

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

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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

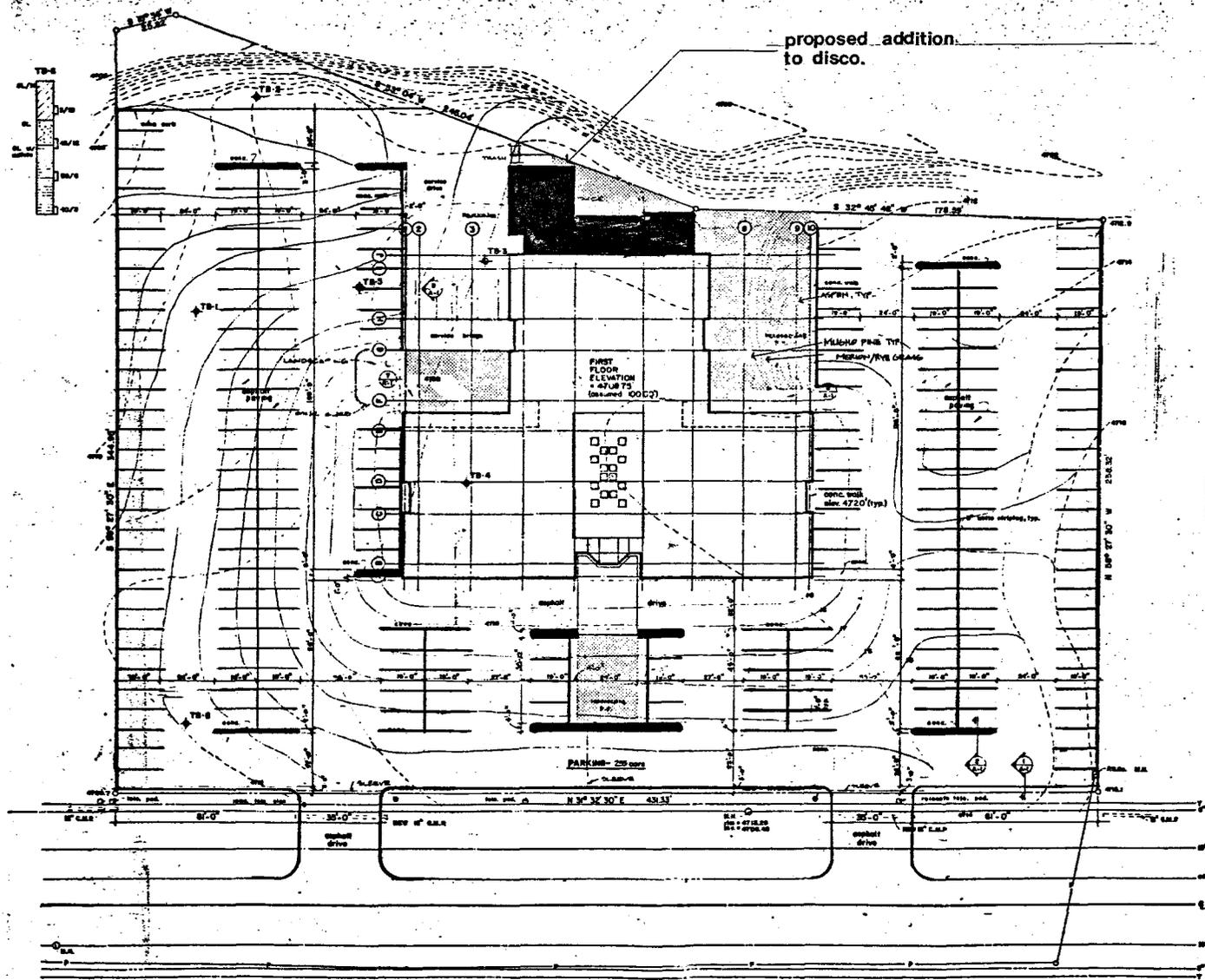
U. S. Bank/Escrow Dept.
P.O. Box 908
Grand Junction, Co. 81502
41-81

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

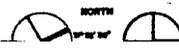


proposed addition
to disco.

amendment to
horizon's complex
H.O. plan

SITE PLAN

1" = 30'-0"



OFFICE COPY

41-81

REVIEW SHEET SUMMARY

FILE NO. 41-81 DUE DATE 4/14/81
 ACTIVITY Amendment to H.O. Site Plan
 PHASE Same
 LOCATION 715 Horizon Dr.
 PETITIONER Harry Mahlaras, c/o Horizons West
 PETITIONER ADDRESS P.O. Box 1932, Grand Junction, CO 81501
 ENGINEER Associated Architect.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/8/81	Ute Water	No objections.
4/13/81	City Engineer	The enclosed letter of March 31, 1981, states that a report concerning the 100 year floodplain "should be available in about ten days". I reserve comment on this building addition until that report is submitted and I have a chance to review it. Was a power of attorney for street improvements on Horizon Drive ever recorded?
4/14/81	City Fire Dept.	We would need a set of plans showing addition. This addition will have to conform to 1979 Building & Fire Codes. Exits, fire flow.
4/14/81	City Police Dept.	Any additional parking or traffic controls?
4/14/81	City Utilities	None.
4/14/81	Transportation Engineer	No comment.
4/14/81	Flood Plain Adm.	(Flood Hazard Area) This area has been determined to be within a Flood Hazard Area. Prior to approval - need indication of where the 100 yr. Flood Plain is located on site plan before approval if determined structure will encroach on 100 year Flood Plain must obtain Flood Plain Permit per procedures, and Flood Plain analysis per your letter.
4/15/81	G.J. Drainage Dist.	Out of district.
4/15/81	City Parks & Recreation	No comment.
4/15/81	Public Service Gas & Electric	Gas: No objections. 4/7/81 CB Electric: A 13,000 volt underground electric line crosses under the proposed addition. Developer needs to contact P.S.CO. regarding relocation and/or protection of this line. A P.S.CO. "In Building" easement will also be required. THI 4/7/81.

