



DATE SUBMITTED: 5-5-93

PERMIT NO. \_\_\_\_\_

FEE \$ \$100.00  
PAID AT  
SITE PLAN REVIEW

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 501 Hwy 50 South SQ. FT. OF BLDG: 2370

SUBDIVISION Fairley SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 3 LOT # 1 NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-262-03-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Richard W. Adamson USE OF EXISTING BUILDINGS: Vacant

ADDRESS P.O. Box 203

TELEPHONE: Montrose Co 81402  
249-5409 DESCRIPTION OF WORK AND INTENDED USE: Holsum Thrift Bakers

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

Interior Remodel

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### FOR OFFICE USE ONLY

ZONE \_\_\_\_\_ FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE \_\_\_\_\_ REAR \_\_\_\_\_ CENSUS TRACT: \_\_\_\_\_ TRAFFIC ZONE: \_\_\_\_\_

MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

As per approved plan - see file #<sup>s</sup> 33-93 & 36-83

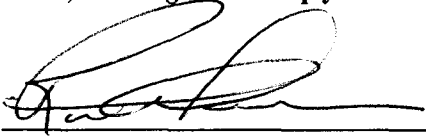
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Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

\_\_\_\_\_  
Department Approval

  
\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date Approved

5-5-93  
\_\_\_\_\_  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)





## INTERSTATE BRANDS CORPORATION

567 South 15th St., P. O. 426 Grand Junction, Colorado 81502  
303/245 2200



03/16/93

Kathy Hedler  
Hometown Realty of Grand Junction

Kathy,

Holsum Bakers of Grand Junction is interested in leasing the building at Unaweap and 50 Highway for the purpose of operating a retail bakery outlet and truck depot. ( 2 trucks)

We would be selling day old bread and cake and related products.

Contingent upon the zoning and remodeling of the property. These are things that need to be done inside the building.

1. Install wall between sales area and garage.
2. Remove false ceiling and wall in garage area.
3. Remove stalls in selling area and install outside entrance to selling area to meet ADA requirements.
4. Check and repair all heating, air conditioning, water and sewer connected to City.
5. Outside area - Parking lot striped
6. Signage - Our standard signs are 3' X 25' Lighted.

Sincerely,

Dean Corder  
General Sales Manager

# REVIEW COMMENTS

Page 1 of 2

FILE NO. # 33-93

TITLE HEADING: Site Plan Review

LOCATION: 501 Highway 50 South

PETITIONER: Holsum Bakers

PETITIONER'S ADDRESS/TELEPHONE: 567 South 15th Street  
Grand Junction, CO 81501  
245-2200

PETITIONER'S REPRESENTATIVE: Dean Corder

STAFF REPRESENTATIVE: Dave Thornton

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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**CITY DEVELOPMENT ENGINEER** 3/18/93  
**Gerald Williams** 244-1591

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No comment.

**FIRE DEPARTMENT** 3/22/93  
**George Bennett** 244-1400

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No requirements.

**COLO. DEPT. OF TRANSPORTATION** 3/22/93  
**C. Dunn** 248-7232

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The Colorado Department of Highways will require an Access Permit be applied for. Access to Highway 50 may be denied.

**COMMUNITY DEVELOPMENT DEPT.** 3/24/93  
**David Thornton** 244-1447

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1. What are the hours of operation?
2. Will there be a dumpster? If so - need to show location.
3. Need to contact Colorado Department of Transportation for State Highway Access Permit.
4. The parking space closest to Highway 50 is too close to the property line to allow proper spacing for backing a vehicle out.
5. All landscaping must be installed as originally approved for this site which means replanting those area (trees, shrubs & grass) which have died.
6. Hookup to sewer is required.

**FILE #33-93 / REVIEW COMMENTS**

**Page 2 of 2**

**CITY UTILITY ENGINEER**

3/24/93

**Bill Cheney**

**244-1590**

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SEWER - City records indicate the building located at 501 Highway 50 South is not connected to the joint sewer system. Public sewer is available approximately 300' south and east of the property in Highway 50. The property is within 400' of public sewer, therefore connection is required.

WATER - City water. Check with Fire Department for adequacy of fire hydrants.

**PLANNING CLEARANCE REQUIREMENTS  
GRAND JUNCTION COMMUNITY DEVELOPMENT**

Original  
Do NOT Remove  
from Office

BUILDING ADDRESS: 501 <sup>South</sup> Hwy 50 FILE NO: \_\_\_\_\_  
 PROPOSAL: Holsum Bakery Thrift Store  
 DEVELOPER: Rick Adamson owner TELEPHONE: 245-2200  
Holsum Bakers - DEAN Corder

REQUIRED

- A. Impact Statement / Project Narrative
- M. Section 404 Permit (b)
- B. Site Plan  
24" x 32" showing setbacks to all property lines and all streets which abut the parcel and easements. Prepared by a professional engineer. (Scale 1" = 50')
- N. Environmental Site Assessment
- C. Drainage & Grading Plan / Report
- O. Structural Information
  - 1) Heights, Elevations, Square Footage
  - 2) Percent of Building Coverage
  - 3) Setbacks
  - 4) Lighting (a)
  - 5) Signage Detail (a) (b)
  - 6) Fences (a) (b)
- D. Utilities Composite  
Sewer, Water, Gas, Electric, TV, Telephone, Storm Drain, Irrigation, Ditches
- P. Subsurface Soils Investigation
- E. Landscaping / Screening / Buffering
  - 1) Types of Open Space (a)
  - 2) Maintenance
  - 3) Irrigation Rights
  - 4) Irrigation Plan
- Q. Sewer/Water Tap (Power of Attorney)
  - 1) Water Supply
  - 2) Water Usage
  - 3) Sewage Generation Estimates
- F. Roadway Plan / Profile
- R. Parking Plan
  - 1) Total Number (a)
  - 2) Handicapped Spaces / Symbols
  - 3) Space Dimensions / Striped / Blocks
- G. Traffic Circulation Patterns  
*ON SITE PLAN*
  - 1) Pedestrian / Bike paths / Crosswalks
  - 2) Curb Cuts (a)
  - 3) Dimensions of Curb Cuts / Driveways
  - 4) Internal Circulation Detail
- S. Improvements Agreement
- H. Traffic Analysis / Impact Study
- T. Improvements Guarantee
- I. Floodplain Analysis and/or Permit (b)
- U. Application / Planning Clearance
- J. Geology Report / Soils Report
- V. Review Sheet
- K. Gamma Radiation Report
- W. Other: \_\_\_\_\_
- ~~L. CDOT Access Permit (b)~~
- X. ROW REQUIRED \_\_\_\_\_

(a) Existing and Proposed (b) Requires a Separate Permit

NUMBER OF REVIEW PACKETS REQUIRED: 5

- Community Development
- City Property Agent
- Police Department
- City Attorney
- City Traffic Engineer
- Building Department
- City Utilities Engineer
- Parks & Recreation
- GJ Drainage District
- City Development Engineer
- Fire Department
- CDOT

REQUIRED FOR ALL BUSINESS, COMMERCIAL, INDUSTRIAL, MULTI-FAMILY  
AND INSTITUTIONAL USES UNLESS EXEMPTED BY STAFF

*PA \$100.00  
3-18-93  
receipt # 100*

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

SH No/MP/Side: 50/32.98/R  
Local Jurisdiction: City of Grand Jct.  
Dist/Section/Patrol: 3202  
DOT Permit No.: 393064  
Permit Fee: \$100.00  
Date of Transmittal: 5-10-93

**THE PERMITTEE;**

Rick Adamson  
P. O. Box 203  
Montrose, CO 81401

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:**

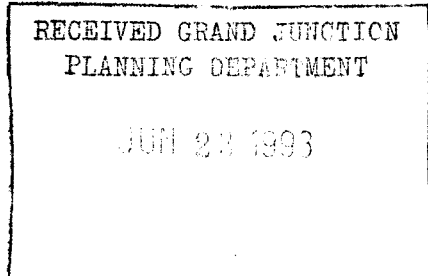
On the west side of State Highway 50, a distance of 5200 feet south from Mile Post 32; 501 Hwy 50 South, Grand Junction.

**ACCESS TO PROVIDE SERVICE TO:**

Retail thrift store (2372 sf).

**OTHER TERMS AND CONDITIONS:**

See Attached Sheet.



**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** N/A **with the Colorado Department of Transportation in** \_\_\_\_\_ **at** \_\_\_\_\_ **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) Michael D Bell Date 05/11/93

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

By (X) [Signature] Date 6-21-93 Title DTRD  
(Date of issue)

**COPY DISTRIBUTION:**

Required: 1. District (Original) 2. Applicant 3. Staff ROW  
Make copies as necessary for: Local Authority MI/CE Patrol Inspector Traffic Engineer

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



The following paragraphs are pertinent highlights of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

#### **I Appeals**

1. Should the permittee or applicant choose to object to any of the terms or conditions of the permit placed therein by the Department, an appeal must be filed with the Colorado Transportation Commission within 60 days of transmittal of the permit for permittee signature. The request for the hearing shall be filed in writing and submitted to the Colorado Transportation Commission, 4201 East Arkansas Avenue, Denver, Colorado 80222. The request shall include reasons for the appeal and may include recommendations by the permittee or applicant that would be acceptable to him.
2. The Department may consider any objections and requested revisions at the request of the applicant or permittee. If agreement is reached, the Department, with the approval of the local issuing authority (if applicable), may revise the permit accordingly, or issue a new permit, or require the applicant to submit a new application for reconsideration. Changes in the original application, proposed design or access use will normally require submittal of a new application.
3. Regardless of any communications, meetings, or negotiations with the Department regarding revisions and objections to the permit, if the permittee or applicant wishes to appeal the Department's decision to the Commission, the appeal must be brought to the Commission within 60 days of transmittal of the permit.
4. Any appeal by the applicant or permittee of action by the local issuing authority when it is the appropriate local authority (under subsection 2.4), shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
5. If the final action is not further appealed, the Department or local authority may record the decision with the County Clerk and Recorder.

#### **II Construction standards and requirements**

1. The access must be under construction within one year of the permit date. However, under certain conditions a one year time extension may be granted if requested in writing prior to permit expiration.
2. The applicant shall notify the office specified on the permit at least 48 hours prior to construction. A copy of the permit shall be available for review at the construction site. Inspections will be made during construction.
3. The access construction within highway right-of-way must be completed within 45 days.
4. It is the responsibility of the permittee to complete the construction of the access according to the terms and conditions of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included on the permit. The Department or issuing authority may order a halt to any unauthorized use of the access. Reconstruction or improvements to the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee is responsible for all repairs.
5. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.
6. A copy of the permit shall be available for review at the construction site. If necessary, minor changes and additions shall be ordered by the Department or local authority field inspector to meet unanticipated site conditions.
7. The access shall be constructed and maintained in a manner that shall not cause water to enter onto the roadway, and shall not interfere with the drainage system in the right-of-way.
8. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the work shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately.
9. Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways. This may include the use of signs, flashers, barricades and flaggers. This is also required by section 42-4-501, C.R.S. as amended. 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.

#### **III Changes in use and violations**

1. If there are changes in the use of the access, the access permit-issuing authority must be notified of the change. A change in property use which makes the existing access design or use in non-conformance with the Access Code or the terms and conditions of the permit, may require the reconstruction or relocation of the access. Examples of changes in access use are; an increase in vehicular volume by 20 percent, or an increase by 20 percent of a directional characteristic such as a left turn. The issuing authority will review the original permit; it may decide it is adequate or request that you apply for a new permit.
2. All terms and conditions of the permit are binding upon all assigns, successors-in-interest and heirs.
3. When a permitted driveway is constructed or used in violation of the Access Code, the local government or Department may obtain a court order to halt the violation. Such access permits may be revoked by the issuing authority.

#### **IV Further information**

1. When the permit holder wishes to make improvements to an existing legal access, he shall make his request by filing a completed permit application form with the issuing authority. The issuing authority may take action only on the request for improvement. Denial does not revoke the existing access.
2. The permittee, his heirs, successors-in-interest, and assigns, of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. The Department shall maintain in unincorporated areas the highway drainage system, including those culverts under the access which are part of that system within the right-of-way.
3. The issue date of the permit is the date the Department representative signs the permit which is after the permittee has returned the permit signed and paid any required fees.
4. The Department may, when necessary for the improved safety and operation of the roadway, rebuild, modify, remove, or redesign the highway including any auxiliary lane.
5. Any driveway, whether constructed before, on, or after June 30, 1979, may be required by the Department, with written concurrence of the appropriate local authority, to be reconstructed or relocated to conform to the Access Code, either at the property owner's expense if the reconstruction or relocation is necessitated by a change in the use of the property which results in a change in the type of driveway operation; or at the expense of the Department if the reconstruction or relocation is necessitated by changes in road or traffic conditions. The necessity for the relocation or reconstruction shall be determined by reference to the standards set forth in the Access Code.

PERMIT NO. 393064

- 1 Local ordinance requires a construction permit from City of Grand Junction.
- 2 This driveway is limited to right turns only. Left turns are not approved.
- 3 Access is permitted as constructed.

**HOMETOWN REALTY**  
**of Grand Junction, Inc.**

1131 North 21st Street  
Grand Junction, Colorado 81501  
(303) 245-8966

May 25, 1993

Dave Thornton  
Community Development Dept.  
City of Grand Junction  
Re: 501 Hwy 50 South

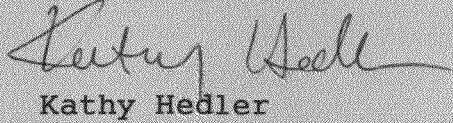
Dear Dave,

As per our telephone conversation, I am sending a letter addressing the following review comments 1 thru 5.

1. The hours of operation for Holsum Bakery shall be 8 a.m. to 6 p.m. - Monday thru Saturday.
2. There will not be a city dumpster required - Holsum will have their own trash, per Dean Corder.
3. A Highway access has been granted.
4. The parking place has been removed.
5. Above said property has been re-sodded, and all dead trees and shrubs are being replaced - a drive by will show this.
6. A receipt is enclosed to show the sewer has been hooked up.

Please call if you need additional information. As soon as Holsum receives the highway permit a copy will be forwarded to your office.

Sincerely,



Kathy Hedler

Enclosure

cc: Dean Corder - Holsum Bakery





REVISIONS	BY

**KEY**

PROPERTY LINE

EXISTING CURB

CEGAR FENCE

OUTSIDE LIGHTS

JUNIPERS

ASPEN(S)

SIGN 8' x 24'

WESTERN COLORADO VANS CONVERSIONS

IRRIGATION

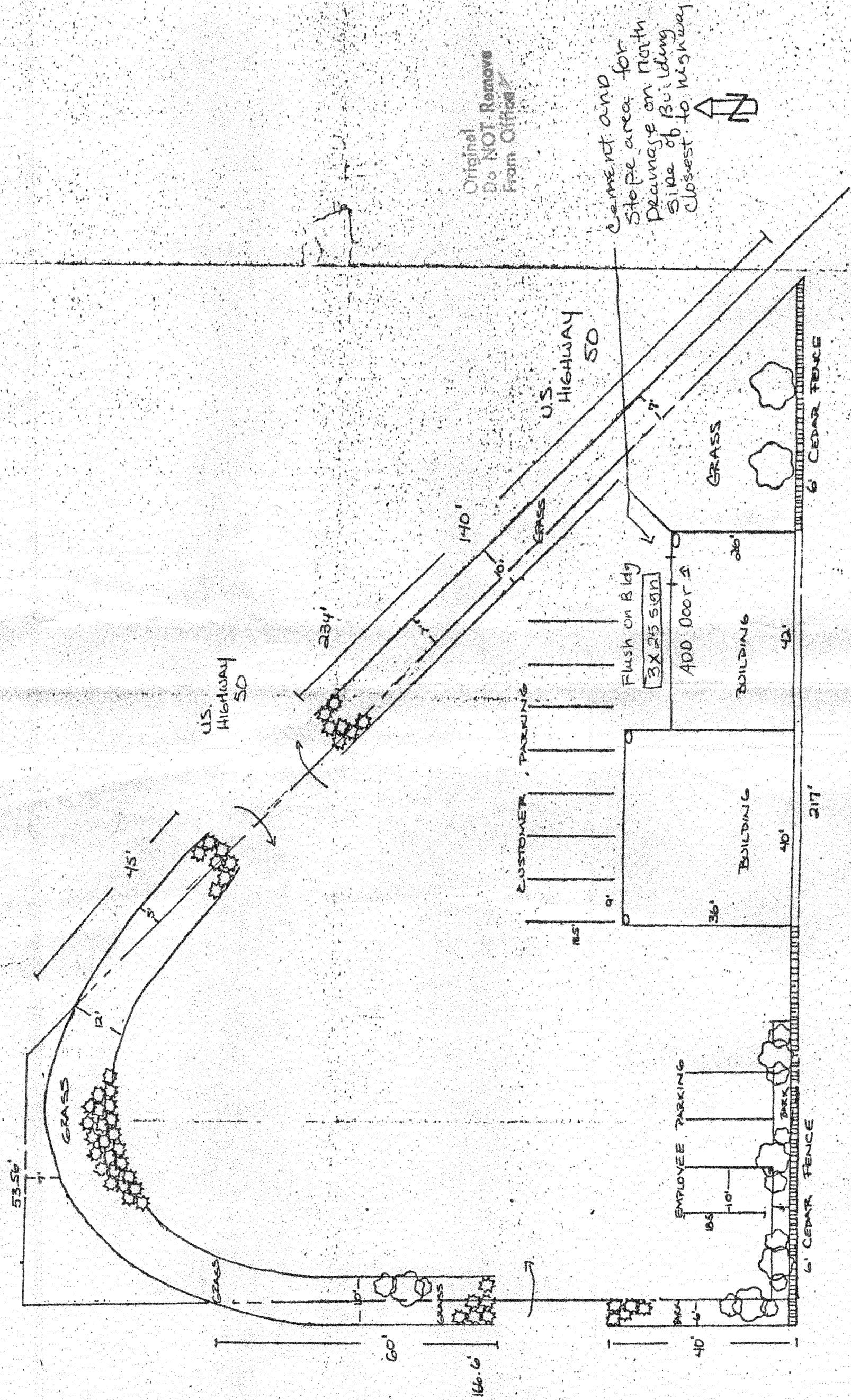
AUTOMATIC SPRINKLER SYSTEM

J. VANDERBILT

DATE 9/8/50

SCALE 1" = 10'

WESTERN COLORADO VANS CONVERSIONS



Original  
Do NOT Remove  
From Office

Cement and for  
Slope area for  
Drainage on North  
Side of Building  
Closest to Highway

REVISIONS	BY

**KEY**

PROPERTY LINE

EXISTING CURB

CEGAR FENCE

OUTSIDE LIGHTS

TUNTERS

ASPEN(S)

SIGN 8' x 24'

WESTERN COLORADO VANS CONVERSIONS

IRRIGATION AUTOMATIC SPRINKLER SYSTEM

**J. VANDERHART**  
LANDSCAPE ARCHITECT

DATE 9/8/50

SCALE 1" = 10'

SHEET

WESTERN COLORADO VANS CONVERSIONS

