



Date December 8, 2014

RESOLUTION SETTING HEARING ON REQUEST FROM WAYNE RUSSELL, LLC (OWNER), REPRESENTED BY LARRY BARRY (OFFICER), TO REZONE PROPERTY LOCATED AT 2301 SOUTHWEST 9TH STREET TO ALLOW CONVERSION OF THE EXISTING RESTAURANT USE OF THE BUILDING TO A TAVERN USE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 20, 2014, its members voted 9-0 to recommend DENIAL of a request from Wayne Russell, LLC (owner), represented by Larry Barry (officer), to rezone real property locally known as at 2301 Southwest 9th Street ("Property") from "C-0" Commercial-Residential District to "C-2" General Retail and Highway-Oriented Commercial District, to allow conversion of the existing restaurant use of the building to a tavern use; and

WHEREAS, the Property is legally described as follows:

The vacated South 11 feet of Davis Avenue Right-Of-Way lying north of and adjoining Lot 302 and all of Lot 302 in FIRST PLAT OF CLIFTON HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

- 1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on December 22, 2014, at which time the City Council will hear both those who oppose and those who favor the proposal.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

(ZON2014-00205)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MAHAFFEY, MOORE, and TOTAL.

MOTION CARRIED APPROVED

CERTIFICATE

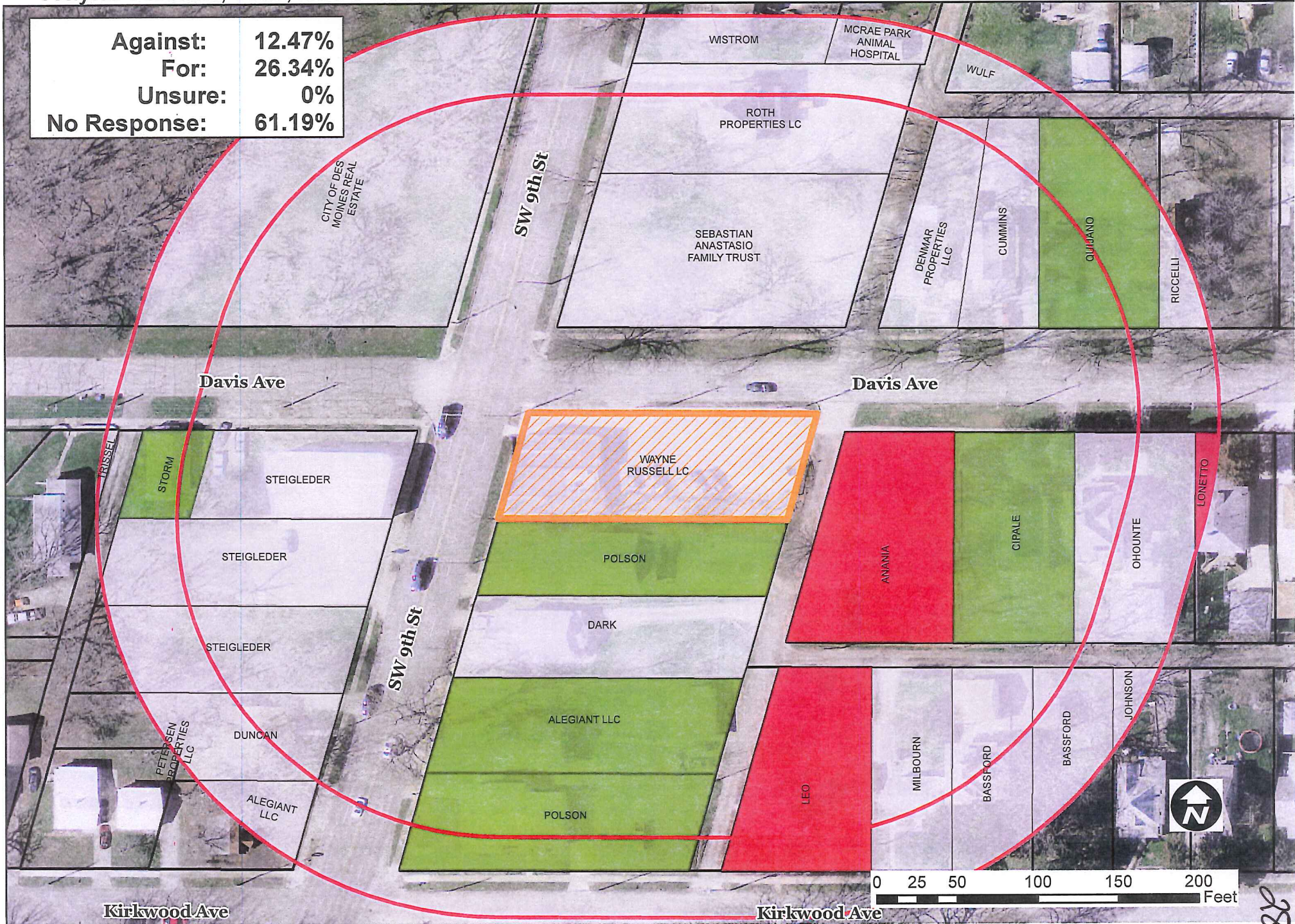
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk

Against:	12.47%
For:	26.34%
Unsure:	0%
No Response:	61.19%



88



December 2, 2014

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held November 20, 2014, the following action was taken regarding a request from Wayne Russell, LLC (owner) represented by Larry Barry (officer) to rezone property located at 2301 Southwest 9th Street.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 9-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles				X
JoAnne Corigliano	X			
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty				X
Jann Freed	X			
John "Jack" Hilmes	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
CJ Stephens				X
Vicki Stogdill	X			
Greg Wattier				X

**APPROVAL** of staff recommendation that the requested rezoning be found in conformance with the Commercial: Auto-Oriented Small-Scale Strip Development future land use designation in the Des Moines' 2020 Community Character Plan and **DENIAL** of the requested rezoning to "C-2" General Retail and Highway-Oriented Commercial District, for conversion of the existing restaurant use of the building to a tavern use. (ZON2014-00205)

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the rezoning in conformance with the Commercial: Auto-Oriented Small-Scale Strip Development future land use designation in the Des Moines' 2020 Community Character Plan.

Part B) Staff recommends denial of the requested rezoning to "C-2" General Retail and Highway-Oriented Commercial District, to allow conversion of the existing restaurant use of the building to a tavern use.

### Written Responses

6 In Favor

3 In Opposition

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The rezoning would potentially allow conversion of the existing restaurant use to a tavern use. The existing restaurant is permitted to sell alcohol in accordance with a liquor license so long as at least 50 percent of the gross receipts are derived from the sale of prepared food and food-related services.

If the property is rezoned to "C-2" General Retail and Highway-Oriented Commercial District, the applicant would be eligible to file an application for consideration by the City's Zoning Board of Adjustment for a Conditional Use Permit for a tavern use. As a tavern use, more than 50 percent of the gross receipts could be derived from the sale of alcoholic beverages.

The existing restaurant use (Rockstar Bar & Grill) is considered a legal non-conforming use within the current "C-0" Commercial-Residential District. As a non-conforming use, the property can continue as a restaurant use until such time that the building is vacant for six (6) months.

2. **Size of Site:** 68 feet by 180 feet (11,865 square feet).
3. **Existing Zoning (site):** "C-0" Commercial-Residential District, "FSO" Freestanding Signs Overlay District, and "GGP" Gambling Games Prohibition Overlay District.
4. **Existing Land Use (site):** The site includes a 2,532-square foot commercial building occupied with a restaurant use (Rockstar Bar & Grill) and a graveled off-street parking area.
5. **Adjacent Land Use and Zoning:**

**North** – "C-0", Uses include Davis Street and an undeveloped lot.

**South** – "C-0", Use is a single-family dwelling.

**East** – “R1-60”, Use is a single-family dwelling.

**West** – “C-1”, Uses include Southwest 9<sup>th</sup> Street, a one-story office building, and MacRae Park.

6. **General Neighborhood/Area Land Uses:** The subject property is located along a portion of the Southwest 9<sup>th</sup> Street corridor that contains a mix of commercial and residential uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is within the Indianola Hills Neighborhood and within 250 feet of the Gray’s Lake Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhoods on October 31, 2014. Additionally, separate notifications of the hearing for this specific item were mailed on October 31, 2014 (20 days prior to the scheduled hearing) and November 10, 2014 (10 days prior to the scheduled hearing) to the Indianola Hills Neighborhood and Gray’s Lake Neighborhood contacts and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on November 14, 2014.

All agendas and notices are mailed to the contact person(s) designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Indianola Hills Neighborhood Association mailings were sent to Cathy Venteicher, 201 Southwest Fulton Drive, Des Moines, IA 50315. The Gray’s Lake Neighborhood Association mailings were sent to Evan Shaw, 2615 Druid Hill Drive, Des Moines, IA 50315.

The applicant held a neighborhood meeting on November 5, 2014, to which invitations were mailed to neighborhood contacts and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. The applicant will be available to provide a summary of the neighborhood meeting at the hearing.

8. **Relevant Zoning History:** N/A.
9. **2020 Community Character Land Use Plan Designation:** Commercial: Auto-Oriented Small-Scale Strip Development.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, prior to the City Council Hearing. The recommendation of the Commission will be forwarded to the City Council.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Businesses Selling Liquor, Wine, and Beer:** Any future request for a Conditional Use Permit for a tavern use would be subject to the following regulations applicable for businesses selling liquor, wine, and/or beer:

**Sec. 134-954. Selling of liquor, wine and beer.**

The use of land in all districts for the sale of alcoholic liquor, wine and beer is subject to the restrictions set forth in this section.

- a. The sale of alcoholic liquor, wine and beer is permitted only in the zoning districts and subject to the conditions applicable to the business identified in the table below:

	Sale of Alcoholic Liquor		Sale of Wine and Beer	
	C-1, C-1A & D-R Districts	C-2, NPC and less restrictive Districts	C-1, C-1A & D-R Districts	C-2, NPC and less restrictive Districts
<b>Food Sales Establishments and Retail Sales Establishments</b>				
Limited (less than 12,000 sq ft)	Not Allowed	CUP 40% of sales 500 feet 1/4 mile	CUP 40% of sales 150 feet	CUP 40% of sales 150 feet
General (12,000 sq ft or larger, but less than 40,000 s ft)	40% of sales 75 feet	40% of sales 75 feet	40% of sales 75 feet	40% of sales 75 feet
Large (40,000 sq ft or larger)	40% of sales 75 feet	40% of sales 75 feet	40% of sales 75 feet	40% of sales 75 feet
<b>Gas Station/ Convenience Stores</b> (not allowed in D-R)	Not Allowed	CUP 40% of sales 500 feet 1/4 mile	40% of sales 150 feet (C-1 & C-1A only)	40% of sales 150 feet
<b>Liquor Stores</b>	Not Allowed	CUP 500 feet 1/4 mile	Not Allowed	CUP 150 feet
<b>Restaurants</b>	50% of sales 75 feet	50% of sales 75 feet	50% of sales 75 feet	50% of sales 75 feet
<b>Taverns and Night Clubs</b> (not C-1 & C-1A)	CUP (D-R only)	CUP 150 feet	CUP (D-R only)	CUP 150 feet

Where used in the table above the following terms shall have the meaning identified below:

- 1) **CUP means that a conditional use permit must be obtained for such use as further provided in this section.**
- 2) 40% of sales means that no more than 40 percent of the gross receipts from sales from the premises may be derived from the sale of alcoholic liquor, wine, beer or tobacco products.
- 3) 50% of sales means that at least 50 percent of the gross receipts by a restaurant must be derived from the sale of prepared food and food-related services.
- 4) 75 feet means that the premises occupied by such use must be separated by at least 75 feet from any church, school, public park or licensed child care facility as defined by I.C. ch. 237A. However, this condition is not applicable in the C-3, C-3A, C-3B, C3-R and D-R Districts.

- 5) **150 feet means that the premises occupied by such use must be separated by at least 150 feet from any church, school, public park or licensed child care facility as defined by I.C. ch. 237A. However, this condition is not applicable in the C-3, C-3A, C-3B, C3-R and D-R Districts.**
  - 6) *500 feet means that the premises occupied by such use must be separated by at least 500 feet from any church, school, public park or licensed child care facility as defined by I.C. ch. 237A. However, this condition is not applicable in the C-3, C-3A, C-3B, C3-R and D-R Districts.*
  - 7) *1/4 mile means that the premises occupied by such use must be separated by at least one-fourth mile from any other limited food sales establishment, limited retail sales establishment, gas station/convenience store and liquor store engaged in the sale of alcoholic liquor. However, in the C-3, C-3A, C-3B, C3-R and D-R Districts this condition is only applicable to liquor stores.*
- b. *A conditional use permit is required for the use of a premises for the sale of alcoholic liquor, wine or beer, under the circumstances identified in subsection (a), above. The board shall grant such a conditional use permit only where the business, when operated in conformance with such reasonable conditions as may be imposed by the board, satisfies the following criteria:*
- 1) *The business conforms with the conditions identified in subsection (a), above.*
  - 2) *The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety and general welfare of persons residing in the adjoining or surrounding residential area.*
  - 3) *The business is sufficiently separated from the adjoining residential area by distance, landscaping, walls or structures to prevent any noise, vibration or light generated by the business from having a significant detrimental impact upon the adjoining residential uses.*
  - 4) *The business will not unduly increase congestion on the streets in the adjoining residential area.*
  - 5) *The operation of the business will not constitute a nuisance.*
- c. *Any conditional use permit granted by the board of adjustment for the use of a premises for the sale of alcoholic liquor, wine and beer shall be subject to the following general conditions, together with such additional special conditions as may be reasonably required by the board to ensure that the criteria in subsection (b), above, are satisfied:*
- 1) *Any parking area provided for the use of customers of the business shall be illuminated at an intensity of at least one footcandle of light on the parking surface at all times. The entire site shall be landscaped and illuminated so as to minimize hiding places for possible criminal activity.*
  - 2) *The business shall comply with article IV of chapter 42 of this Code pertaining to noise control. The business shall have no outside speakers or amplified sound except when used in compliance with a type E sound permit.*
  - 3) *Any such business must comply with the following requirements:*
    - a. *Every limited food sales establishment, limited retail sales establishment and gas station/convenience store shall display alcoholic liquor only in a locked case or behind a counter accessible only to employees. Any other business selling alcoholic liquor for off premises consumption shall either: i) display alcoholic liquor only in a locked case or behind a counter accessible only to employees; ii) employ an electronic security cap or tag system on all containers of alcoholic liquor on display; or iii) have more than one employee on duty at all times the business is open to the public.*
    - b. *Conspicuously post 24-hour contact information for a manager or owner of the business near the main public entrance.*
    - c. *Institute a strict no loitering policy, conspicuously post one or more "No Loitering" signs, and cooperate with police in addressing loitering on the premises.*
    - d. *Not dispense alcoholic beverages from a drive-through window.*
  - 4) *Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of such business shall remove all trash and debris from the premises and adjoining public areas on a daily basis.*
  - 5) *The conditional use permit is subject to amendment or revocation if the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the conditional use permit.*

- 6) *If the zoning enforcement officer determines at any time that the operation of such a business exhibits a pattern of violating the conditions set forth in the conditional use permit, the zoning enforcement officer may apply to the board to reconsider the issuance of the conditional use permit for such business. A copy of such application and notice of the hearing before the board on such application shall be provided to the owner of such business at least 30 days in advance and shall also be provided to all owners of record of property within 250 feet of the subject property. If the board finds that the operation of such business exhibits a pattern of violating the conditions set forth in the conditional use permit, the board shall have the authority to amend or revoke the conditional use permit.*

**2. Staff Rationale:** If the property were to be rezoned to “C-2” District, any tavern use would be subject to the Zoning Board of Adjustment granting a Conditional Use Permit for such. As contained in the chart in the previous section, one of the requirements for a tavern use is that the property must provide 150 feet of separation from any church, school, public park or licensed child care facility. The subject property would not satisfy this requirement since it is within 75 feet of MacRae Park. Staff believes it would be contrary to the intent of the Zoning Ordinance to rezone a property for a use that would not meet the minimum separation distance requirements.

Furthermore, the character of the surrounding Southwest 9<sup>th</sup> Street commercial corridor is made up primarily of “C-0” District and “C-1” District properties. The nearest “C-2” District property is located 650 feet to the south at 2428 Southwest 9<sup>th</sup> Street. The next closest “C-2” District-zoned property is located over one-half of a mile to south along Southwest 9<sup>th</sup> Street at Virginia Avenue. Furthermore, it would not be appropriate to rezone the subject property to allow a tavern use given the close proximity of single-family residential uses.

Should the rezoning be denied by the City Council, the applicant would have up to one (1) year to request a Use Variance from the Zoning Board of Adjustment. City Staff would likely recommend denial of a Use Variance, as well.

## **SUMMARY OF DISCUSSION**

*Greg Wattier left the meeting @ 6:51 p.m.*

Erik Lundy presented the staff report and recommendation.

JoAnne Corigliano asked what the separation concern is.

Erik Lundy stated MacRae Park is the separation concern.

Mike Simonson asked if “C-1” zoning would be more appropriate.

Erik Lundy stated “C-1” zoning does not allow tavern use, it allows a restaurant.

Jen Wilson 2301 SW 9<sup>th</sup> Street stated she is the tenant and not the owner who is requesting the rezoning. The owner is in favor of her request. She does not want to change her operation. However, the reason she would like to change the zoning is because she would like to put a patio on the side of the building. In order to put the patio on the side the zoning has to be changed. It is a struggle to come up with 50% food sales. It has been running as a bar and they do serve food all the time. The corner of the park that is in question is just



like a field it is not where people swing or where kids are playing. She submitted a petition with approximately 400 to 500 signatures in support of this request. Also, the neighbors surrounding this property are in favor of adding the patio.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

Dave Barry 617 Maxwellton Drive stated he was representing his father Larry Barry owner of Wayne Russell, LLC and stated the tenant came to the owner with the plan and petition in favor of the patio. So the owner is in favor of the tenant's request. He showed a drawing of the proposed patio deck. The patio would improve the building, the view and reduce the loitering in front of the building.

JoAnne Corigliano asked if the drawing of the proposed patio deck been given to staff.

Erik Lundy stated the first step is the rezoning process.

Andrea Annanla stated her parents have lived in the house directly to the east for 61 years and they have seen a lot of restaurant/bars come and go. She questions the location where the tenant wants to put the patio and whether the patio will cause obstruction to the sidewalk and pedestrians using it. Her biggest concern is changing the zoning from a commercial residential to retail and highway oriented commercial district. She does admit that her mother did sign the petition in favor of the applicant's request. Now she is questioning the parking. Will there be increased traffic and more people coming there? It is a very nice place but what is the definition of a tavern. She believes a patio will take away from the SW 9<sup>th</sup> Corridor because it is too close to everything.

### *Rebuttal*

Jen Wilson stated the patio will not cover any sidewalk. Currently there is no sidewalk where the patio is proposed. The sidewalk is something they would add and fix up the curb. They would not be any louder than they are right now. There is a noise ordinance. The idea of this proposal is to make improvements and not to operate any differently than it is currently operating.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Jann Freed asked what happens if an audit comes back and alcohol sales are more than 50%.

Mike Ludwig stated currently the applicant is asking for a rezoning. If they were denied rezoning and they fail the audit within the next year they would have the opportunity to seek a Use Variance from the Board of Adjustment. If "C-2" zoning was allowed on this property there would be an extensive list of uses allowed on the property in perpetuity. He suggested a use variance would probably be an appropriate approach rather than to open it up for multiple uses.

Jann Freed asked if the applicant could still have a patio with a use variance.

Mike Ludwig stated a use variance would include a request to expand the patio on the side of the building.

Mike Simonson stated if the patio was added would that increase the onsite parking requirement.

Erik Lundy stated it does not increase the parking but it does increase the building code area for their fixture count such as their restroom facilities.

Mike Simonson asked if adding the deck would increase the parking count.

Erik Lundy stated the parking requirements for both restaurants and taverns is one space per 150. Converting it to a tavern legally would require they meet the minimum parking requirement.

Mike Simonson stated he believes the applicant has done a lot of work talking to a lot of people, getting signatures and he hopes that the tenant is successful. However, he is going to support staff only because there is another option that he believes is more appropriate.

Mike Ludwig stated the applicant also has a third option. If the Use Variance was not granted, they could submit a revised zoning application for a limited "C-2" zoning which severely restricts the use list. To avoid going through the list tonight he would suggest the applicant submit a new zoning application as part of the initial review.

**COMMISSION ACTION:**

Tim Fitzgerald moved staff recommendation Part A) to find the rezoning in conformance with the Commercial: Auto-Oriented Small-Scale Strip Development future land use designation in the Des Moines' 2020 Community Character Plan and Part B) to deny the requested rezoning to "C-2" General Retail and Highway-Oriented Commercial District, for conversion of the existing restaurant use of the building to a tavern use.

Motion passed 9-0.

Respectfully submitted,

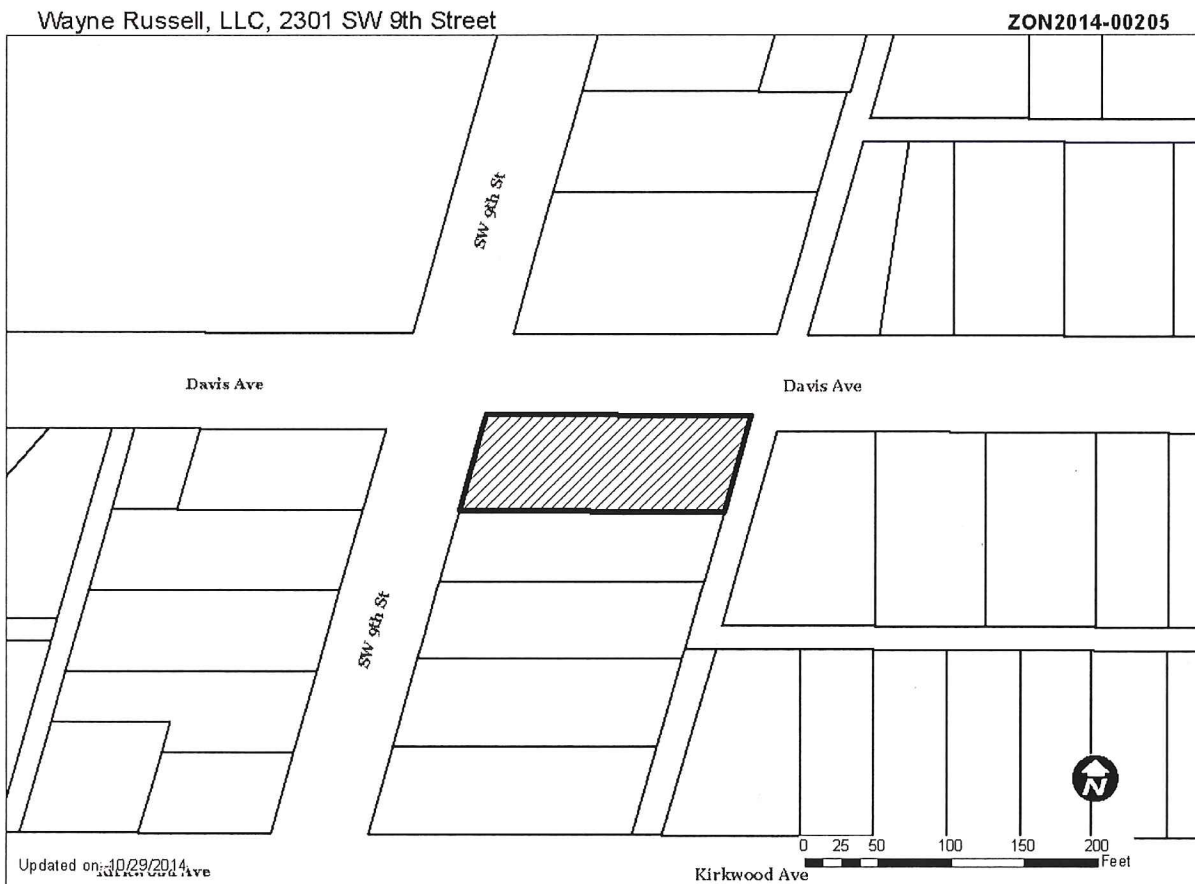


Michael G. Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment

Wayne Russell, LLC (owner) represented by Larry Barry (officer) for property located at 2301 Southwest 9th Street.		File # <b>ZON2014-00205</b>			
<b>Description of Action</b>	Denial of the requested rezoning of property from "C-0" Commercial-Residential District to "C-2" General Retail and Highway-Oriented Commercial District, to allow conversion of the existing restaurant use of the building to a tavern use.				
<b>2020 Community Character Plan</b>	Current: Commercial: Auto-Oriented, Small-Scale Strip Development. Proposed: N/A.				
<b>Horizon 2035 Transportation Plan</b>	2026-2035: SW 9 <sup>th</sup> Street, Widen from 4 lanes to 5 lanes.				
<b>Current Zoning District</b>	"C-0" Commercial-Residential District.				
<b>Proposed Zoning District</b>	"C-2" General Retail and Highway-Oriented Commercial District.				
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	3	6			
Outside Area					
<b>Plan and Zoning Commission Action</b>	Approval		<b>Required 6/7 Vote of the City Council</b>	Yes	X
	Denial	9-0		No	



1 inch = 77 feet

ZON2014-00205

Date 11-13-14 28

Item \_\_\_\_\_

I  (am)  (am not) in favor of the request.

RECEIVED  
COMMUNITY DEVELOPMENT  
(Circle One)

NOV 17 2014

DEPARTMENT

Print Name

Marlena Cipale

Signature

Marlena Cipale

Address

712 DAVIS AVE

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZON2014-00205

Date 11-12-14

Item \_\_\_\_\_

I  (am)  (am not) in favor of the request.

RECEIVED  
COMMUNITY DEVELOPMENT  
(Circle One)

NOV 17 2014

DEPARTMENT

Print Name

JON QUIJANO

Signature

[Signature]

Address

711 DAVIS AVE (PROPERTY OWNER)  
(3130 E TITUS AVE - MAILING ADDRESS)

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZON2014-00205

Item \_\_\_\_\_

Date 11.12.14

I  (am)  (am not) in favor of the request.

**RECEIVED**  
(Circle One)  
COMMUNITY DEVELOPMENT

Print Name WAYNE RUSSELL LLC

NOV 17 2014

Signature [Signature]

DEPARTMENT

Address 901 THOMAS BECK RD  
515.240.4050

Reason for opposing or approving this request may be listed below:

WILL MINIMIZE PEOPLE STANDING  
OUT FRONT OF THE BUILDING

ZON2014-00205

Item \_\_\_\_\_

Date 11.12.14

I  (am)  (am not) in favor of the request.

**RECEIVED**  
(Circle One)  
COMMUNITY DEVELOPMENT

Print Name ALEGIAN T LLC

NOV 17 2014

Signature [Signature]

DEPARTMENT

Address 901 THOMAS BECK RD  
515.283.0844

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZON2014-00205

Item

Date

11-19-14

I (am)  (am not) in favor of the request.

RECEIVED

COMMUNITY DEVELOPMENT  
Circle One

Print Name

Ron Lonetto AD

NOV 25 2014

Signature

[Signature]

DEPARTMENT

Address

702 Davis Ave

Reason for opposing or approving this request may be listed below:

Four horizontal lines for handwritten notes.

ZON2014-00205

Item

Date

11-14-14

I (am)  (am not) in favor of the request.

RECEIVED

COMMUNITY DEVELOPMENT  
Circle One

Print Name

Paul H Polson

NOV 20 2014

Signature

[Signature]

DEPARTMENT

Address

3914 SE 25th Ct

Reason for opposing or approving this request may be listed below:

Four horizontal lines for handwritten notes.

ZON2014-00205

Submitted/received 28  
@ mity 11/20/2014

Item \_\_\_\_\_

Date \_\_\_\_\_

I (am)  (am not) in favor of the request.

(Circle One)

Print Name Lucia R Anania

Signature Lucia R Anania

Address 714 Davies

Reason for opposing or approving this request may be listed below:

It is not clear what the request means to the  
property, which affects the surrounding neighborhood.  
Concern over expanding capacity without consideration  
for ample parking, facilities, etc. Further, the property  
is not currently maintained so why take on more responsibility.

ZON2014-00205

Item \_\_\_\_\_

Date Nov. 13, 2014

I (am)  (am not) in favor of the request.

**RECEIVED**

(Circle One)

COMMUNITY DEVELOPMENT Print Name Joseph C Leo

NOV 17 2014

Signature Joseph C Leo

DEPARTMENT

Address 803 Kirkwood Ave, VM

Reason for opposing or approving this request may be listed below:

Brings a bad element into a residential  
neighborhood with children

**Drost, Bert A.**

---

**From:** ANDREA A <lolajazz@msn.com>  
**Sent:** Wednesday, November 26, 2014 11:38 AM  
**To:** Drost, Bert A.  
**Subject:** Re: Andrea Anania here - looking for the signature list...

Bert:

Lucia is my mother. Yes, she signed the petition, but did not know the full story. She had no idea that the rezoning request would turn that property into a tavern, and exactly what that meant.

Thank you.

Andrea

Sent from my iPhone

> On Nov 26, 2014, at 11:15 AM, "Drost, Bert A." <BADrost@dmgov.org> wrote:

>

> Andrea,

> Attached are the scans of the petition and the comment cards. Pardon my asking, but I'm curious if you know whether Lucia Anania is in support or opposition? There is a comment card against it, but it appears he also signed the petition (bottom signature on page 1). I would call him but the phone number on the petition is incomplete. Anyway, since the card was received most recently (at the hearing), his property is going to be considered to be in opposition unless I get a signed note from him stating otherwise.

> Sincerely,

> Bert

>

>

> From: Lundy, Erik M.

> Sent: Wednesday, November 26, 2014 10:52 AM

> To: Drost, Bert A.

> Subject: FW: Andrea Anania here - looking for the signature list...

>

>

>

> ERIK M. LUNDY, AICP, CPM

> SENIOR CITY PLANNER

>

> [<http://www.dmgov.org/images/CDMLogos/CDMcommunityDevLogo.png>]

> 602 ROBERT D. RAY DRIVE

> DES MOINES IA 50309

> 515.283.4144 VOICE

> 515.237.1694 FAX

> emlundy@dmgov.org<emlundy@dmgov.org%20>

>

> P BE GREEN Please don't print this e-mail unless necessary!

>

>



> From: ANDREA A [mailto:lolajazz@msn.com]  
> Sent: Tuesday, November 25, 2014 2:39 PM  
> To: Lundy, Erik M.  
> Subject: Andrea Anania here - looking for the signature list...  
>  
> ...for the zoning-change request for 2301 SW 9th.  
>  
> Good luck getting your work done. I know just how hard that is. I really and truly do!  
>  
> Take care and have a great Thanksgiving!  
>  
>  
>  
> Andrea L. Anania  
> 282-0699 (home/cell)  
>  
> P.S. My own neighbors at 3700 SE 22nd did not build that three-car  
> garage this past summer. : ) <image001.png> <20141126110758869.pdf>  
> <20141126110808814.pdf>

# ADJACENT PROPERTY OWNERS

28

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME	ADDRESS	PHONE
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Paul H Polan	2305 SW 9 <sup>th</sup>	515-770-4914
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PH Polan	2323 SW 9 <sup>th</sup>	515-770-4914
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Dave Barry/Alegant LLC	2319 SW 9 <sup>th</sup>	515-240-8487
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RAYMOND J GILBERT	2324 SW 9 <sup>th</sup>	515-287-4179
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Justin Lockwood	818 Kirkwood Ave	515-779-9967
-----------------	------------------	--------------

Jennifer Brown	722 Kirkwood Ave	515-239-2407
----------------	------------------	--------------

Anna Smith	720 Kirkwood Ave	515-543-0100
------------	------------------	--------------

X Doree Anderson	714 Doves	243 310
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outside 250'

outside 250'

outside 250'

has since  
submitted  
and in  
opposition

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

SOUTH SIDE CARRS

NAME	ADDRESS	PHONE
Lois Dupper	1900 Porter	318-3088
Jim Lewis	1200 Cummins Rd	201-0259
Paul Vetter	5617 S.E. 8 <sup>th</sup>	728-2320
Ray Ramirez	701 E JACKSON	779-7283
Lesia Veith	508 Cedar Crest Dr. WDM	238-7415
Steve Smith	2316 SE 23 <sup>rd</sup> #7	287-0065
Sylvia	<del>75</del> 350 23 <sup>rd</sup>	491-6845
Nichole Taylor	1700 62 <sup>nd</sup> St DSM	664-8657
Bob Snyder	914 Pioneer	867-8061
Juan Gomez	809 SE MARY	681-6945
JOAN Snyder	914 Pioneer R	—
Bobby Dachtler	3106 South Union	267-3594
David Smith	2219 South Union	282-4443
Kathy Smith	2219 South Union	710-7358
Sue Leoneth	306 E Hughes	201-7681
Marty Muller	306 E Hughes Ave	318-4380
GARY SPECK	307 BELL	975-6278
Ann Speck	307 BELL	250 3142
DAVE NAGLE	5912 SE 56 <sup>th</sup>	974-9816
<del>Bob</del> Kibidits	512 E Wagon	313-8304

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME ADDRESS PHONE

NAME	ADDRESS	PHONE
Domen Huber	7701 SE 8 <sup>th</sup>	515 782 6603
Jeff Subalot	3201 SW 9 <sup>th</sup>	515 318 4956
NICK VASQUEZ	225 35 <sup>th</sup> St SW	515 257 0302
John Pooz	1008 SW 9 <sup>th</sup>	
Dennis Cockayn Sr	1268 Cummings RD #126	515 588 1188
Danice Keller	6923 Illinois St Indianapolis 50125	490-0865
Dominique Banaszak	417 Wilber St Apt. 3 Van Meter	515 918 1880
Angela Hoffmen		641-455-1008
Shelley Hoffman	2813 50 <sup>th</sup> St DSM IA 50310	2028391
Rick Hoffman	2323 E Porter DSM IA 50320	422-6029
THE CENTER	2277 PARK AVE DSM, IA 50315	
DiFoeck	MISAW Cindy in Ames 50023	
THICK Go eck	415 NW CINN 50023	
George Voss	1537 Reagan Dr Ames 50020	
Dib Bittel	1537 Reagan Dr Ames 50070	
TRUDY	6901 SE 14 <sup>th</sup> ST 50320	
MARCO PIZZANI	8400 DuCharme Dr Carmel IN 46032	
Matt DeAngelis	7401 SW 16 <sup>th</sup> 50315	-867-1636
Dan MEANS	1332 Fremont 50316	7795899
Todd Weber	1335 Fremont 50316	2080821
Todd Birnbaum	2601 SE 6 <sup>th</sup> St 50315	
Rolann Zunga	9358 Ca. prun av 515 262 9027	
Trudy Bent	23 Miller Av 515 711-4258	
Janice Dell	423 E Phillip St Apt 309 DSM 515-608-0158	
Lisa Sandberg	6011 1/2 Grand Ave DSM 641-216-3979	
Jan LIEBERMAN	6011 1/2 Grand Ave DSM 515-289-4813	
Brandon Shepherd	1611 Grand Ave Ames 299-0198	
Cassandra Mergen	423 E Phillip St Apt 309 641-289-0065	
Flaminia Dark	423 E Phillip St Apt 309 641-289-0172	
Kathy Chumbley	907 E. main #115 Lamoni IA 641-289-0146	
Rod Dotson	515 Davis Ave. 515-480-2041-	
Jhusea Summer	1711 Southlawn Dr. 515-288-0030	

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME	ADDRESS	PHONE
Eric Walters	5736 SE 33 <sup>rd</sup> ST	515-298-8706
LARRY HATSMAN	1209 ELDER LN	515-282-4159
Vida Aguilera	2408 SW 9th Ave	515 8449881
Linda Bolognini	2417 SW 9th # 212	515 528-2010
Tyeshia Wright	704 Taylor St	(515) 468-5120
Pam Terrell	701 Manana ave	515 313-7019
LINDA KIRKMAN	505 KIRKWOOD	515-612-0968
Tim Wood	Midiana Rd	515-803-2330
CHRIS PATRICK	EDGE MONT ST.	280-6073
Silas Patrick	1941 Conland Dr.	(515) 779-3256
Robert Ebeling	2417 S.W. 9th # 212	(515) 306-3414
David Nolen	600 Olive	515 243-2270
Gris Kouzarich	709 Bell Ave	515 774-1056
Bence Bauer	2416 SW 9th	515 525 7006
Julia Baum	31 Hillside	515-238-3171
Kath Oxford	2428 SW 9th Apt 5	515-208-8486
Bonnie Hubert	420 SW Bell Ave	515 244-7718
COTY ORR	2018 MILEY ST.	515 330-8691
Charly Ann O'Connor	814 Taylor St Apt # 11	" " 243-0790
SAM PAWE	1205 WALL AVE	515-245-1300
Mark Welborn	920 Mason	285-1785
Barbara Burn	Edgemont St.	480-6227
Beverly Johnson	1108 Scott Ave	209-1030
Dave O'Neal	3700 Filver Ave	238 1234
Debra Furaco	8 Jackson	771-8659
Leann Gillard	1926 Ardinger Ave	779-5951
Pat Gabriel	707 Gray	402 8835
Bill Mendenhall	108 E Thornton	282-6054
Jessie Mills	402 Fulton	729-3583
Debra West	3 116 SE 14 Apt 2	515 745-8706
Brenda Baum	2501 SE 6th St	515-525-5566
Cynthia Madison	1617 9th St. #9	712-292-0820
Bruce Blakely	2417 SW 9th	943-2321
Chuck Hiett	4106 SW 5th	282-5502
ANGELA CARDAMON	1304 CRESTON	408-497-8980
SCOTT MCGLOTHLEN	2407 SW 9th	515-244-3080

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME	ADDRESS	PHONE
Randy Harmon	1323 SW Park	515 326 1146
<del>John N...</del>	9393 Debusque St Newark	515 402 0280
<del>John B.</del>	2338 SW 9th St	515 745 5925
Jimmy Shelly	7010 SW 9th	515 318 0498
Bill Bredow	1965 ...	244 2866
Sandy Henderson	4150 - 54th St	554-3510
Sam ...	816 Virginia	
Jimmy ...	605 ...	515-343-9999
Winston ...	Kenyon	515 423 1968
R. ...	5910 SW 7th St	515-779-1967
GILBERT LANDOLT	Box 188 Des Moines	515-332-2180
Jean ...	412 Fulton Dr DSM	515-282-6418
Christina ...	7085 Bloomfield Rd # 210	515 512-2927
Cate ...	1005 Herald Ave	515 371 4991

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME	ADDRESS	PHONE
Lorey Dickerson	2907 <sup>5</sup> E 5 <sup>th</sup>	515-480-1050
Colel Ellis	3301 Stanton Ave.	515-421-2054
Allison Andreas	3391 E. Watrous Ave.	515-314-5534
Ricky Conn	1405 E 16 <sup>th</sup>	515-829-7036
Stacy Kuehly	2205 E. 41 <sup>st</sup>	515-480-7899
Joe Manderson	1727 CABAY DR	
John Osborne	1538 E. Coaster Ave	515-238-9617
Don Scroggins	1226 Birch Ln	238 8450
Mari-paul & Travis	6379 Panorama	641-755-4279
Bill Javano	6372 Panorama Pk	641-755-4229
Kirill Star	121 E Goulden CR	515-508-1392
John Ann	4304 S. E 3 <sup>rd</sup>	515-975-9524
Nancy Jackson	933 Forest Ave	515-988-4958
Cammie Herbert	1411 31st St	515-333-6174
Julie Ockerman	5601 SE VANCE DR	515-250-2809
Jaibre Spargur	705 E. Park Ave.	515-514-9001
San Simon	1113 24 <sup>th</sup> St.	515-710-1020
Lianne Brody	8410 Plum RR #13	867-4480
Bill Scott	3144 - SW 21 <sup>st</sup>	281-3110
Helen Gallardo	3907 SE 29 <sup>th</sup>	473-5949
Joe Bisignano	1228 10 <sup>th</sup> NW	473-5949
Pam New	2305-40 <sup>th</sup> PL - DSM 50310	515-314-6975
Jerome Valentine	704 5 <sup>th</sup> St	515 418-7742
Abriana Valentine	704 5 <sup>th</sup> St DSM 50265	515 418 5066
Alexis Valentine	704 5 <sup>th</sup> St DSM 50265	515 418 8201
Amber Valentine	704 5 <sup>th</sup> St.	515 807 7136
Joe Crane	1501 NE 1 <sup>st</sup> St	
Shawn Palek	200 Story St	515-975-7109
Denise Caligaris	718 E Edison Ave	515-321-5079
TAMMIE MANNING	2921 Hart Ave DM	
Chris Galt	713 Herald Ave	515-419-4852
Diana Miao	713 Herald Ave	515-418-7113

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME	ADDRESS	PHONE
Rick Medler	203 S Hwy J Lot 5 Pleasantville IA 50225	
Stephanie	215 Lincoln Pl West Des Moines	563 8220
Camille Shrestha	855 40th St DSM IA	
Stewart Hillis	705 Kirkwood A DSM IA	
Lorey Halfhill	4521 76 <sup>th</sup> St Urb IA 50222	515-975-3203
PATRICK BRUBAKER	537 11 <sup>th</sup> Street West Des Moines IA 50265	515-480-5887
Ashley Lambson	537 11 <sup>th</sup> St. West Des Moines IA 50265	515-975-2330
Cherie Coney	2329 Des Moines St Des Moines IA 50317	515-291-8043
Heather Glenn	1012 N. First Anderson, IA 50125	515 971-7581
Deb Tesson	7965 SE 14 <sup>th</sup> St DM IA 50320	515-306-4321
Beth Short	105 NW College #7 Ankeny IA 50023	515 249 1009
Andy Thicke		
Terri Vohr	1701 64 <sup>th</sup> Dm IA 50317	
Ron Bur	1701 64 <sup>th</sup> Dm IA 50317	
Jordan Gustafson	130 E 3rd St Madrid IA 50156	515-205-1485
John	5221 SE 31 <sup>st</sup> Ct Des Moines, IA	366-1051
Ernie John	179 Corona Ave Des Moines 50305	
Michelle Pumphrey	801 Broad St DSM 50315	



I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME	ADDRESS	PHONE
Lia Modde	1519 Evergreen Ave	515-447-1535
Amber Smith	300 Gray Ave. Waukeg	515-822-6333
Amanda Johnston	830 Hawthornwood Dr. WDM	515-807-8509
Katie Mcconnell	1520 SE 5th St	515-720-4653
Rose Wehl	327 E Payson 419-7020	
Helen Gordon	2525 County Road 285-7873	
Do C. In	100 LELAND ISM	770-1000
Ken Su-Juel	1920 SW FRAZIER	528-9005
Jimmy Vogel	17934 143rd Ave.	962-1704
Ellen Kerkman	3209 Bk 35th DM IA	285-2112
Tracey Wilkerson	516-1149 WDM 50265	490-8060
Wade Smith	2924 Windsor Dr 50211	515-496-1946
Nadine Kehn	621 Sawgrass Norwalk	515/250-6656
Doug Kehn	621 Sawgrass Norwalk, IA	515/250-6656
Cindy Smith	2924 Windsor Dr Norwal	515/321-6157
TAMI DINGMAN	2907 CLEVELAND AVE DM, IA	515-865-8973
Randy Blackford	3016 Mahaska DM, IA	515-229-6563
Thom W. Lake	1103 Liberty Hwy N. Ia	515-264-6966
Jeffrey D. Keul	320 Palamino PK WY DM, Ia	503-20
Howard Rogan	3410 5th St NW IA	30315
Kay Klein	214 N. Walnut St. Dallas	50240
Gary Tracy	212 Army Post.	515-822-9783
Harold E. Gordon	8031 Warner Dr.	515-285-2834
Arthur Waller	422 SE Diehl	515-333-3454
Bluel, M.	516 E Rose	515-528-1538
22nd Astoria	5515 SE 14th APT 2362	515-681-0887
M.D.	1516 Evergreen	
Troy Vaughan	3406 SE 19th Ct	515-283-2352
Kyle P. Olson	3010 E Patten	515 770-7923
Ben Vaughan	8951 Woodway Dr	515-287-1998
Dr. J. D. H.	7406 SW 14th	712-314-7117
Ben Hobb	7406 SW 14th	515-975-1218
Connie Brewer	8213 Lister Lane	515-285-2745
MARIC BARKER	1964 JORDANOVA Ave	515-705-9039

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME	ADDRESS	PHONE
Elizabeth Briseno	2408 SE 7 <sup>th</sup> Street	515 745 5315
Luc Lo	2408 SE 7 <sup>th</sup> Street	565 523-0315
Sharon Barrett	2424 SW 9 <sup>th</sup> St.	515 720-0043
RICHARD, BARTLETT	3838 31 <sup>ST</sup>	515 285-2147
Regina Kaiser	921 Pleasant #707	515-724-2117
Melissa Rumbach	710 Fulton	515 820-4417
Jayle Thompson	3017 S.W. 13 <sup>th</sup> Pl	515-664-6772
Chris Jessman	2909 Cambridge St	515-778-8857
Zicki Seorie	2417 S.W. 9 <sup>th</sup> # 301	515-826-4930
Stephany Gonzalez	4716 SE 3 <sup>rd</sup>	443 0074
Lisa Smeaton	111 SW - Loomis Ave	282-0482
Art Kelly	2414 SW 9 <sup>th</sup>	306-4124
Nelly Graham	1407 SE Marion	689-5657
Greg Sp	307 RELL DRN	975-6278
Jim Davis	200 Cengage Rd DSM	473-8829
John De	7902 Grand Ave DSM	612-5084
John De	302 Link Ave	312-489-0131
Immanuel Jones	7006 SW 13 <sup>th</sup> St	515-415-3210
Marcus Aiyon	700 Main Ave Apt 7	515-724-8821
Scott Lee	106 LOUIS AVE	510-419-7328
Jan Mahalath	700 Weston Ave	515-868-2353
Paul M	1231 River Vista DR	515 778-1209
Brandon White	709 E Jackson	515-525-7252
Lance Storm	914 Davis Ave	515 783 9704
Derek Storm	914 Davis Ave	515 669-8084
Chris Ramsey	2416 SW 9 <sup>th</sup>	710 5732
EABIE BANJA	2243 SW 9 <sup>th</sup> St.	856-275-6159
Ben Faland	2112 Silliman St	720-5124
Bella Fitzgerald	619 E Thornton Ave	515-280-6925
Deah Harris	2701 East Hubbell Ave	515-612-0809
Quinn Law	701 Louis Ave	515-494-5120
Kristina Kain	501 Bell Ave	205 2543
Jack Kain	501 Bell Ave	205-7462
BILL GRIFFIN	2250 SW 11 <sup>th</sup>	559-3001
Tommy Kain	829 Baverack St	401-9993
Jaylan Cayton	824 Bancroft	401 9993

Not  
Titleholder

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME	ADDRESS	PHONE
Rach Anderson	4981 SE Powers Dr. Runnells	515-207-5986
Daru Kiner	2165 S 7th Dr. WDSM	515-491-7964
Dawnita Anderson	4981 SE Powers Dr Runnells	515-311-2091
Kyle Kiner	2165 S 7th Dr WDSM	515-491-3452
Michael Garcia	505 SE Livingston	515-779-7852
JOHN S. BEVILACQUA	2135 SE 3RD DSM	515-491-0919
Gina Tier	6012 Pine Ridge St DSM	(515)249-4738
GIORGIO ROSSETTA	18 SE alameda DR 50315	
Linda McFady	2500 Herold ave	513 314 4010
Stacy Miller	447 Wilmers	515-856-2950
Mark Friend	414 McKinley	515-249-4833
John Egan	1309 E 24th	515-491-2491
David Koller	3519 SW 23 <sup>rd</sup> PL	771-9979
Brock Hickman	532 29 <sup>th</sup> A DSM	227-9622
David J. Stewart	1930 SW 1 <sup>st</sup> St	714-912-51
Betsy Gossen	1905 - 27th DSM	279-2128
Jerry Gossen	1905 - 27th	279-2128
Matt Gossen	1905 - 27th DSM	279-2128
David Smith	2219 South Union St DSM	306-6469
Kathy Smith	2219 South Union St DSM	282-4443
Ed Jawl	4114 S.E. 12 <sup>th</sup> St DSM	238-5706
Bill Neut	511 SW 13th DSM	664-1256
Mary Neut	511 SW 13th DSM	267-1697
Mark Medina	184 5th St WDM	515-238-8543
Chris Kelly	2127 SE 31st St DSM	515 729-4444
Jamie Sci	1016 E. Monica St Feet	515-933-6151
Joe M. Cook	9080 Hwy 28 PROLE	691-764 2702
Tom Pugh	1755 10th St PWS St	252-9262
Tim Pugh	2905 Franklin Ave	802-2801
Cyndi O'Hern	2905 Franklin Ave	720 2181
Joseph Tinker	1815 High St #202	779-5351
Graham Jensen	1534 Woodland #5	865-0952
Nick Bell	Pelne Ave	991-3184
Nancy Danca	3401 S E 4th	244-0076
Sheela Small	1807 Elder Ln	2051-7767
Kami Best	4607 SW 15 <sup>th</sup>	494-9056

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

Not attached

NAME	ADDRESS	PHONE
Dennis Cockayne	2305 SW 9 <sup>th</sup> St	UACN Request
JENNIFER BRIGHT	1109 ROSE AVE	515-419-4278
Kristie Robertson	210 <sup>S</sup> 41 <sup>st</sup> Apt 8307	515-868-3480
Larry Fisher SR		515-218-9087
Grant Blumek	15 E Broad	515-229-0003
Jerry McEnroe	1309 Broad	515 208-1377
Kirby Walker	210 54 <sup>th</sup> St	515-770-8246
Judy Reynolds	4020 Glover Ave	515-313-8489
LAQUE SAMSON	3304 SW 112 <sup>th</sup> St	515-313-5700
Andrew Shepherd	308 Titus Ave	402 670 1494
JT	1519 Grand	288-3402
Todd Fugua	812 E 26 <sup>th</sup>	515 512-6797
Dawn Fugua	812 E 26 <sup>th</sup>	(515) 240-0540
OLIVERA (ERIKSON)	540 SW 7 <sup>th</sup>	515 777-5355
TAE HANLEY	3304 SW 112 <sup>th</sup> St	515 2880255
William Brown Jr.	915 E Watrous Ave	515 491-3828
Angela Brown	915 E Watrous Ave	515-867-6280
Tammie Foster	118 E WATROUS AVE	515-210-6502
Rob Halban	118 E WATROUS AVE	515-971-8998
Jen Wilson	3701 Wolcott Ave	515-491-9229
MICHAELS NELSON	208 Dickman Rd	515-777-5362
Brandon Freshly	1845 SW White Birch	575-201-5355
Vincent Anftan	703 SW Broad	515-411-6652
Joe Shaw	2416 Hickman	
Corey Mitchell	512 SW LEACH	720-2436
ZAENA MAY	6508 Franklin Ave	@ Amazing one
Patricia Cleye	512 Leach St	515-802-4091
Chad Smith	1230 Broad	515-989-2673
Johnny Cockren	222 W. Alameda Dr	515-5548919
Leathur Picco	3701 SE 8 <sup>th</sup>	515 745-2441
Matt Hubbs	3701 SE 8 <sup>th</sup>	515-208-1535
Andrew Wilson		608-321-4114
Missy John	610 Fulton Dr	391 515-231-4009
Michelle Nick Kibore	610 Fulton Dr.	515-480-8506

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME ADDRESS PHONE

Mike Best  
 2301 SW 9th St  
 Frank Bernard  
 Mike Best  
 3806 SW 28th Pl  
 244-0799  
 230-2070  
 288-5353  
 889-7211  
 103-8784  
 419-1123  
 888-1508  
 954-0967  
 618-4983  
~~Robinson~~  
 269 Wisconsin Ave  
 494-0465  
 395-6551  
 805-8940  
 1900 Emma  
 205-4133  
 729-4962  
 705-7072  
 975-2440  
 3402 SE 4th St  
 Rodney McDaniel  
 Alex Hoffman  
 Carolyn Hoffman  
 Angel Carr  
 Sheep Cart  
 Michael Spruiell  
 104 SE Livingston  
 34 E Fulton St  
 238-8044  
 488-4883  
 3901 SW 28th Pl  
 285-6333  
 33432 Oakridge Pl  
 205-3248  
 3901 SW 28th Pl  
 285-6333  
 3901 SW 28th Pl  
 285-6333  
 517 Dunwoody  
 285-7923  
 616 Dunwoody  
 285-7923  
 244 SW 11th St  
 244-0799

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME	ADDRESS	PHONE
CARL Spurluck	2308 WATROUS	285-7007
JACK STROKE	6204 SW 5TH	554-5900
Heather Shannon	256 Kenyon D.M.T.A	669-4394
Julie Lewis	250 Kenyon Dr.	401-3152
Rindsay Wells	428 E Leach	556-0350
Rinda Wells	3624 SE 10th St.	779-2075
Rick Wells	3624 SE 10th St.	339-8821
Rita M. Lee	266-1890	2946 E Seneca
Wendy Chapin	2946 Indianola	250-5408
RUSSEL WELMEYER	4101 SE 24 <sup>TH</sup> CT.	282-1946
FRANCIS TELLEY	207 E Fulton DSM 50315	244-3503
Michael P. Kelly	207 E Fulton DSM 50315	244-3503
Edward J. Murray	3624 Park Ave	587-2064
M. W. L. Johnson	3208 SE 3RD	556-6741
Natalie Johnson	3208 SE 3RD	865-1315
ELIZABETH LOUNSBURY	5696 SE ROBBIE RD.	771-4432
CLARA DODD	422 INDIANOLA RD.	245-9769
Bill Post	3302 SW 31st	305-7729
John Galt	1775 Rock W. Des Moines	779-0473
Raymond P. Brown	2224 S.W. 8th Ave	281-4179
John W. L. Johnson	180 SW 10th Ave	
Donald Dillon	503 L A 11	285 9057
Russ Gillum	2910 SE 10th St. DSM	779-5969
Brian Steaks	1873 NW 89th St Clive	314-1765
Dean Rodriguez	4236 SE 22nd St DSM	282-6266
Bruce F. Schmitz	1214 42nd St, DSM	491-4700
BEATRICE HARVEY	604 SW 14th St, DSM 50315	418-3982
Shane Sparks	1124 Ranchel DR DSM	515-707-1380
Don VENCH.	1617 E BELL AVE DSM	562-4274
Maria Hedberg	4513 S.E. 9th DSM	556-1577
Cindy M. Cook	6901 SE 14th Ave	
Jack M. Barnhart	2600 Cambridge DM	243 9951

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME

ADDRESS

PHONE

*Christina Larson*

515 537 9809

Tommy Specked 515 Hughes Ave

515 577 9517

~~Don James~~

515-957-694

*[Signature]*

603 Leach Ave, 515-664 5760

2000 meadow of #202 DSM, IA (515-771-5047)

*[Signature]*

212 2 Army Post 515-822-9783

Kenn Ebling

201 Payton

988-4490

Bob Stott

6563 S.W. 12

Michael Bludis

1770-1723 30106 Powder Ave

David Stutz

922 Jhorton

DAVID GILBERT

213 VIRGINIA AVE DSM IA 50315

Matthew Z...

LEUADI 725 GARFIELD PLAK DSM IA 50320

Charley's Southtown

3801 S.W. 9<sup>TH</sup> ST

Conrad Mark

3117 SW 6

577-1579

LARRY BARRY

3901 Wolcott

515-240-4050

I THE UNDERSIGNED SUPPORT 2301 SW 9<sup>TH</sup> St. AND ROCKSTAR BAR & GRILL INC. REQUEST FOR ZONING CHANGE.

NAME	ADDRESS	PHONE
Paul [unclear]	307 Bell BSWA	515-250-3142
Dan [unclear]	6012 S.W. 7th	515-770-9953
Madanric Campbell	299 Hackley Ave	515-494-0210
Christine Little	3411 Washington Ave	515-945-327
Paul [unclear]	5617 S.E. 8th	515 229-2520
Mike Christenson	611 Maxwellton Dr	515 202-1200
Jim Bohall	5209 SE 8th DM	515-707-9186
David [unclear]	510 S.W. Payton	515-779-1272
John [unclear]	Wellmaywellon DR	515-496-8675
Bob [unclear]	4340 NE 32 CI	515 238 4486
Daniel [unclear]	2411 Grand River Dr	991-4052
Andy [unclear]	<del>8000</del> 611 Maxwellton Dr.	975-4936
Doug Koon	6500 PURORA	253 0494
Denkis Madde	4001 S.W. 28th	202-0933
Gary Skeo [unclear]	1831 LELAUD	7714590
Stew [unclear]	2380 Lakewood Dr N	515-285-2575
Jay Van Loe	123 E. Pleasantdale Dr	(515) 333-0468
[unclear]	505 [unclear]	285 509
[unclear]	300 Fox Run	242-3236
Joe Madde	1579 Evergreen Ave	515-447-1929
Tony Penelli	7104 Sweetwater Dr.	515-284-1426
NATHAN A. JOHNSON	2300 HEATHERWOOD DR	515-867-8580
Shawn Davis	3124 SW 29th St	515-288-0764
Jim Robbins	2801 E. WASH AVE	515-249-8457
Ralph MARRAS	3069 S.W. 24th	515-243-6800



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NAME	ADDRESS	PHONE
Thomas A. Pike	111 S.E. 7 <sup>th</sup> DM	243-4275
Jose Turnea JF	517 DAVIS AVE	252-7964
Carrie Rungland	2101 meadow Ct	287-2667
Nave Kuntze	2101 Meadow Ct.	287-2667
Marissa S. Wirt	3624 SW 12 <sup>th</sup>	774-2181
Stede Sigur	3624 SW 12 <sup>th</sup>	283-2789
Lucy Osenza	18 SE OLINDA	288-6117
John Osenza	18 SE OLINDA	288-6117
Joseph Cooper	216 E. Leland	343-0119
John Cooper	2060 Kings Highway E	505-5723
Joe Alyea	1624 7 <sup>th</sup> St	771-1973
Charles Kirk	420 GRANGER	771-6465
Justin Hernandez	615 Gray St.	321-9100
Rob Marinaro	434 DAVIS AVE	243-4379
Elizabeth Brekke	544 32nd St.	771-6500
Wanda Dean	2127 Edison Blvd DSMIA	601-0014
Wanda Dean	2127 Edison Blvd DSMIA	W U
Devon Cooney	412 E. Granger	807-1315
Doos Hoffman	1439 E. Jefferson	503-16
Peggy James	820 E. Douglas Ave	503-16
Louie Turnea	1507 Lewis DSM	503-15
Olivia Hernandez	615 Gray St. DSMIA	503-15 515-401-3099
Susan Hunter	600 Kenjon Ave	503-11
Mario Turnea	3522 SW 12 <sup>th</sup>	503-15
Keri Formaro-Turnea	3522 SW 12 <sup>th</sup>	503-15
Diana Cruchet	3470 Rose Ave	240-5344
Todd Cruchet	3420 Rose Ave	240-5861
Quartrey R. Feener	4110 Berwick Dr	285-3819
Orlando Vivone	4110 Berwick Dr	285-3819
Sherry Tyle	1535 E. Laona	282-6252
Matthew Brekke	1440 Walnut St. #308	771-2242
Chris Cars	797 Collins Dr.	515-205-1821
Loni Vivone	4614 E P True Hwy	515-249-6396
Jon VanderBeken	1320 Johnson St	515-240-0599
Londwae	4110 Berwick Dr	515-285-3819

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NAME ADDRESS PHONE

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Jennifer Brown 3701 Brook Ridge #201 DMTA 00317 515-720-0032

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Chris Porter 922 Boulder Ave 515-318-3524

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Kristin Lohman 1236 Broad St 515-944-9219

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Karla R. Lusk 923 Marsh Ave 321-1132

Gregory 8028 Dewitt Drive 515-563-2439

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