



Subdivision CONDITIONAL Use - TACO TIME

Date \_\_\_\_\_ Item # 19-76

Petitioner Ralph Chuff - CRAIG FOOD INDUSTRIES

Preliminary Review Agencies Comments

Final Review Agencies Comments

No comments from review agencies.

AMENDMENT REQUESTED TO APPROVE METAL STORAGE SHED WHICH WAS PLACED WITHOUT PERMIT...

HEARD P.C. 29 Dec. 1976

Denied - P.C. suggested either relocating the building or incorporating this storage into the main bldg. SUGGESTS petitioners study the situation and return with an alternate proposal.

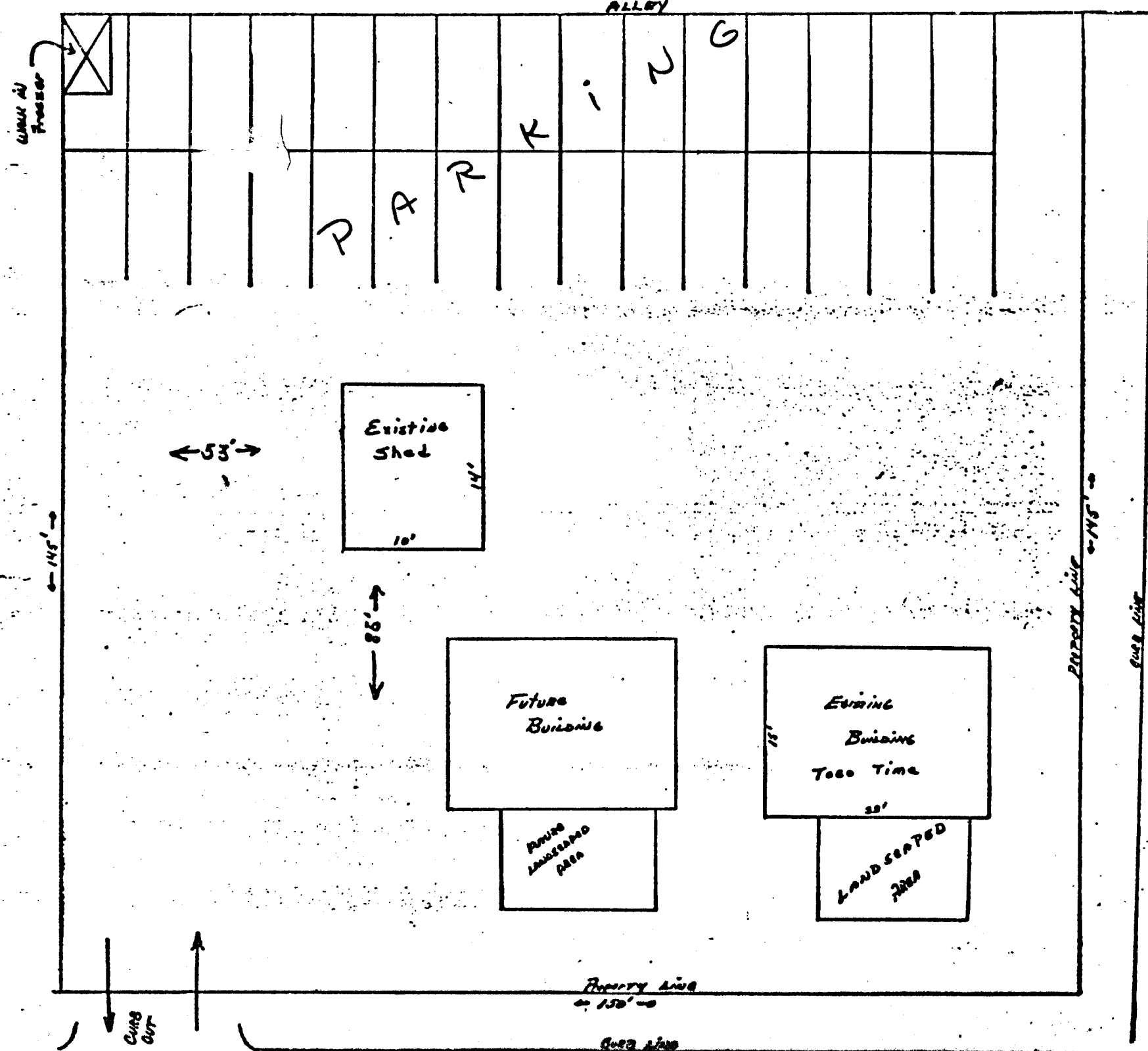
Action Taken  
P.C. Approved 31 Mar 76  
C.C. Approved 21 Apr. 76  
Comments

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_  
Comments

- Subject to following:
- 1) Close all curb cuts on 5<sup>th</sup> st.
  - 2) 1 curb cut on North Ave  
At extreme East end of  
Property.
  - 3) Entrance from alley off of  
5<sup>th</sup>

ITEMS REQUIRED FROM DEVELOPER

<input type="checkbox"/> Check	<input type="checkbox"/> Utility Agreement	<input type="checkbox"/> Title Investigation
<input type="checkbox"/> Drainage	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Covenants
<input type="checkbox"/> Improvements	<input type="checkbox"/> Guarantee	<input type="checkbox"/> Annexation
		<input type="checkbox"/> Other (Specify)



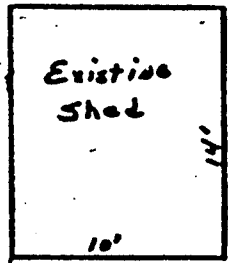
ALLEY

P

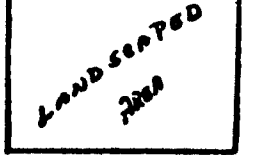
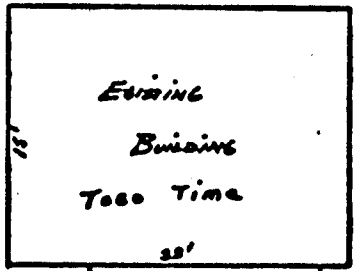
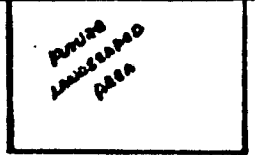
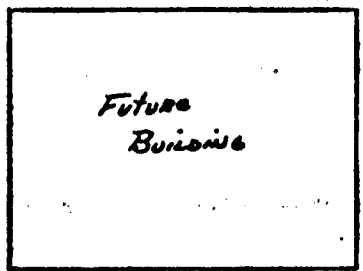
P  
A  
R  
K  
I  
N  
G

CUT IN FENCE

← 53' →



← 85' →



← 145' →

PROPERTY LINE  
← 145' →

CUT

CUT  
CUT

PROPERTY LINE  
← 150' →

CUT

August 30, 1976

Mr. Ralph Cluff  
Craig Food Industries  
P. O. Box 9255  
3745 South 250 West  
Ogden, Utah 84409

This is to confirm my phone call to your office on August 26, 1976 concerning the Taco Time development at 5th and North Avenue in Grand Junction. As of this date, the landscaping, as shown on the approved plat, has not been installed. The Grand Junction Planning Commission at their regular meeting on August 25, 1976 set a deadline of September 3 for compliance with this requirement. If this requirement is not met all drive-in operations at this location will have to cease. Please let us know if we can be of any assistance to you in complying with this requirement.

Yours Truly,

Karl G. Metzner  
Planning Technician

KGM/be

cc: file