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		81-0041a Project Name: Harry M's HorizonsCorplex - Conditional Use - Expansion of Liquor License
D٤	te_	12/30/01
ы	e i	
P	c	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
e	a	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
s	n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n t	e d	guide for the contents of each file.
•		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
	-	full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
		*Summary Sheet – Table of Contents
	_	Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
	$\neg$	Reduced copy of final plans or drawings
	$\neg$	Reduction of assessor's map
	$\neg$	Evidence of title, deeds
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
$\vdash$	_	Other bound or nonbound reports
<del> </del>	$\dashv$	Traffic studies
┢─	$\dashv$	Individual review comments from agencies
$\vdash$	-	*Consolidated review comments list
-		*Petitioner's response to comments
		*Staff Reports
H		*Planning Commission staff report and exhibits
-		*City Council staff report and exhibits
		*Summary sheet of final conditions
-		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
1		DOCUMENTS SI ECITIC TO THIS DEVELOTMENT FILE.
X	X	Action Sheet
X		Review Sheet Summary
X		Review Sheets
X		Submittal Legend Conditional Use Application
X	¥	Staff Comments - handwritten
X		Commell Minutes - ** - 6/30/81 Rammile Com a 145100
X		Development Application
X	X	Site Plan
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DEVELOPMENT CONSULTING MANAGEMENT

March 31, 1981

Various Review Agencies:

The following is a written responce to the elements requested for this proposed amendment to an existing H.O. Site Plan.

#### Impact Statement:

As the plan illustrates, we propose a minor addition, 2500 square feet to the existing disco facility. The intended use will be that of overflow night-club activity and additional atmosphere. A minor food prep area and additional seating will be the focal point. A service bar will likely be added also. All construction will be in compliance with building and health department codes.

The proposed addition will not impact the surrounding neighborhood in any way. There is no residential development with in a quarter of a mile. There is minimal impact now, therefore this minor addition will not be significant.

#### Flood Plain Hazard Report:

Contact has been made with the flood plain administrator and a local engineering firm as to the possible flood plain hazards. According to a report on file at the development department, a study indicates that the finished floor heighth should be above 4703.5 feet in elevation. Our proposed addition will not encroach on the one hundred year flood plain. Our proposed finished floor heighth will be 4709 feet in elevation. We are in the process of applying our proposal to the existing study to verify our preliminary observations. Our report should be available in about ten days according to the engineers.

#### Grading and Drainage:

All the grading and drainage is existing and functioning well. The proposed addition will conform with all existing features.

### Screening and Landscape Plan:

See the site plan.

#### Traffic Circulation Plan:

See site plan.

#### Development Schedule:

We anticipate building the addition this summer, July 1981

Jan Wagner & Co. 2201 Kipling Lakewood, Co 80215 # 41-8/

Beverly B. Cleghorn 621 26 Rd. Grand Junction, Co. 81501 # 41-81

Bookeliff C.C. 2730 G Rd. Grand Junction, Co 81501 #4/1-8/

George Demos
Box 1342
Glenwood Springs, Co. 81601
#441-81
8/401

Al & Lj Partee/ Feather Petro P.O. Box 2031 Grand Junction, Co. 81501

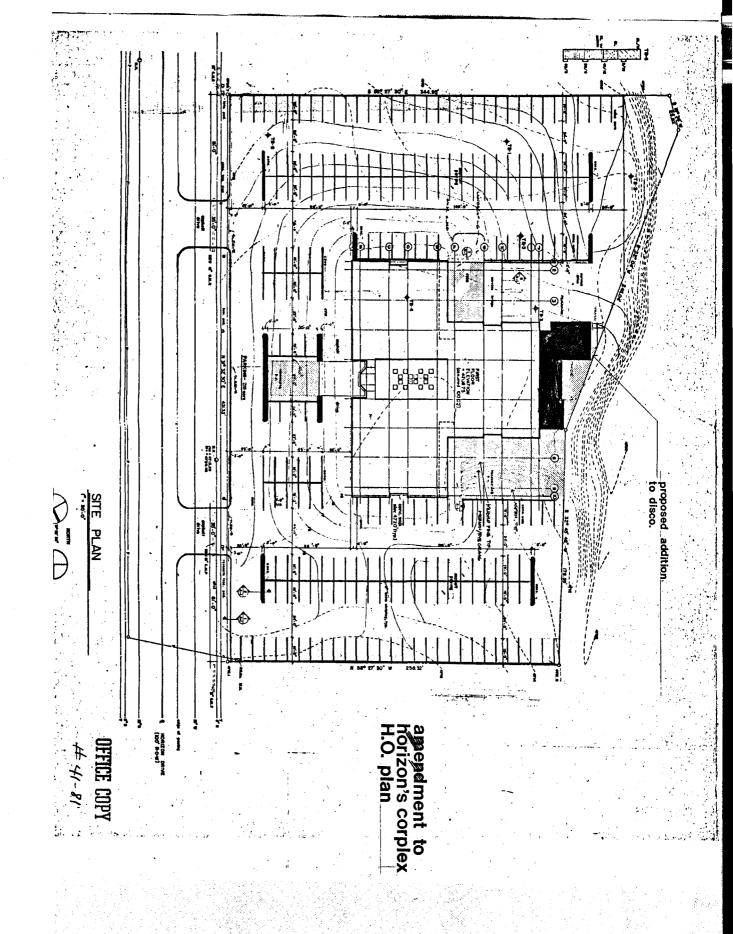
U. S. Bank/Escrow Dept. P.O. Box 908 Grand Junction, Co. 81502 #4/-81

Shamrock Inc/ BA Mortgage P.O. Box 446 Carpenteria, Ca. 93013

Aldino Sarti et al 236 Kibboom St Sacramento, Ca. 95818 ## 4/-8/

#41-81 Harry Mahlaras P.O. BOX 1932 Grand Jd CO 81502

#41-81 Loran Pake BOX 1932 Grand Jet CO 81502





May 29, 1981

City County Development Department Planning Department 559 White Avenue Room 60 Grand Junction, CO 81501

Re: Impact Statements

We propose to add a fenced patio area, as per plans, to the back of Harry M's restaurant and disco which is located in the Horizon Corplex building, 715 Horizon Drive. The proposed area is in the back of the building, with no existing improvements. Bookcliff Country Club is adjoining this area.

The patio is anticipated to provide an overflow to the existing disco, and an outdoor cocktail area. There is very little anticipated increase in crowd capacity.

We plan outdoor lighting. Existing hose bibs would be used to wash the area down. Other utilities are not needed.

Future improvements would be limited to additional landscaping only.

Sincerely,

Harry Mahleres

## REVIEW SHEET SUMMARY

FILE NO	41-81		DUE DATE _	6/15/81	<u>.</u>
ACTIVITY	Patio Lounge	: .	<u> </u>		
PHASE	Final			ACRES	
LOCATION	715 Horizon Drive, Gran	d Junction, CO	81501	· · · · · · · · · · · · · · · · · · ·	
PETITIONER	Harry N. Mahleres			· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
PETITIONER 2	ADDRESS 1156 Bookel	iff Ave. #5		•	
ENGINEER	N/A				
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OVERALL	CONSIDERATION	NS .			
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DATE REC.	AGENCY	COMMENTS			
6/15/81	City Fire	We have no object conforms to all l	tion to this a building and f	ddition, providi ire codes.	ng it
6/17/81	Staff Comments	No comments.			
6/30/81	·	LITLE/TRANSMEIER HARRY M'S EXPANSI AT 715 HORIZON DE COMMISSION RECOMM COUNCIL.	ION OF LIQUOR DRIVE, TO THE C	LICENSE IN AN H. ITY COUNCIL: THA	O. ZONE,

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