

HORIZONS WEST

DEVELOPMENT • CONSULTING • MANAGEMENT

March 31, 1981

Various Review Agencies:

The following is a written response 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 within 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 height 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 height 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
41-81

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

Bookcliff C.C.
2730 G Rd.
Grand Junction, Co 81501
41-81

George Demos
Box 1342
Glenwood Springs, Co. ~~81601~~
41-81 81601

Al & Lj Partee/ Feather Petro
P.O. Box 2031
Grand Junction, Co. 81501
41-81

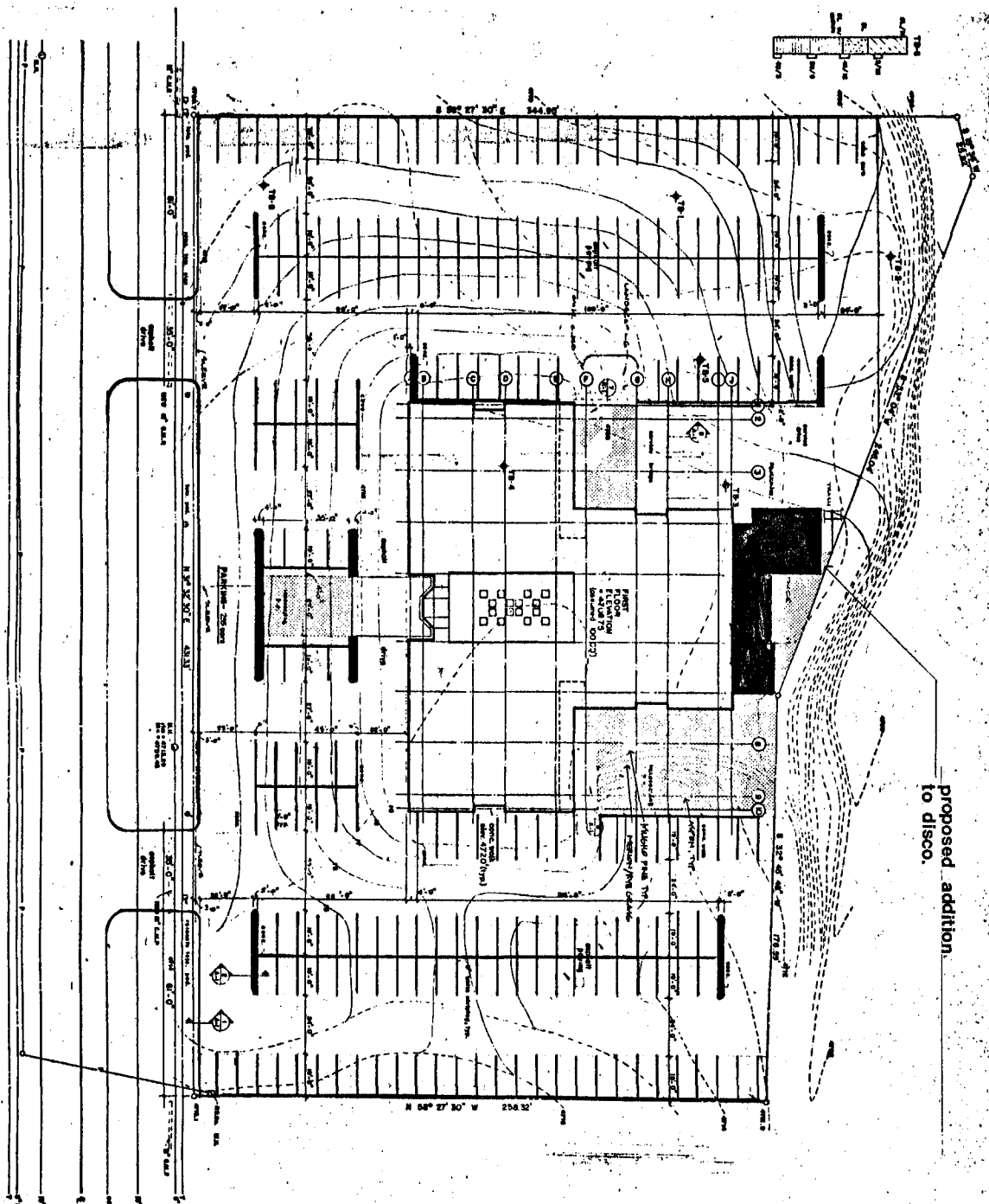
U. S. Bank/Escrow Dept.
P.O. Box 908
Grand Junction, Co. 81502
41-81

Shamrock Inc/ BA Mortgage
P.O. Box 446
Carpenteria, Ca. 93013
41-81

Aldino Sarti et al
236 Kibboom St
Sacramento, Ca. 95818
41-81

41-81
Harry Mahlaras
P.O. Box 1932
Grand Jct CO 81502

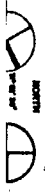
41-81
Loran Dake
Box 1932
Grand Jct CO 81502



proposed addition to disco.

amendment to Horizon's complex H.O. plan

SITE PLAN



OFFICE COPY

44-81

Harry M's

715 Horizon Drive Grand Junction, Colorado 81501

(303) 245-1748

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 Complex 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
Harry Mahleres

REVIEW SHEET SUMMARY

FILE NO. 41-81 DUE DATE 6/15/81

ACTIVITY Patio Lounge

PHASE Final ACRES _____

LOCATION 715 Horizon Drive, Grand Junction, CO 81501

PETITIONER Harry N. Mahleres

PETITIONER ADDRESS 1156 Bookcliff Ave. #5

ENGINEER N/A

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS NOT BEEN ADDRESSED
HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/15/81	City Fire	We have no objection to this addition, providing it conforms to all building and fire codes.
6/17/81	Staff Comments	No comments.
6/30/81		LITTLE/TRANSMERER PASSED 5-0 A MOTION TO SUBMIT #41-81, HARRY M'S EXPANSION OF LIQUOR LICENSE IN AN H. O. ZONE, AT 715 HORIZON DRIVE, TO THE CITY COUNCIL; THAT THE COMMISSION RECOMMEND APPROVAL OF THIS ITEM TO THE CITY COUNCIL.

Division sheet

Acres _____
Units _____
Density _____

**DEV. IN H.O.
conditional use**

File No. #41-81
Zone H.O.
Tax Parcel Number
2701-00093

Activity Revised Plan in H.O. Zone
Phase Final
Common Location 715 Horizon Drive

Date Submitted 4-1-81 Date Mailed Out 4-3-81 Date Posted _____
10 Day Review Period Return by 4-14-81 MCC Information Sent _____
Date Adjacent Property Owners Notified of MCP/CIPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
Development Dept.	●	●	●																															
County Road	●	●	●																															
County Health	●	●	●																															
County Surveyor	●	●	●																															
County Parks/Recreation	●	●	●																															
County Engineer	●	●	●																															
Transportation Engineer	●	●	●																															
City Engineer	●	●	●																															
City Utilities	●	●	●																															
City Parks/Recreation	●	●	●																															
City Police Dept.	●	●	●																															
County Sheriff	●	●	●																															
Floodplain Administration	●	●	●																															
Comprehensive Planning	●	●	●																															
G.J. Dept. of Energy	●	●	●																															
Fire <u>CITY</u>	●	●	●																															
Irrigation <u>G.V.</u>	●	●	●																															
Drainage <u>G.V.</u>	●	●	●																															
Water (Ut., Clifton)	●	●	●																															
Sewer	●	●	●																															
G.V. Rural Power	●	●	●																															
Mountain Bell	●	●	●																															
Public Service (2 sets)	●	●	●																															
Soil Conservation	●	●	●																															
State Highway Dept.	●	●	●																															
State Geological	●	●	●																															
State Health Dept.	●	●	●																															
Transamerica	●	●	●																															
Water & Power Resources	●	●	●																															
Wack, Mesa, Colbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	●	●	●																															
OTHER:	●	●	●																															

totals

BOARDS

DATE

STAFF

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
Date Resolution Mailed _____

City County Development Department

