

STATEMENT OF BUSINESS

The business name is Gazebo's Bar & Night Club and is located at 715 Horizon Drive in the Horizon Complex Building.

Our target market will be corporate business travelers along with a more sophisticated local clientele. Our location is ideal for the business traveler as well as local residents. There are 6 major hotels within a ½ mile radius along with the airport and the I-70 freeway. Due to higher occupancy in these hotels, they are showing an increase in gross profits over previous years which directly affects our lounge. We would also be directly involved in local activities, clubs, associations, benefits, etc. in order to attract a consistent local clientele.

We would like to create an Afternoon Club comparable to the Blue Moon Bar & Grill, Gladstones and/or Baileys. This would consist of low-key background (conversation level) music inside along with the patio outside. Along with special drink prices and hors'd'oeuvres. This particular atmosphere until around 10 p.m. at this time we would create a higher energy atmosphere with dance music inside. During the months possibly due to weather we would stay consistent with the low-key music level on the patio at all times for those who are not interested in the "night club" surroundings. We will be serving food, snacks, etc. to comply with the liquor and beer codes and will implement a designated driver program.

The hours of operation will not conflict with the businesses in the buildings. With the exception of Universal Restaurant which closes at 10:00 p.m. There are approximately 300 parking spaces which is ample parking for the entire building. Because of the business hours the other tenants in the building leave around 5 p.m. this should not pose a problem for parking availability.

CONSTRUCTION DECOR

There are no major structure changes to the original floor plan. Booth seating is the only addition; which would not change the seating capacity and has been approved by the Fire Department. The other changes to be made would be cosmetic such as painting, carpet, fixtures, furniture, etc.

MANAGEMENT/PERSONNEL

The General Manager of the club will be Denise A. Byers, Denise was chosen because of her expertise in the industry. Ron Johnson will be involved in Marketing and Accounting Operations.

Original
Do NOT Remove
From Office

#63 91

Personnel will consist of approximately 25 employees, holding the positions of bartender, waitress and door personnel. All training procedures for the positions and alcohol awareness will be conducted by Denise Byers.

FUNDING

Funding for the venture originated from two (2) sources. The first being Denise A. Byers/Ron D. Johnson in partnership as Ron Dee Enterprises. The owner of the building is Mutual Benefit Life, an insurance company out of Newark, N.J. Ron Dee Enterprises has made an investment of \$30,000 equivalent to the investment of Mutual Benefit Life. The investment made by Mutual Benefit Life is contingent upon an approval for liquor license. To meet lease obligations and the target opening date this money needs to be funded immediately in order to complete the building improvements to open this establishment.

The current conditional use problems that have originated will cause a delay in funding to complete the project as well as place Ron Dee Ent. in a serious financial situation due to lease obligations, insurance, etc.

We have complied with all city requirements to obtain a liquor license, had we been aware of this conditional use problem we would have started this procedure in June along with all other requirements. We were under the impression after city officials had waived this part of the requirement previously that this would not be a factor in the decision.

Under the circumstances, we would ask you to waive your normal hearing procedures and make your decision as soon as possible.

Thank you for your prompt attention in this matter.

Sincerely,


Denise A. Byers

Original
Do NOT Remove
From Office

#67 91

Local Licensing Authority
September 12, 1991
Page 2

Apparently this building, Horizon Corplex, was in the County when the conditional use for the hotel-restaurant liquor license for Harry M's was first granted. The area came under the City's jurisdiction May 3, 1978, by way of American Family Annexation which was located west of Horizon Drive between G Road and the I-70 Overpass. The area was zoned H.O. (Highway Oriented). The City Council approved an application by Harry M's on July 15, 1981, to expand his premises to Suite #100. A hotel-restaurant liquor license was issued on September 5, 1984, to 715 Horizon Drive, Inc., under the trade name of the Boardwalk. The license was renewed August 21, 1985. The business closed sometime after that. The second floor did not have a hotel-restaurant liquor license again until August 5, 1987, when the Hong Kong House was granted one. There was a change of ownership and trade name August 3, 1988, when the present licensee was granted a hotel-restaurant liquor license as Universal Restaurant. An application was filed for the first floor, Suite #100, by Knardly, Inc., for a tavern liquor license and was approved April 16, 1986. It was known as Knardly's. One of the two men involved with Knardly's filed a change of ownership application and trade name change and was approved June 17, 1987, to operate as Buggy Malone's. He was not in business too long and did not renew for the next licensing period. The location has apparently been vacant since then--at any rate the location has not had a tavern liquor license.

The character and reputations of the applicants are good as determined by Police Department background checks. The fingerprint cards have been sent on to the CBI/FBI with no reply as yet. The applicant has submitted a Food Service Plan to the Mesa County Health Department and is working with them to comply with the requirements. The Grand Junction Fire Department submitted its report and listed the following items to be corrected:

1. All exit lights need to be repaired.
2. Obtain and mount fire extinguishers in the following places:
 - a. One (1) in the back room near the lockers
 - b. One (1) behind each bar
3. Bring electrical up to Code.
4. Keep all storage 18 inches below sprinkler heads.
5. Awning at entrance to be of Fire Retardant material.
6. Check to ensure that the sprinkler system is on.



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

Sept. 18, 1991

Ms. Denise Byers, Gazebo Bar and Night Club
715 Horizon Drive
Grand Junction, Co. 81506

SUBJECT: Zoning Approval of Gazebo Bar and Night Club in an
Highway Oriented Zone

Dear Ms. Byers:

We have reviewed your application for approval of zoning to reopen a portion of the former Harry M's restaurant and night club in the 715 Horizon Drive building. The Harry M's establishment, according to our research, occupied two vertically connected floors of the western side of this building and was originally permitted for a bar and restaurant on both floors. This is confirmed by the original liquor license as well as the original floor plan and zoning approval. The establishment has, by our check of liquor licenses, remained in the restaurant and bar use throughout its history to the present. During this time the establishment was divided into two separate floors, but the upper floor remained a bar and restaurant and is presently the Universal Restaurant-with full bar service and a valid liquor license. The lower portion of the two story establishment has been vacant for several years. The question of termination of a prior permitted use is at issue.

Establishments serving liquor, wine and beer are treated as Conditional Uses in an HO zone and restaurants are Special Uses in this zone under Section 4-3-4 of the Grand Junction Zoning and Development Code. Section 4-7-3 of the Code provides for the maintenance of Conditional and Special Uses and Subparagraph B. allows minor amendments to these uses by the Administrator.

We will consider this a minor amendment and the floor plan you have submitted along with the project narrative will be sufficient to allow the reopening of a bar restaurant at this location. Our interpretation is that the bar restaurant use has been continuous since the original permit was granted to Harry M's and successor uses, albeit only on one floor, and that the reopening of the first floor of this already occupied second floor permitted use constitutes a minor amendment which is hereby granted and approved.

Original
Do NOT Remove #63 91
From Office ✓

You will still need to obtain all other permits including a building permit. If there is any change in the use as you have presented it in your project narrative please let us know so we can review it for continued compliance with the HO Zoning.

Thank you for your cooperation in this matter.

Sincerely,



Bennett Boeschstein, Director

c. Mark Achen, City Manager
Dan Wilson, City Attorney
Neva Lockhart, City Clerk
file

Original
Do NOT Remove
From Office

#63 91