

Table of Contents

File 1992-0081

Name: TCBY Yogurt - 1145 North Avenue

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Planning Clearance - issued 11/17/92 - **	X	X	Grading & Drainage Plan - to be scanned - **
X	X	Correspondence	X		Utility Composite
X	X	Drainage Report - Western Engineers, Inc. - 12/92			
X	X	State Highway Access Permit - 12/15/92			
X	X	Daily Traffic Control Plan - Warning Lites & Equipment, Inc. - 12/11/92			
X	X	Development Improvement Agreement - **			
X	X	Sign Permit - **			
X	X	Certificate of Occupancy - Permit # 43804			
X	X	Special Warranty Deed - Book 1971/Page 926 - **			
X		Notes to file			
X	X	Action sheet			
X		State Hwy Access Permit - 12/10/92 - Permit # 392152, 392153			
X	X	Irrigation Diagram - Grand Junction Pipe & Supply			
X	X	Sign Diagram			
X	X	Site Plan - to be scanned - **			

DEVELOPMENT APPLICATION

Prepared for

"TCBY"

The Country's Best Yogurt

Mr. Jon Goodson
3120 Blake Avenue, Unit E, No. 5
Glenwood, Springs, Colorado 81601

NARRATIVE

Application for Development is sought to provide for development of a nationally franchised specialty food shop catering dessert yogurt via efficient service and reasonable prices. The restaurant will occupy an otherwise small niche of businesses offering this healthy-alternative bill of fare. No alcoholic beverages will be offered.

The focus of the development is on four-tenths of an acre of city lots occupied formerly by a donut shop, 1145 North Avenue, adjacent to the west of the Arby's Restaurant located at 12th St. and North Avenue. The property is bounded on the north by North Avenue, on the west by a small multi-shop retail center, on the south by the an east-west city alley, and on the east by Arby's. The property south of the alley is a residence.

Design and development is expected to follow immediately upon approval of the initial concept submitted within the application. A late December or early 1993 completion date is hoped for, enabling the applicant to begin service at that time.

This particular site has been chosen as a result of surveys indicating compatible use and zoning within the greater neighborhood. The location is centered within mixed business, retail, and commercial ventures already established along and adjacent to the North Avenue corridor. As previously mentioned, the restaurant will provide a unique service to local shoppers, students and workers as well as to visitors touring through Grand Junction. Present zoning of the property and adjoiners north of the alley is C-1. All the property south of the alley is zoned Planned Business with the exception of the middle third which is

Narrative for
The Country's Best Yogurt
Grand Junction, Colorado

81 92

zoned RMF-64. The development of an aesthetically pleasing facility along with a face-lift of the present property will be beneficial to the overall appearance of the neighborhood.

The business will utilize the existing street access provided on North Avenue. To provide reasonable and safe access, one of the existing driveways will be relocated. Data furnished from similar establishments places the peak business hour between 3:00 PM and 4:00 PM. By the same fact, customer count is approximately 15 vehicles during this time. This does not coincide with the peak traffic hours of North Avenue which are 11:45 AM to 12:45 PM and 4:30 to 5:30 PM. The donut shop previously mentioned probably generated the same volume of traffic as will be generated by this new venture. Therefore, very minor traffic impact is expected along North Avenue.

The design plans will conform to all City specifications and guidelines for minimum standards regarding parking, access, landscaping, and utility connections and will adhere to recommendations from the review and approval of the plan as submitted by this application. As part of the development, the north ten feet of the property will be dedicated and made a part of the present forty feet of right-of-way lying south of the centerline of North Avenue.



DRAINAGE STUDY
Prepared For

"TCBY"
The Country's Best Yogurt

December 1992

LOCATION: 1145 North Avenue, Grand Junction, Colorado

EXISTING CONDITIONS:

The west two lots of the property are the focus of the drainage study required by Community Development of Grand Junction. The two lots form a parcel on which a residential structure resided. The existing slope was approximately 1 to 1-1/2 percent. Approximately 1/4 of the lot drained to North Avenue and the remainder of the runoff accumulated in the alley. Due to the small size of the area (0.0156 Ac), the pre-development condition was considered to be one basin.

Pre-development conditions:

2 year runoff 0.037 cfs
100 year runoff 0.177 cfs

DEVELOPED CONDITIONS:

The site is proposed to be paved and landscaped to provide additional parking for an existing building. A detention area will be located in the southwest corner of the asphalt parking area. Discharge will be controlled by a V-notch weir will be provided to contain the 100 year runoff. The property was divided into two basins for the study. Basin I drains to North Avenue while Basin II will discharge into the alley. It is not practical to provide detention in basin I therefore the detention area in Basin II is sized accordingly.

Developed conditions:

Basin I

2 year runoff 0.032 cfs
100 year runoff 0.096 cfs

Basin II

2 year runoff 0.228 cfs
100 year runoff 0.619 cfs

Detention area:

469 cubic foot capacity
0.65 foot maximum depth
1.6% minimum slope

TCBY Hydrology
1145 North Avenue

12/06/92
LRG

From SCS Soils Map \Rightarrow Billings Clay (B_c) \Rightarrow D Classification

Average Slope:

$$\frac{403 - 1270}{123.29} = 0.0108$$
$$\frac{1332 - 1270}{36.40} = 0.0143$$
$$\frac{1352 - 1272}{76.68} = 0.0114$$

Avg 0.0121

BASIN I

998 sqft

LANDSCAPE 441 sqft

Conc/Asphalt 557 sqft

BASIN II

5,799 sqft

LANDSCAPE 289 sqft

Conc/Asphalt 5510 sqft

Total Area 6,797 sqft, 0.156 Ac.

PRE-DEVELOPMENT $C_{2yr} = 0.20$ $C_{100yr} = 0.35$

$$T_{0.2} = \frac{1.8(1.1-C)L^{1/2}}{S^{1/3}} = \frac{1.8(1.1-0.2)(1345)^{1/2}}{(1.21)^{1/3}} = 18 \text{ min.}$$

$C = 1.17 \text{ in/hr}$

$$T_{100} = \frac{1.8(1.1-0.35)(1345)^{1/2}}{(1.21)^{1/3}} = 15 \text{ min.}$$

$C = 3.24 \text{ in/hr}$

$$Q_2 = CIA = (0.20)(1.17)(0.156) = 0.04 \text{ cfs}$$

$$Q_{100} = (0.35)(3.24)(0.156) = 0.177 \text{ cfs}$$

DEVELOPED CONDITION

BASIN I

Two Year -	AREA	COEFFICIENT	Factor	WT. Coeff.
Landscape	441 sft	0.50	0.44	0.221
Conc/Asphalt	557 sft	0.90	0.56	0.502
	<u>998</u>		<u>1.00</u>	<u>0.72</u> WT. COEFFIC

$$T_{200} = \frac{1.8(1.1 - C)L^{1/2}}{S^{1/3}} = \frac{1.8(1.1 - 0.72)(35)^{1/2}}{(3.2)^{1/3}} = 3 \text{ min} \Rightarrow \text{Use } 5 \text{ min}$$

$C = 1.95 \text{ in/hr}$

$$Q_{200} = CIA = (0.72)(1.95)(0.023) = 0.032 \text{ cfs}$$

Hundred Year -	AREA	COEFFICIENT	FACTOR	WT. COEFF.
LANDSCAPE	441	0.70	0.44	0.31
Conc/Asphalt	557	0.95	0.56	0.53
			<u>1.00</u>	<u>0.84</u>

$$T_{1000} = \frac{1.8(1.1 - 0.84)(35)^{1/2}}{(3.2)^{1/3}} = 2 \text{ min} \Rightarrow \text{USE } 5 \text{ min. } C = 4.95 \text{ in/hr}$$

$$Q_{1000} = CIA = (0.84)(4.95)(0.023) = 0.096 \text{ cfs}$$

Total Drainage for Basin I

Allowable 100 year Discharge rate =

$$0.177 \text{ cfs} - 0.096 = 0.081 \text{ cfs}$$

DEVELOPED CONDITION continued

BASIN II

Time Year	AREA	COEFF.	FACTOR	WT COEFF.
LANDSCAPE	289	0.50	0.05	0.02
CONC/Asphalt	5510	0.90	<u>0.95</u>	<u>0.86</u>
			1.00	0.88

$$T_{0.25} = \frac{1.8(1.1 - 0.88)(119)^{1/2}}{(1.93)^3} = 3 \text{ min} \Rightarrow \text{Use } 5 \text{ min. } i = 1.95 \text{ in/hr}$$

$$Q_{0.25} = (0.88)(1.95)(0.133) = 0.228 \text{ cfs}$$

Hundred Year	AREA	COFF	FACTOR	WT COEFF
LANDSCAPE	289	0.70	0.05	0.04
CONC/Asphalt	5510	0.95	<u>0.95</u>	<u>0.90</u>
			1.00	0.94

$$T_{1000} = \frac{1.8(1.1 - 0.94)(119)^{1/2}}{(1.93)^3} = 3 \text{ min} \Rightarrow \text{Use } 5 \text{ min } i = 4.95 \text{ in/hr}$$

$$Q_{1000} = (0.94)(4.95)(0.133) = 0.619$$

STORM Duration	DETENTION REQU'D. Intensity in/hr (100yr)	Basin II Inflow Rate (cfs)	Basin II Allowable Release (cfs)	A = 0.133 A _c C = 0.94 STORAGE (cfs)	Volume cuft
5	4.95	0.62	0.08		92
10	3.80	0.48	0.08		
15	3.24	0.41	0.08	0.33	297
20	2.84	0.36	0.08	0.28	336
25	2.51	0.31	0.08	0.23	345
30	2.27	0.28	0.08	0.20	360
35	2.09	0.26	0.08	0.18	378
40	1.94	0.24	0.08	0.16	384
45	1.79	0.22	0.08	0.14	378
50	1.64	0.21	0.08	0.13	390

STORM DURATION	INTENSITY in/hr	Inflow cfs	Allowable Release cfs	STORAGE	Volume cf
55	1.53	0.19	0.08	0.11	363
60	1.43	0.18	0.08	0.10	360
65	1.33	0.17	0.08	0.09	351

Require detention $390 \text{ cf} + 10\% = 429 \text{ cf}$

VOLUME DETERMINATION

EL	AREA	Vol = $\frac{H}{3}(A_1 + A_2 + \sqrt{A_1 A_2})$
12.7	0 sqft	$V_1 = \frac{0.4}{3}(941) = 125 \text{ cf}$
13.1	941 sqft	$V_2 = \frac{0.25}{3}(941 + 1870 + \sqrt{941 \cdot 1870}) = 344$
13.35	1870 sqft.	Total = 469 cuft.

REGULATED DISCHARGE

"V" Notch Weir - 10° Angle $H = 0.65$ $C_d = 0.64$

$$Q = C_d \frac{8}{15} \sqrt{2g} \tan \frac{\theta}{2} H^{2.5}$$

$$= (0.64)(4.28) \tan \frac{10}{2} (0.65)^{2.5} = 0.0816 \text{ cfs}$$

$$H = 0.3 \quad C_d = 0.685$$

$$Q = 0.685(4.28) \tan \frac{10}{2} (0.3)^{2.5} = 0.0126 \text{ cfs}$$

Submergence

$$\frac{H_2}{H_1} = \frac{0.2}{0.4} = 0.5 \Rightarrow \frac{Q_2}{Q_1} = 0.92 \quad (0.0816)(0.92) = 0.075 \text{ cfs}$$

$$\frac{H_2}{H_1} = \frac{0.3}{0.4} = 0.75 \Rightarrow \frac{Q_2}{Q_1} = 0.78 \quad (0.0816)(0.78) = 0.0636$$

$$20^\circ @ 0.65' H \quad C_d = 0.61$$

$$Q = (0.61)(4.28) \tan^{20/2} (0.65)^{2.5} = 0.1568 \text{ cfs}$$

$$\text{subm. Factor} \cdot 0.78(0.1568) = 0.122 \text{ cfs} > 0.08 \text{ No } 6000 \text{ } \square$$

$$15^\circ \quad H = 0.65' \quad C_d = 0.627$$

$$Q = (0.627)(4.28) \tan 7.5 (0.65)^{2.5} = 0.120 \text{ cfs}$$

$$\text{subm. Factor} \quad 0.78(0.120) = 0.09 \sim 0.08 \text{ ok.}$$

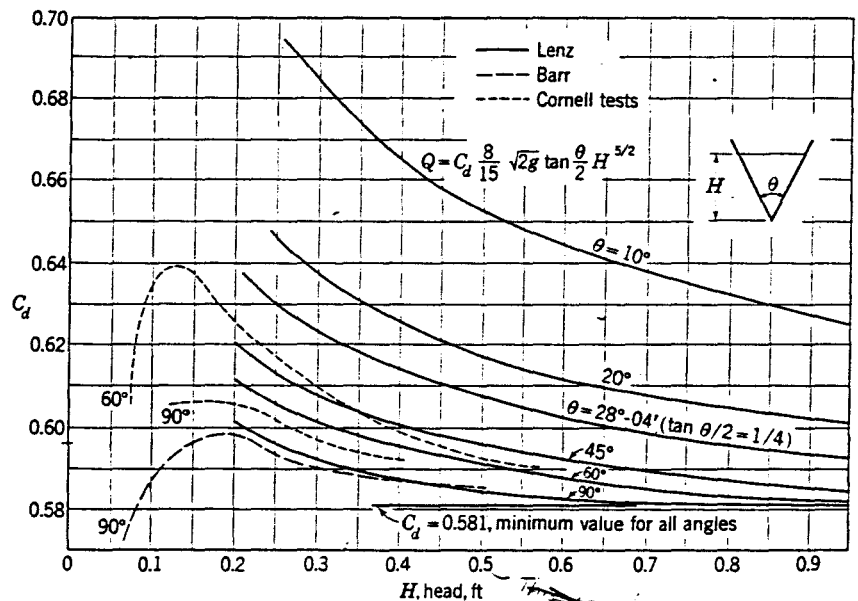


Fig. 11.36. Coefficients for triangular weirs.

In Fig. 11.36 are presented experimental values of C_d for water flowing over V-notch weirs with central angles varying from 10 to 90°. The solid lines represent tests by Lenz;¹ the dotted lines are from data taken at Cornell University;² the dashed line represents a 90° weir with a fine sharp edge, reported by Barr.³ The rise in C_d at heads less than 0.5 ft is due to incomplete contraction. At lower heads the frictional effects reduce the coefficient. At very low heads, when the nappe clings to the weir plate, the phenomenon can no longer be classed as weir flow and Eq. (11.44) is inapplicable.

11.23. BROAD - CRESTED WEIR

Another type of weir is the broad-crested weir (Fig. 11.37), which is usually built of concrete. One of its advantages is that it is rugged and can stand up well under field conditions.

¹ Arno T. Lenz, Viscosity and Surface Tension Effects on V-notch Weir Coefficients, *Trans. ASCE*, vol. 108, pp. 759-802, 1943.

² *Eng. News*, vol. 73, p. 636, 1915.

³ James Barr, Experiments upon the Flow of Water over Triangular Notches, *Engineering*, Apr. 8-15, 1910.

21 22
 11.23
 11.23

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT**

SH No/MP/Side: 6B/31.51/L
Local Jurisdiction: City of Grand Junction
Dist/Section/Patrol: 30211-30200
DOT Permit No.: 392152
Permit Fee: \$100.00
Date of Transmittal: 12-10-92

THE PERMITTEE:

Ellen and Edward Randall
5005 Green Tree Road
Houston, TX 77056

Is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the south side of State Highway 6B, a distance of 2692 feet east from Mile Post 31; 1135 and 1139 North Avenue, Grand Junction.

ACCESS TO PROVIDE SERVICE TO:

Yogurt shop (1800 sf).

OTHER TERMS AND CONDITIONS:

Access is permitted as constructed for right turn in only.

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) Not Required Date _____ Title _____

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. The permittee shall notify Weldon Allen with the Colorado Department of Transportation in _____ at 248-7360, at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) Ellen Randall Date 12/15/92

This permit is not valid until signed by a duly authorized representative of the Department.
DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X) _____ Date _____ Title _____
(Date of issue)

COPY DISTRIBUTION:

Required;
1. District (Original)
2. Applicant
3. Staff ROW

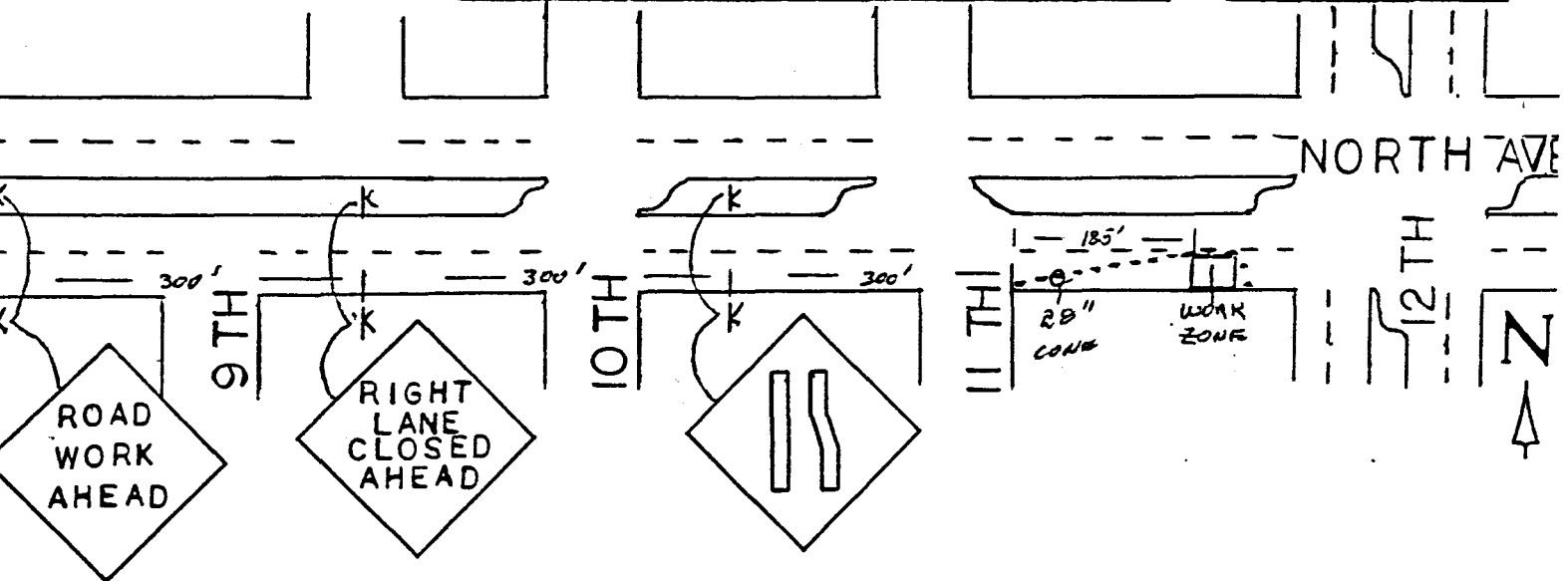
Make copies as necessary for;
Local Authority
MTCE Patrol
Inspector
Traffic Engineer

Previous Editions are Obsolete and will not be used
CDOT Form #101

WARNING LITES & EQUIPMENT, INC.
DAILY TRAFFIC CONTROL PLAN

Project No. 1145 North Avenue Prepared by Dorin Steele Date 12-11-92

Prepared for/Contractor Francis Constructors By _____



This Traffic Control Plan for:
Francis Constructors
Stan Kiser, 434-9093

Location:
1145 North Avenue, Grand Junction, CO

Scope of Work:
New Curb & Gutter

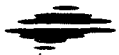
Method of Handling Traffic:
This traffic control plan shows a right lane closure on North Avenue between 11th & 12th Streets. Access to businesses within the taper will be maintained. Signs will be doubled along North Avenue. This plan is for daytime use only. Any hazards left in the right-of-way will be marked with barricades or vertical panels equipped with flashing or steady-burn lights as required. All signing will be in accordance with MUTCD standards.

Executed by:
Warning Lites & Equipment

Drawn by:
Dorin Steele
WARNING LITES & EQUIPMENT, INC
(303) 242-1800

#81 92

Remove
From Office



Grand Junction Nurseries
Garden Center

12/16/92

To whom it may Concern,

Grand Junction Nursery recommends sprinkling system installation and plant material installation be postponed on the "TCBY" project until the weather allows easier access to the soil. When the soil is frozen, digging an appropriate hole for a plant is very difficult. This could create problems for the plant at a later date. Plants also become very brittle in freezing weather, damage to the foilage or root system can occur quite easily. Also, installation and testing of the sprinkling system is much more effective in warmer weather.

We believe installation of the sprinkling system and the landscape should occur between March 15th and April 15th, weather permitting. This is an ideal time of the year for planting. The weather is still cool enough to keep transplant shock to a minimum.

Any questions please call Grand Junction Nursery at 242-5528.

Thank You,
Sincerely,

Todd W. Pickford
owner, partner

83 92

1980 North Avenue
Grand Junction
Colorado 81501
970-242-5528

Grand Junction Nurseries
Garden Center
1980 North Avenue
Grand Junction, CO 81501
970-242-5528

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

STAFF REVIEW

FILE # 81-92

DATE: December 22, 1992

REQUEST: Site Plan review for a building permit (interior remodel) for TCBY Yogurt

LOCATION: 1145 North Avenue

APPLICANT: Jon Goodson Edward Randall (owner)

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE:

NORTH -- Mesa College Campus - Quasi-Public

EAST -- Arby's - Commercial Restaurant

SOUTH -- Multi-family residential and professional office

WEST -- Tattoo parlor, Hair salons, etc. - Commercial

EXISTING ZONING: Light Commercial (C-1)

PROPOSED ZONING: N/A

SURROUNDING ZONING:

NORTH -- PZ

EAST -- C-1


SOUTH -- RMF-32 and Planned Business

WEST -- C-1

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The North Avenue Corridor Guideline recommendations include 1) Drainage considerations to adequately accommodate runoff should be addressed with all new development; 2) Landscaping of frontages to produce a more positive image along North Avenue is encouraged; (3) To accommodate the high volume of pedestrian use along the corridor, new development is encouraged to provide adequate sidewalks resulting in a continuous network along North Avenue.

MEMORANDUM

TO: Mark Achen
FROM: Dave Thornton 
RE: Request your signature on TCBY Yogurt Improvements Agreement
DATE: December 28, 1992

TCBY Yogurt received site plan approval from Staff on December 23rd and was issued a Planning Clearance allowing them to remodel the old Donut Shop building at 1145 North Avenue. As part of their approval they are required to construct certain improvements on and off site prior to issuance of a Certificate of Occupancy. An improvements Agreement and Guarantee is required.

Attached is a signed copy of the improvements agreement. The petitioner will guarantee the improvements by providing a cash escrow to the City of Grand Junction for the entire agreed upon amount of \$3,610.00.

TEMPORARY C.O. FOR TCBY YOGURT

THE FOLLOWING CONDITIONS MUST BE COMPLIED WITH PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

1. A deed for 10 feet of ROW along North Avenue must be deeded to the City.
2. When weather permits:
 - a) Asphalt patching must be replaced.
 - b) drainage facility as approved on site plan must be constructed.
 - c) landscaping must be planted which includes the construction of a ribbon curb for the landscaped areas.

AN IMPROVEMENTS AGREEMENT AND CASH ESCROW HAS BEEN SECURED FOR THE LANDSCAPING

Temporary C.O. - Valid until March 30, 1993

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 43804

DATE 1-25-93

PERMISSION IS HEREBY GRANTED TO Francis Const TO OCCUPY THE

BUILDING SITUATED AT 1145 North Ave

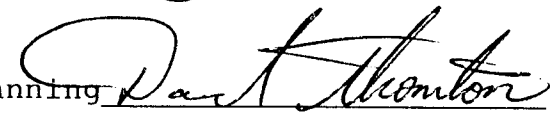
LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-141-06-006

FOR THE FOLLOWING PURPOSE: int. remodel

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR 

City Planning 

2-11-93

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 43804

DATE 7-13-93

PERMISSION IS HEREBY GRANTED TO TCBY Yogurt TO OCCUPY THE

BUILDING SITUATED AT 1145 North Ave.

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-141-06-006

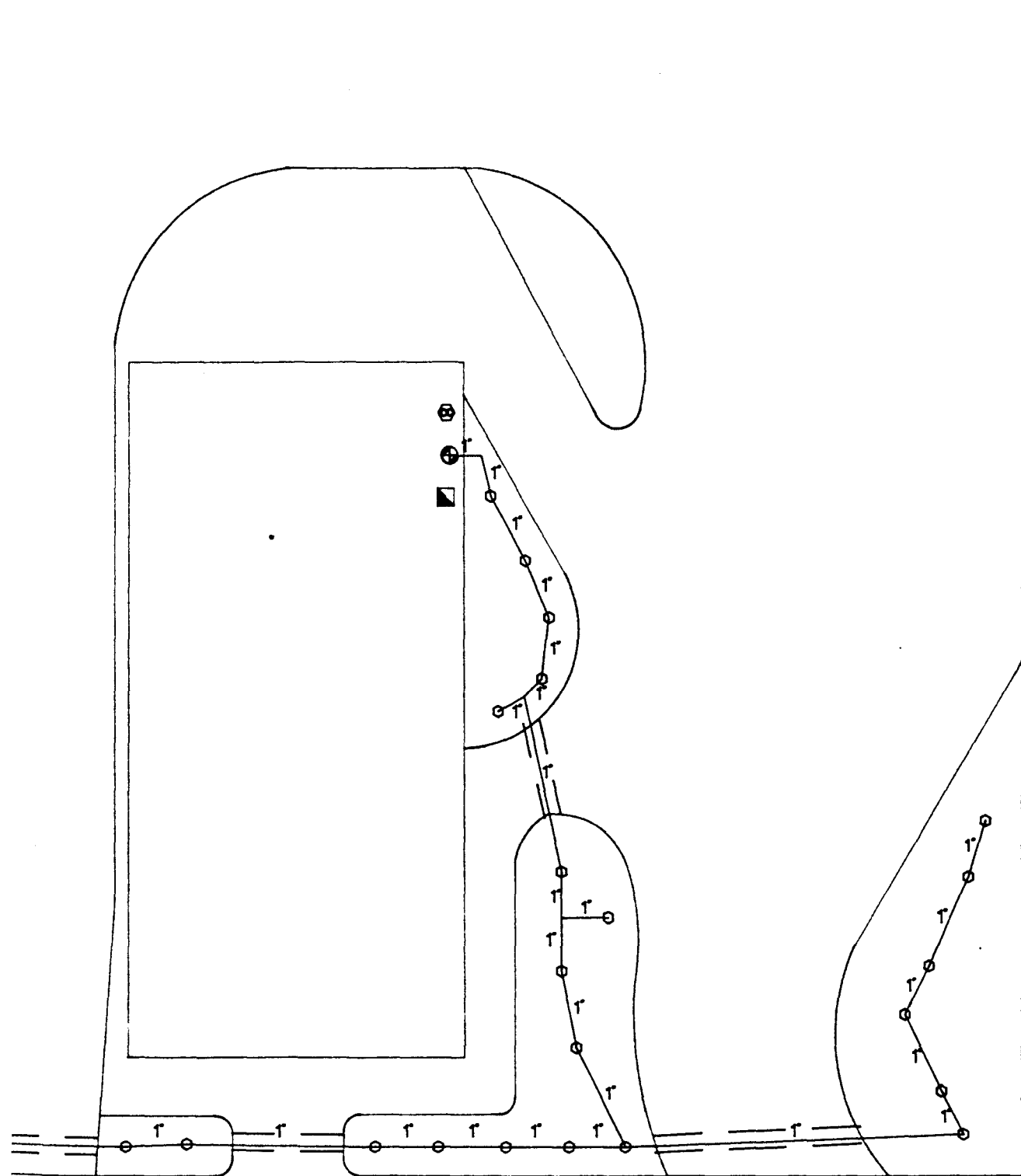
FOR THE FOLLOWING PURPOSE: int. remodel

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Bob Lee

City Planning OK Per Dave

Dave Hunter 7-19-93
7-20-93



LEGEND

- Rain Bird 1401 Pressure Compensating Bubbler
- ◼ 3/4" PVB-075-QT PRESSURE VACUME BREAKER
- ⊕ Rain Bird 1" PEB-100 ELECTRIC VALVE
- ⊗ Rain Bird ESP-4 CONTROLLER
- 1" SCH 40 PVC MAIN LINE



Grand Junction Pipe & Supp
P.O. Box 1849
Grand Junction, Co 81502

TITLE: TCBY YOUGART

NOTE: This drawing is provided for recommendation only, for the aid & serv. of our custommers & is not to be constr as a Professional Engineering Design.

DESIGNED BY: BCV

DATE: 11-30-92

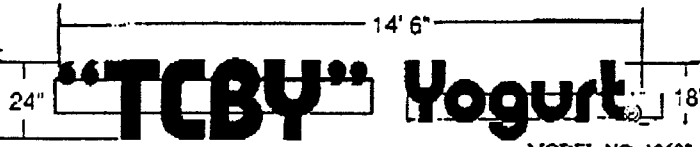
DRAWN BY: BCV

SCALE: 1"=10'-0"

"TCBY"

INDIVIDUAL LETTERS with raceways

ROOF TOP SIGN

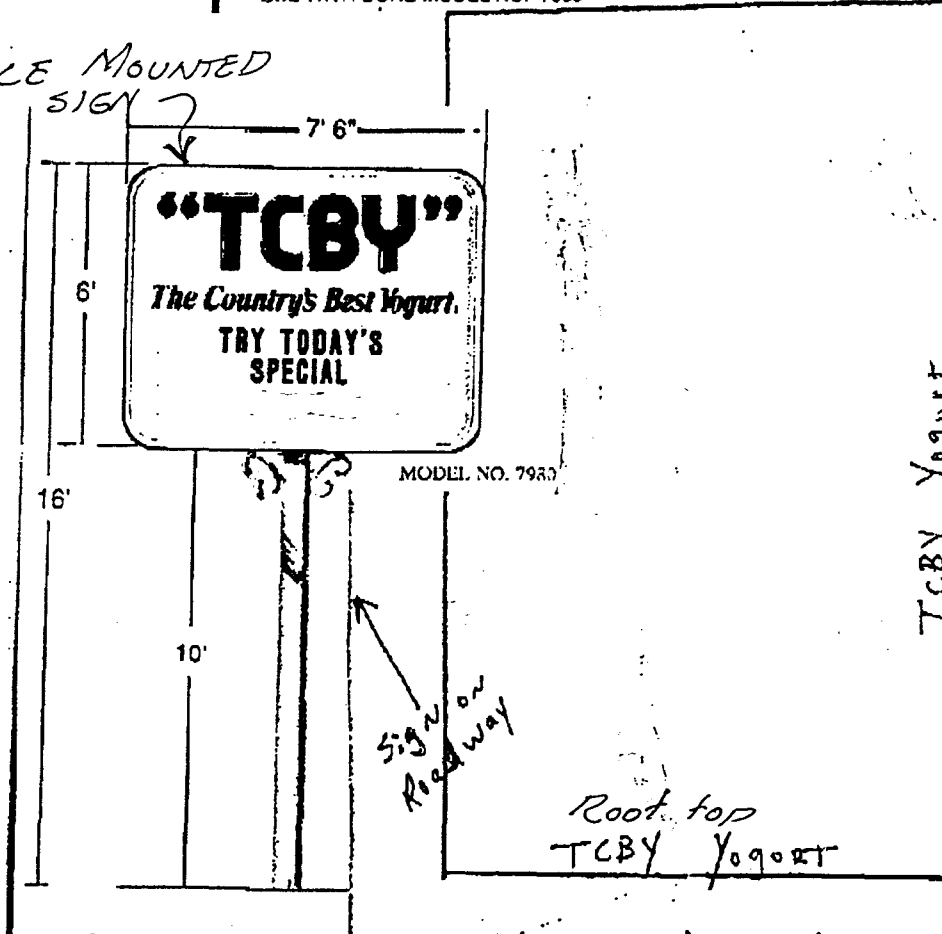


USE WITH CONE MODEL NO. 7959

MODEL NO. 10603

The secondary method of installation for the individual neon letters is raceway mounted. The letters are available in the horizontal or stacked version and are always installed in conjunction with the full color waffle cone. The letter faces are flat with gold Jewelite trim cap. Cabinet color is 313 dark bronze. The 24" letters are illuminated by double rows of 13mm neon tubing and the 18" letters are illuminated by a single row of 13 mm tubing.

POLE MOUNTED SIGN



Sign Above

TCBY Yogurt

Roof top TCBY Yogurt

North Ave

1145 North Avenue

NOV 25 1992

MEMORANDUM

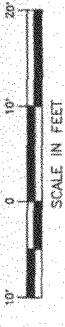
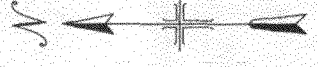
To: Randy Booth, Comptroller
From: Dave Thornton, Planner *D*
Subject: Release of Improvements Guarantee for TCBY
Date: May 17, 1993

Prairie Flowers, Inc owner of TCBY is requesting that the City release all of their Improvements Guarantee cash escrow from their account with the City for their development located at 1145 North Avenue. Gerald Williams, Development Engineer and I have inspected the site and found it acceptable to release the funds guaranteeing the improvements.

Please release the entire amount plus interest earned minus \$50.00 for inspection fees to go to Public Works' account # 10662-43312-85007 and \$100.00 to Finance for check disbursement. Make the check out to TCBY and send it to: TCBY, 1145 North Avenue, Grand Junction, CO 81501

NORTH AVENUE

Raised Median



LEGEND

- Found Survey Monument
- Property Line
- - - Utility Easement Line
- - - Sanitary Sewer Line
- Q_{th} Manhole
- - - Dec Buried Power Line
- Q_{wp} Power Pole
- Power Pole Guy Wire
- Overhead Power Line
- - - Buried Gas Line
- GM Gas Meter
- - - Buried Water Line
- W Water Meter Vault
- Q_{wt} Buried Telephone Line
- BT
- Wood Fence

NOTES:

1. Survey and utility location information provided by D H Surveys Inc., 1231 North 23rd Street, No. 106, Grand Junction, Colorado.
2. No new utilities are to be installed as a part of this project.

UTILITY LOCATIONS

Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance, 1-800-922-1387.



PREPARED FOR
Toby, Inc.

UTILITY COMPOSITE
1145 NORTH AVENUE
GRAND JUNCTION, COLORADO

Rim 13.27
Inv. 07.05

Rim 11.35
Inv. 02.73

