





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

Receipt 1739  
 Date 11-2-94  
 Rec'd By MP  
 File No. 186 94

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We, the undersigned, being the owners of property situated in Mesa County,  
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Preim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			1145 North	C-1	Fast Food Drive-Thru
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER                       DEVELOPER                       REPRESENTATIVE

<u>ED RANDELL</u>	<u>JON GOODSON</u>	<u>FRANCIS CONSTRUCTORS, INC.</u>
Name	Name	Name
<u>1145 NORTH AVENUE</u>	<u>2183 DINOSAUR COURT</u>	<u>P. O. BOX 1767</u>
Address	Address	Address
<u>GRAND JUNCTION, CO 81501</u>	<u>GRAND JUNCTION, CO 81503</u>	<u>GRAND JUNCTION, CO 81502</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>245-6838</u>	<u>241-2018</u>	<u>434-9093</u>
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Day/Beber Francis Constructors                      10/26/94  
 Signature of Person Completing Application                      Date

Jon Goodson  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

D RONALD BOICE  
NORA  
206 N BUENA VISTA CT  
FARMINGTON, NM 87401-6962

D RONALD BOICE  
NORA  
206 N BUENA VISTA CT  
FARMINGTON, NM 87401-6962

H JOHN BELLIO  
MARGARET J  
P.O. BOX 150  
SILT, CO 81652-0150

H JOHN BELLIO  
MARGARET J  
P.O. BOX 150  
SILT, CO 81652-0150

ANNE HOLDEN GOULD  
P.O. BOX 28133  
LAKEWOOD, CO 80225-0010

ANNE HOLDEN GOULD  
P.O. BOX 28133  
LAKEWOOD, CO 80228-0010

ARTHUR F BROCKMAN  
1130 BELFORD AVENUE  
GRAND JUNCTION, CO 81501-3137

LORA E GREER  
1136 BELFORD AVENUE  
GRAND JUNCTION, CO 81501-3137

DAVID R EVARTS  
42706 N 20TH STREET WEST  
LANCASTER, CA 93534-0000

BOICE ENTERPRISES INC  
206 N BUENA VISTA CT  
FARMINGTON, NM 87401-6962

STATE OF COLORADO  
MESA COLLEGE  
GRAND JUNCTION, CO 81501

OLLIN WINELAND  
N L  
3902 GREEN HILL CT  
NORMAN, OK 73072

OLLIN WINELAND  
NAOMI LEE (DOUBLE D & I LEASE)  
3902 GREEN HILL CT  
NORMAN, OK 73072

OLLIN WINELAND  
NAOMI LEE (DOUBLE D & I LEASE)  
3902 GREEN HILL CT  
NORMAN, OK 73072

CITY OF GRAND JUNCTION  
LINCOLN PARK  
GRAND JUNCTION, CO 81501

FULENWIDER COMPANY  
P.O. BOX 28133  
LAKEWOOD, CO 80228-0010

DAVID R EVARTS  
42706 N 20TH ST WEST  
LANCASTER, CA 93534-0000

ERNEST M COHAN  
VIVIAN S  
12500 BOSTWICK PARK RD  
MONTROSE, CO 81401-9717

JOHN W TEMMER  
3053 WELLINGTON ANE  
GRAND JUNCTION, CO 81504

OLLIN WINELAND  
3902 GREEN HILL CT  
NORMAN, OK 73072

BELFORD ASSOCIATES  
1112 BELFORD AVENUE  
GRAND JUNCTION, CO 81501-3137

HOBBY-FRAIZER  
C/O TIM WOLLIN  
526 20 1/4 ROAD  
GRAND JUNCTION, CO 81503

186 94

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# SUBMITTAL CHECKLIST

## CONDITIONAL USE

Location: 1145 North Avenue

Project Name: TRBY Drive-Thru

ITEMS	DISTRIBUTION																		
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City G.I.P.C. (8 seats)	City Downtown Dev. Auth. Police	City Parks and Rec.	Community Planning City Fire	Walker Field Spot								
● Application Fee <b>\$350</b>	VII-1	1																	
● Submittal Checklist*	VII-3	1																	
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● <del>4"x17"</del> Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title / <i>Title Ins Policy</i>	VII-2	1																	
● Appraisal of Raw Land	VII-1	1																	
● Names and Addresses	VII-3	1																	
● Legal Description	VII-2	1																	
○ <del>Deed</del>	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ <del>Easement</del>	VII-2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ <del>Avigation Easement</del>	VII-1	1																	
○ <del>ROW</del>	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● <del>Location Map</del> <i>Full Size Assessor</i>	X-21	1																	
● <del>Vicinity Sketch</del> <i>Site Plan/E Landscape</i>	X-33	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

8 1/2 x 11

in review

186 94  
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#15 TOTAL BIDD

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 10/13/94
Conference Attendance: Kristen Ashbeck, David Becker (Francis)
Proposal: TCBY Drive thru
Location: 1145 North Avenue

Tax Parcel Number: 2945-141-06-025
Review Fee: \$350

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

- Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount: 50% of appraised land value
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

# REVIEW COMMENTS

Page 1 of 2

FILE #186-94

TITLE HEADING: Conditional Use Permit -  
Drive-thru window for TCBY

LOCATION: 1145 North Avenue

PETITIONER: Jon Goodson

PETITIONER'S ADDRESS/TELEPHONE: 2183 Dinosaur Court  
Grand Junction, CO 81503  
241-2018

PETITIONER'S REPRESENTATIVE: Francis Constructors - 434-9093

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE, AND REVISED DRAWINGS, ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., NOVEMBER 28, 1994.**

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**CITY UTILITY ENGINEER** 11/4/94  
**Bill Cheney** 244-1590

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No comment.

**CITY PARKS & RECREATION DEPARTMENT** 11/1/94  
**Don Hobbs** 244-1542

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If an open space fee is required for this action we will need an appraisal.

**GRAND JUNCTION FIRE DEPARTMENT** 11/8/94  
**Hank Masterson** 244-1414

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The Fire Department has no requirements for this proposal.

**CITY DEVELOPMENT ENGINEER** 11/9/94  
**Jody Kliska** 244-1591

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1. There appears to be a conflict between the customers exiting the building and drive-through customers. The proximity of the drive-through window and the railing by the door may cause some drive-through customers to have to back-up to exit.
2. Parking along the side will conflict with drive-through maneuvers. Existing parking is not clearly shown on the submitted site plan.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**11/16/94**  
**244-1437**

---

1. What is seating capacity of restaurant. Must retain 1 parking space per each 3 seats (including any outdoor seating).
2. Existing door swing, landing and safety rail on east side of building must be removed if drive-through is to operate where it is currently located. Door must be completely removed, not just locked and/or blocked.
3. Provide a 24" x 36" site plan to be able to scale parking, aisle widths off of (see submittal for Site Plan Review).

# POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
  - a. It is accessible and readable, and
  - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within ~~three~~<sup>5</sup> working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

<u>Daryl Becker</u>	<u>11/22/94</u>
SIGNATURE	DATE
FILE #/NAME <u>#186-94 TCBY</u>	RECEIPT # <u>1796</u>
PETITIONER/REPRESENTATIVE: <u>Daryl Becker Francis Constantinos</u>	PHONE # <u>434-7093</u>
DATE OF HEARING: <u>12/6/94</u>	POST SIGN(S) BY: <u>11/25/94</u>
DATE SIGN(S) PICKED-UP <u>11/22/94</u>	<u>RSE</u>
DATE SIGN(S) RETURNED <u>12-14-94</u>	RECEIVED BY: <u>RSE</u>



**DEVELOPMENT APPLICATION**

Prepared for

**"TCBY"  
The Country's Best Yogurt**

Original  
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From Office

Mr. Jon Goodson  
2183 Dinosaur Ct.  
Grand Junction, Colorado 81503

186 94

**NARRATIVE**

Application is sought to begin use of an existing drive through window of a nationally franchised specialty food shop catering dessert yogurt via efficient service and reasonable prices. The restaurant occupies an otherwise small niche of businesses offering this healthy - alternative bill of fare. No alcoholic beverages will be offered.

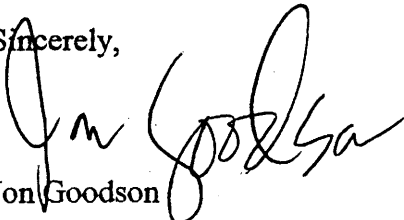
TCBY is on four-tenths of an acre of city lots 11, 12 and the West half of 13, 1145 North Avenue, adjacent to the West of the Arby's Restaurant located at 12th and North Avenue. The property is bounded on the North by North Avenue, on the West by small resale businesses, on the South by an East-West city alley, and on the East by Arby's. The property South of the alley is a residence.

Drive through service is expected to follow immediately upon approval of the drive through submitted within the application. A late December or early 1995 completion date is planned, enabling the applicant to begin service at that time.

The business will utilize the existing street access provided on North Avenue. 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 12:14 pm and 4:30 to 5:30 pm. Very minor traffic impact is expected along North Avenue.

The drive through design plans will conform to all City specifications and guidelines for minimum standards regarding parking, access, will adhere to recommendations from the review and approval of the plan as submitted by this application.

Sincerely,



Jon Goodson

# RESPONSE TO COMMENTS

## TCBY

### FRANCIS CONSTRUCTORS

11/23/94

#### CITY DEVELOPMENT ENGINEER

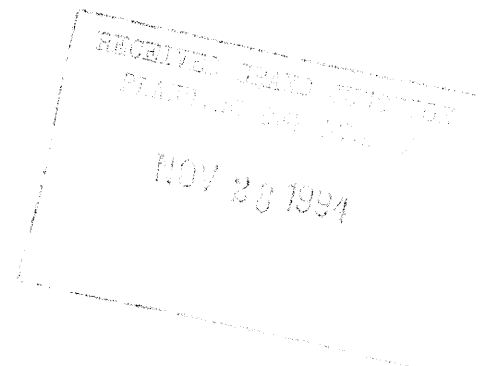
Jody Kliska

1. The railing and slab will be removed and the door will be in-filled with a window. The walk-in customers will use the North & West door.
2. Parking along the East is not required. The parking along the West, South and East end accommodates for the one parking space for every 3-seat requirement.

#### COMMUNITY DEVELOPMENT DEPARTMENT

Kristen Ashbeck

1. TCBY has a seating capacity of 50 chairs, inside and out, and maintains 18 spaces and 1 handycap space.
2. The landing and safety rail will be removed and the door will be in-filled with a window.



# CITY OF GRAND JUNCTION

DEPARTMENT OF PUBLIC WORKS & UTILITIES

ENGINEERING DIVISION

PROJECT TCBY DRIVE-THRU  
SUBJECT TCB  
DATE 11-30-94 BY JKK FILE NO. \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_

1800 SF BUILDING

DRIVE-THRU \$3712 / 1000 SF

$$\$3712 \times 1.8 = \$6681.60$$

RESTAURANT (EXISTING W/O DRIVE-THRU)

\$1238 / 1000 SF

$$\$1238 \times 1.8 = \$2228.40$$

\$6681.60

- 2228.40

\$4453.20

## STAFF REVIEW

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FILE: 186-94

DATE: November 30, 1994

REQUEST: Conditional Use Permit - Drive-Through Window

LOCATION: 1145 North Avenue

APPLICANT: Jon Goodson

STAFF: Kristen Ashbeck

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EXISTING LAND USE: T.C.B.Y. Restaurant

PROPOSED LAND USE: T.C.B.Y. with Drive-Through

SURROUNDING LAND USE:

NORTH: Mesa State College

SOUTH: Multifamily Residential

EAST: Commercial (Restaurant-Arby's)

WEST: Commercial

EXISTING ZONING: Light Commercial (C-1)

SURROUNDING ZONING:

NORTH: Public Zone (PZ)

SOUTH: Residential Multifamily 64 units per acre (RMF-64)

EAST: C-1

WEST: C-1

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STAFF ANALYSIS: The existing T.C.B.Y. establishment is proposing to construct a drive-through lane on the eastern side of the building. The drive-through window itself was installed when the building was remodelled for use by T.C.B.Y. however, a drive-through lane was not implemented at the time the restaurant originally opened.

The eastern entrance to the building is to be closed and the exterior landing and railing removed in order to make the proposed drive-through lane functional. Staff is recommending that the entrance not only be closed but the door actually removed so that it does not appear as a functional entrance. This would help to avoid the situation of patrons walking across the drive-through lane thinking they can walk in the east entrance. The petitioner has responded that the doorway will be infilled and a window installed in its place.

Parking along most of the eastern boundary must be removed in order for there to be enough space for a vehicle in the drive-through lane and for a vehicle to pass on the right to exit the site. The

total parking requirement for the site is 17 spaces (1 space per 3 seats including outdoor seating). The required parking can be retained even if the parking along the eastern boundary is removed. The Transportation Capacity Payment (TCP) was calculated based on the new use (restaurant with drive-through) less the amount calculated for the current restaurant use.

**STAFF RECOMMENDATION:** Approval provided the following concerns are met prior to issuing a Planning Clearance for a Building Permit: 1) the site is striped to allow for and indicate adequate geometry for the drive-through lane; 2) payment of TCP in the amount of \$4,453.20; and 3) the area along the eastern boundary is signed "no parking".

**SUGGESTED PLANNING COMMISSION MOTION:** Mr. Chairman, on item 186-94, I move that we approve the Conditional Use Permit for a drive-through at T.C.B.Y. located at 1145 North Avenue subject to the concerns outlined in the staff recommendation being resolved prior to issuing a Planning Clearance.

6-1 Approval

17  
20

*Handwritten notes on the right side of the page, including "The new amount" and "17" written vertically.*

# “TCBY”

## *The Country's Best Yogurt.*

1145 NORTH AVENUE  
GRAND JUNCTION, COLORADO 81501  
(303) 245-6038  
OFFICE (303) 245-6058

3120E BLAKE AVENUE  
GLENWOOD SPRINGS, COLORADO 81601  
(303) 945-2922

12-12-94

Dear Mrs. Kliska:

After our conversation last week about our drive-thru proposal and the conditional use permit I decided to provide you with the numbers and sales of our Grand Junction "TCBY". As you can see Francis Construction Company went back into there records to see the exact cost of improvements made along North ave. when we were remodeling the old location and building our new location at 1145 North ave.

1. The average "TCBY" store will have gross sales around 225,000 per year. Once a drive-thru is attached, on average sales go up 10-15%.

\*\*\* Numbers can be verified by calling "TCBY" Inc. Little Rock AR. 72201 501-688-8229

2. Sales: Last 3 months

Sept.- \$21,142.90    Oct.- \$17,461.35    Nov.- \$12,100.21

\*\*\* These figures can be verified by calling The accounting firm of Funderburke and Kaper. Grand Junction, CO. 245-5420

3. "TCBY" is not your normal fast food restaurant, you can look at our sales and see that for Yourself. I know the number you gave me was based on fast food restaurants and there sales are typically higher. We just happen to have a really good location along North ave. and want to increase our off peak times. With the improvements we made in 1993 along North ave. and our sales not being that of your traditional drive-thru restaurant I feel the committee needs to take a second look at our situation.

Sincerely, Jon Goodson

  
Owner/Operator "TCBY"

# TCBY

The following improvements to the North Avenue side of the TCBY restaurant were completed during the original construction in 1992.

- |                                                     |           |
|-----------------------------------------------------|-----------|
| 1. Demolition of old sidewalk, curb & gutter        | \$ 2,674  |
| 2. Replace sidewalk, curb & gutter, concrete paving | \$ 4,402  |
| 3. 3" asphalt paving                                | \$ 9,890  |
| 4. landscaping by owner                             | \$ 780.00 |

Francis Constructors



Daryl Becker

December 16, 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

Mr. Daryl Becker  
Francis Constructors, Inc.  
P.O. Box 1767  
Grand Junction, Colorado 81502

RE: TCBY Drive-Through (#186-94)

Dear Daryl,

As you are aware, the Grand Junction Planning Commission recommended approval of the Conditional Use Permit for a operation of a drive-through to be located at the T.C.B.Y. at 1145 North Avenue at its December 13, 1994 hearing. This action was subject to the applicant providing a revised site plan for City approval prior to issuing a Planning Clearance for a Building Permit. The plan must indicate that the following improvements will be made: 1) restriping the parking lot to allow for access in the southeast corner as well as provide a minimum of 17 parking spaces; 2) striping for drive-through lane which provides adequate geometry; and 3) post "No Parking" signs along the northern portion of the eastern boundary.

Please call you have any questions regarding this Conditional Use Permit.

Sincerely,

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

Kristen Ashbeck  
Planner

c: Mr. Jon Goodson





#186-94 NOTES

KKA 5/3/95

Per PC Minutes -- need to see revised plans to show adequate parking and leaving opening onto alley (need Jody to okay). PC did not require curbing along alley -- see conditions in minutes. No TSP.

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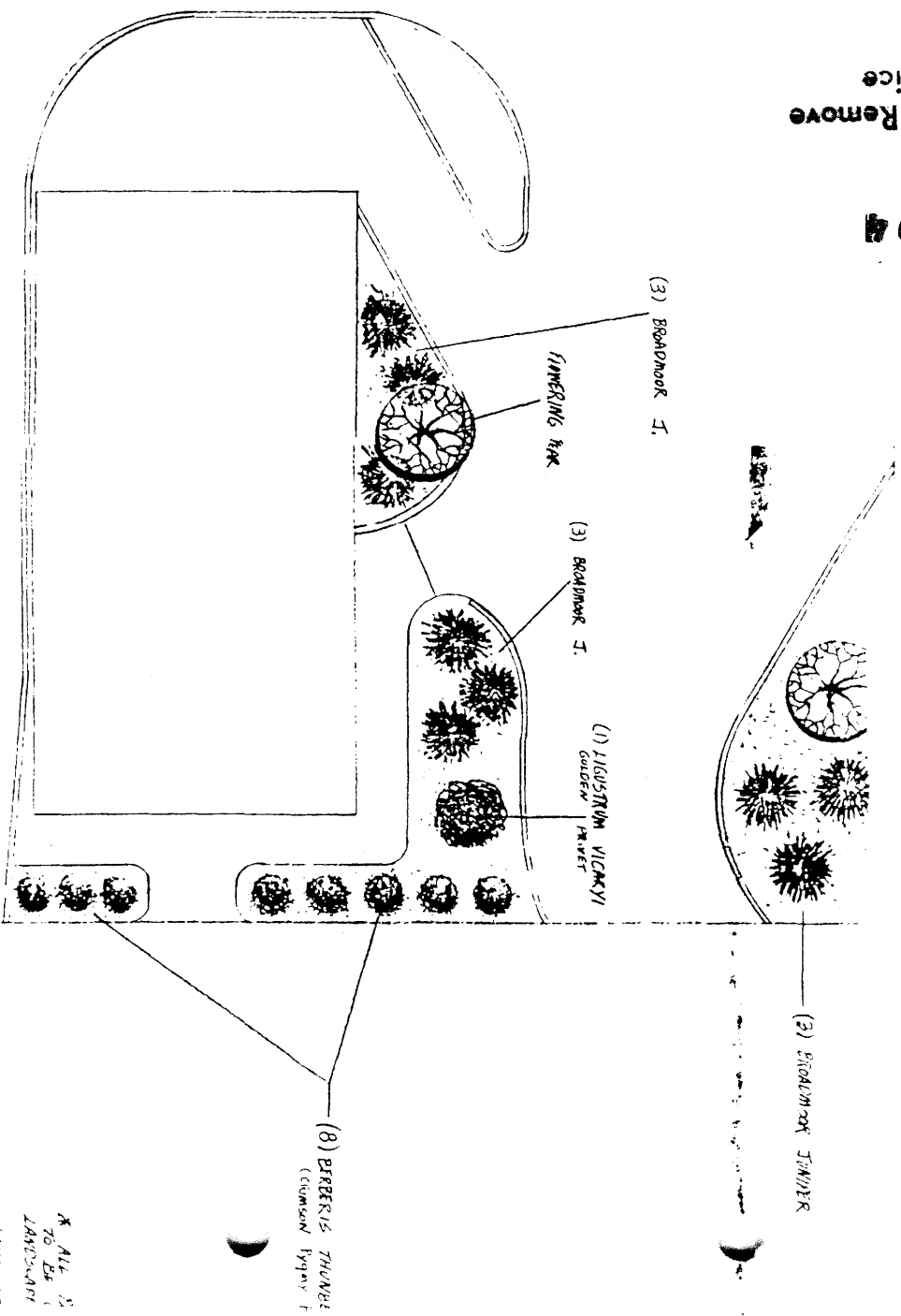
PLANT SPECIES

VARIETY:	HEIGHT	WIDTH
FLOWERING PEAK	20"	10"
GOLDEN VICARY / RIVET	6'	5'
BROADMOOR JUMPER	18"	5"
PIGMY BARBERRY	30"	24"

IRRIGATION SPECS

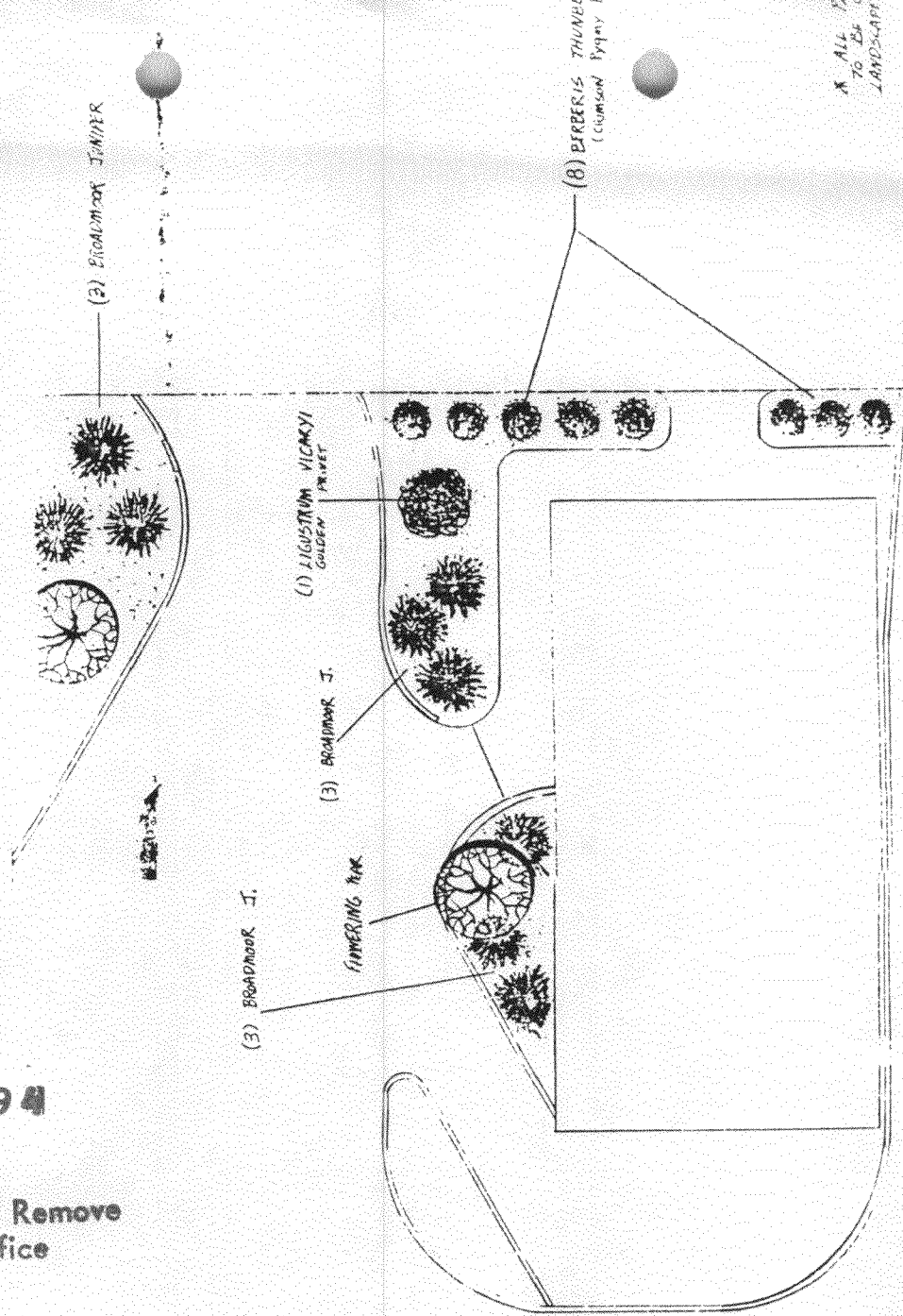
VARIETY:	SIZE
FLOWERING PEAK	3/4" to 1"
GOLDEN VICARY / RIVET	5 GAL.
BROADMOOR JUMPER	5 GAL.
PIGMY BARBERRY	5 GAL.

LANDSCAPE PLAN FOR TCBY YOGURT  
SCALE 1" = 10' 0"



K. ALL N  
TO BE  
LANDSCAPE  
LANDSCAPE  
WITH MOUNTAIN  
GROUND  
SHEET  
2004 R  
DATE

186 94  
 Original  
 Do NOT Remove  
 From Office



PLANT SPECIFICATIONS

VARIETY:	HEIGHT	WIDTH
FLOWERING PEAR	20'	10'
GOLDEN VICARY PRIVET	6'	5'
BROADMOOR JUNIPER	18"	5'
PYGMY BARBERY	30"	24"

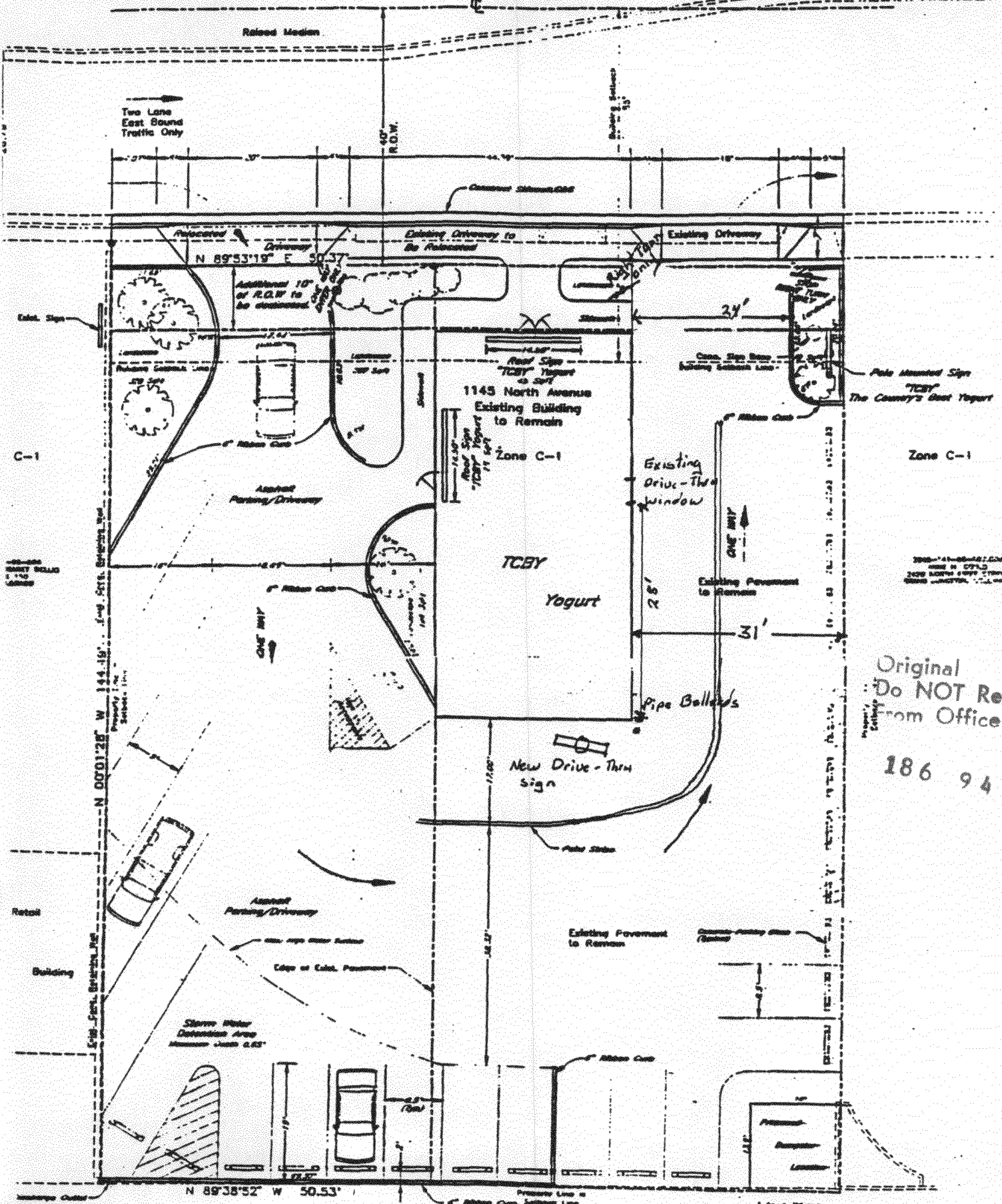
IRRIGATION SPECS

VARIETY:	SIZE
FLOWERING PEAR	3/4" to 1"
GOLDEN VICARY PRIVET	5 GAL.
BROADMOOR JUNIPER	5 GAL.
PYGMY BARBERY	5 GAL.

LANDSCAPE PLAN FOR TCBY YOGURT  
 SCALE 1" = 10' 0"

UPGRADE  
 GARDEN  
 PLANTING  
 ZONE IN  
 GRASS  
 ALL PLANTS  
 TO BE  
 LANDSCAPE  
 WITH MULCH

NORTH AVENUE



Pole Mounted Sign  
"TCBY"  
The Country's Best Yogurt

Zone C-1

1988-11-08-01-00  
1988-11-08-01-00  
1988-11-08-01-00

Original  
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1/4" = 1' 1/2" reduced dimensions  
indicated from notes