ZONING: CC  
GENERAL PLAN DESIGNATION:  
DESCRIBE THE PROJECT REQUEST: Temporary tent Sale Aug 23-27th 2018

Applicant Information

NOTE: Information provided on this application is considered public record and will be released upon request by any member of the public.

APPLICANT Western Motors PHONE NO. 209-233-9595 E-MAIL: Cesar@Merced Western

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: Twp 18-02 DATE RECEIVED: 8.10.18  
CASH [REDACTED] CHECKED BY: AW  
PC HEARING DATE: \_\_\_\_\_ CC HEARING DATE: \_\_\_\_\_  
PLANNER'S NOTES: \_\_\_\_\_



Black Poker Room



Golden Dragon



Tractor Supply Co



Regal Cinemas  
Turlock 14

Standard venue for...

Starbucks



La Taqueria



Sonic Drive-In



RV OFFICE  
40x8

SALES TENT  
20x30

- 15 VEHICLES
- 15 VEHICLES
- 15 VEHICLES
- 15 VEHICLES

W Main St



## TEMPORARY SALES LICENSE & LEASE AGREEMENT

This agreement is made between: CALAMIGO INVESTMENT CORPORATION

Address: P.O. Box 30874 Santa Barbara, CA 93130

(hereinafter referred to as the "Landlord"), And Western Motors, 1590 W. 16<sup>th</sup> Street, Merced, CA 95340, for the purpose of an **Automotive Tent Sale** on the following described premises:

**Parking lot area depicted more fully in the lime green quadrant on the attached Exhibit "A"**

Located as follows:

2300 Block of West Main Street

Turlock, CA 95380

089-014-42

Address

City, State Zip

Assessor's Parcel Number

The parking lot or common area listed above is owned and/or controlled by the Landlord, and the Landlord warrants and certifies that landlord has the full right and authority to do so, hereby grants to Merced Motors, the exclusive right to operate an **Automotive Tent Sale** on the premises for the specified period from:

Date:

Rental Fee

Deposit

Initials

AUGUST 23-27<sup>TH</sup>, 2018

\$4,000.00

\$2,000.00

KD  
R.P.

Western Motors and the Landlord agree to the following terms and conditions:

1. Western Motors will provide liability insurance coverage in the aggregate amount of \$1,000,000.00, will name Landlord as an "Additional Insured," and will, prior to occupancy, deliver a certificate to Landlord evidencing such insurance covering the erection, maintenance and operation of the automotive sales venue; additionally, Western Motors will hold the Landlord harmless from any liability in connection with same.
2. Western Motors shall pay all costs involved in erection, maintenance and operation of the stand or tent, and, on departure, Western Motors shall return the premises to its original condition.
3. Western Motors shall obtain and pay for all necessary permits and licenses required by law; shall post any debris and performance bonds required by local authority; and shall adhere to all laws and regulations.
4. In any action or proceeding to enforce, interpret or declare rights under this agreement, the prevailing party shall be entitled to its reasonable attorney fees, costs associated with suit and litigation expenses.
5. Rent shall be payable a minimum of 10 days in advance of each **Automotive Tent Sale**.
6. This agreement commences as of the date indicated on the signature below.
7. Each individual signing this Lease Agreement expressly represents and warrants that they are authorized by the entity for which they sign, to legally bind and commit that entity to the terms set forth herein. All notices required or allowed under this Agreement shall be given in writing to the addresses listed herein or such other addresses as the parties may designate.
8. This Lease Agreement along with its terms and provisions, including the amount paid as rent, shall remain confidential unless disclosure is mutually agreed to in writing by both parties or as disclosure is required by governmental entities.

Robert Palmer, Owner

Name and Capacity

Phone: 805 963-4236

Email: robertpalmer1@mac.com

8-10-18

Date

Merced Motors

Title:

Name and Capacity

Phone:

Email:

Khaled Dalia

8-9-18

Date

Owner / CEO

209-728-8085

K.dalia@hotmail.com

TO: CITY CLERK  
LOCAL FIRE AGENCY  
AND / OR OTHER INTERESTED PARTIES

PROPERTY PERMISSION USE

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, OWNER AND / OR CONTROLLING PARTY, OF THE PROPERTY LISTED BELOW HEREBY  
GRANTS PERMISSION TO:

MERCED MOTORS, THE USE OF THE PROPERTY LOCATED AT:

2300 Block of West Main Street

APN: 089-014-042

CITY OF: Turlock

COUNTY: STANISLAUS

FOR THEIR AUGUST 2018 AUTOMOTIVE TENT SALE.

MERCED MOTORS AGREES TO SEE THAT THE PROPERTY LISTED ABOVE WILL BE CLEARED OF ALL  
INSTALLATIONS AND REFUSE WITHIN ONE DAY OF CLOSE OF THE AUTOMOTIVE SALE.

Robert Palmer

NAME - PLEASE PRINT  
(PROPERTY OWNER/CONTROLLER OF PROPERTY)

X

SIGNATURE

DATED:

8/8/18

AT

, CA

PROPERTY OWNER: PLEASE INDICATE BELOW THE NAME OF THE ADDITIONAL INSURED AND HOW YOU  
WISH YOUR CERTIFICATE OF INSURANCE TO READ.

ADDITIONAL  
INSURED:

CERTIFICATE OF INSURANCE TO BE MAILED TO: Robert P. Palmer

P.O. Box 30874

Santa Barbara, CA 93130

PHONE: 805-963-4236

CERTIFICATE OF INSURANCE WILL BE MAILED PRIOR TO ERECTING OF STANDS AND THE SALE OF ANY  
MERCHANDISE.

MERCED MOTORS  
1590 W. 16<sup>th</sup> Street  
Merced, CA 95340  
888 416-7673