



Date December 22, 2014

**RESOLUTION HOLDING 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, on December 8, 2014, by Roll Call No. 14-1849, the City Council received and filed the recommendation from the City Plan and Zoning Commission, by a vote of its members of 9-0, to **DENY** 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, on December 8, 2014, by Roll Call No. 14-1849, it was duly resolved by the City Council that the application of Wayne Russell, LLC to rezone the Property, legally described as follows, be set down for hearing on December 22, 2014 at 5:00 p.m. in the Council Chamber at City Hall:

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; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed rezoning; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all comments for and against the proposed rezoning of the Property 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, are hereby received and filed, and the hearing is closed.

Alternative A

MOVED by _____ to adopt and **DENY** the proposed rezoning, and to make the following findings of fact regarding the proposed rezoning:

- a. The City Plan and Zoning Commission voted 9-0 to recommend denial of the requested rezoning of the Property 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. The Property is within 75 feet of MacRae Park, and the proposed rezoning to allow a tavern use would be contrary to the intent of the Zoning Ordinance as it would not meet the minimum separation distance requirements established by the Des Moines Zoning Ordinance (Section 134-954), which requires a distance of 150 feet between a tavern use and any church, school, public park or licensed child care facility.
- c. The character of the surrounding Southwest 9th Street commercial corridor is made up primarily of "C-0" District and "C-1" District properties, with the nearest "C-2" District

(continued)



Date December 22, 2014

-2-

properties being located 650 feet and over one-half mile to the south, respectively, and thus the proposed rezoning is not consistent with the character of the surrounding commercial corridor.

- d. The Property adjoins a residential neighborhood, and thus the proposed rezoning is not consistent with the character of the adjoining neighborhood.
- e. If the application of the existing zoning regulations has the effect of denying the owner all economic use of the Property, then the appropriate remedy is to seek relief from the Zoning Board of Adjustment.

Alternative B

MOVED by _____ to continue the public hearing until January 12, 2015, at 5:00 p.m. in the Council Chambers, and to direct the City Manager and Legal Department to prepare the necessary legislation to **APPROVE** the rezoning subject to conditions acceptable to the City and the owner.

MOVED by _____ to adopt.

FORM APPROVED:


Glenna K. Frank, Assistant City Attorney

(ZON2014-00205)

NOTE: Six affirmative votes are required to approve the proposed rezoning due to the Commission's recommendation for denial. Des Moines City Code §134-4.

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

Mayor_____
City Clerk



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 9th 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 9th 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
Food Sales Establishments and Retail Sales Establishments				
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
Gas Station/ Convenience Stores (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
Liquor Stores	Not Allowed	CUP 500 feet 1/4 mile	Not Allowed	CUP 150 feet
Restaurants	50% of sales 75 feet	50% of sales 75 feet	50% of sales 75 feet	50% of sales 75 feet
Taverns and Night Clubs (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 9th 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 9th Street. The next closest "C-2" District-zoned property is located over one-half of a mile to south along Southwest 9th 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 9th 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 9th 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

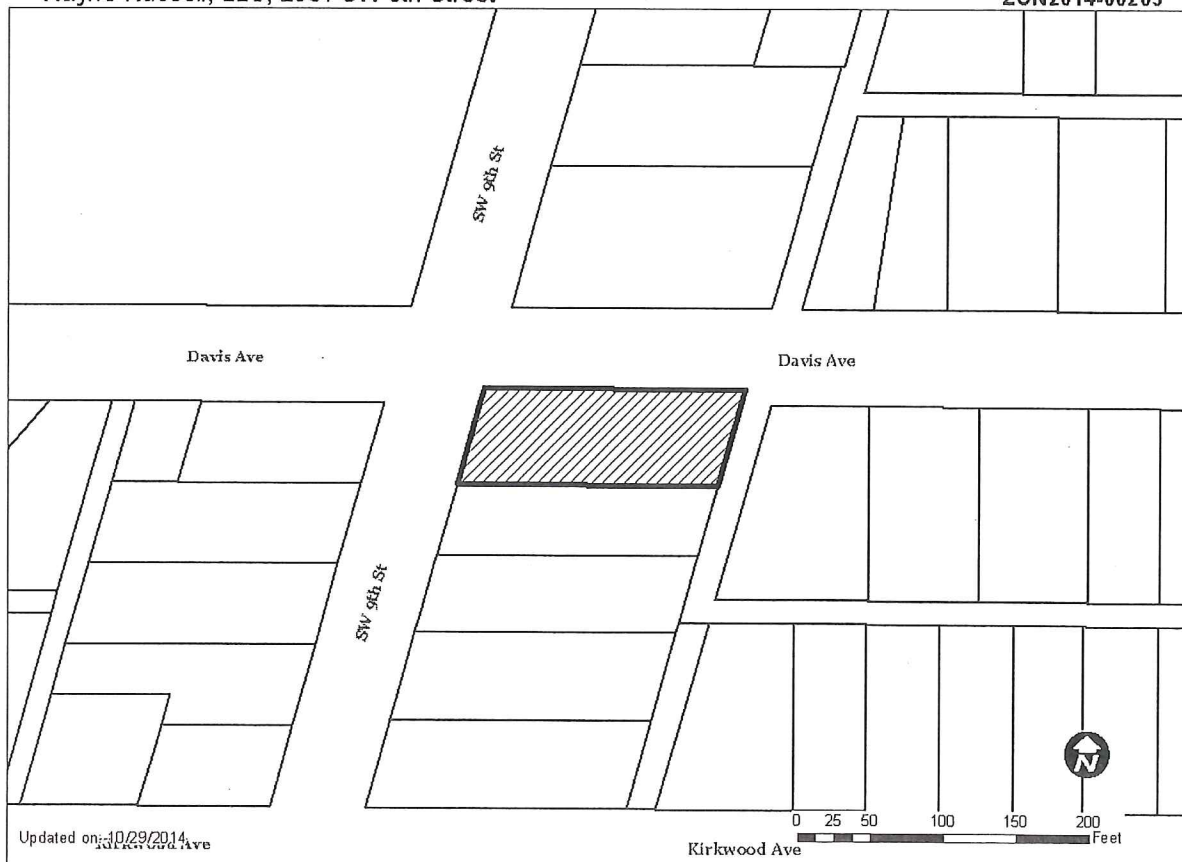
MGL:clw

Attachment

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

Wayne Russell, LLC, 2301 SW 9th Street

ZON2014-00205



1 inch = 77 feet

ZON2014-00205

Item

Date

11-13-14

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

RECEIVED
COMMUNITY DEVELOPMENT

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

Item

Date

11-12-14

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

RECEIVED
COMMUNITY DEVELOPMENT

NOV 17 2014

DEPARTMENT

Print Name

JON QUIJANO

Signature

[Signature]

Address

711 DAVIS AVE (PROPERTY OWNER)
(330 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

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 LLC

NOV 17 2014

Signature [Signature]

Address 901 THOMAS BECK RD

DEPARTMENT

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

515.283.0844

ZON2014-00205

Item

Date

11-19-14

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

COMMUNITY DEVELOPMENT

NOV 25 2014

DEPARTMENT

Print Name

Signature

Address

Ron Lonetto

[Signature]

702 Davis Ave

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

ZON2014-00205

Item

Date

11-14-14

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

COMMUNITY DEVELOPMENT

NOV 20 2014

DEPARTMENT

Print Name

Signature

Address

Paul H Polson

[Signature]

3914 SE 25th St

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

ZON2014-00205

Item

Date

Submitted/received
@ mtg 11/20/2014

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.

(Circle One)

COMMUNITY DEVELOPMENT

NOV 17 2014

RECEIVED

DEPARTMENT

Print Name Joseph C Lee

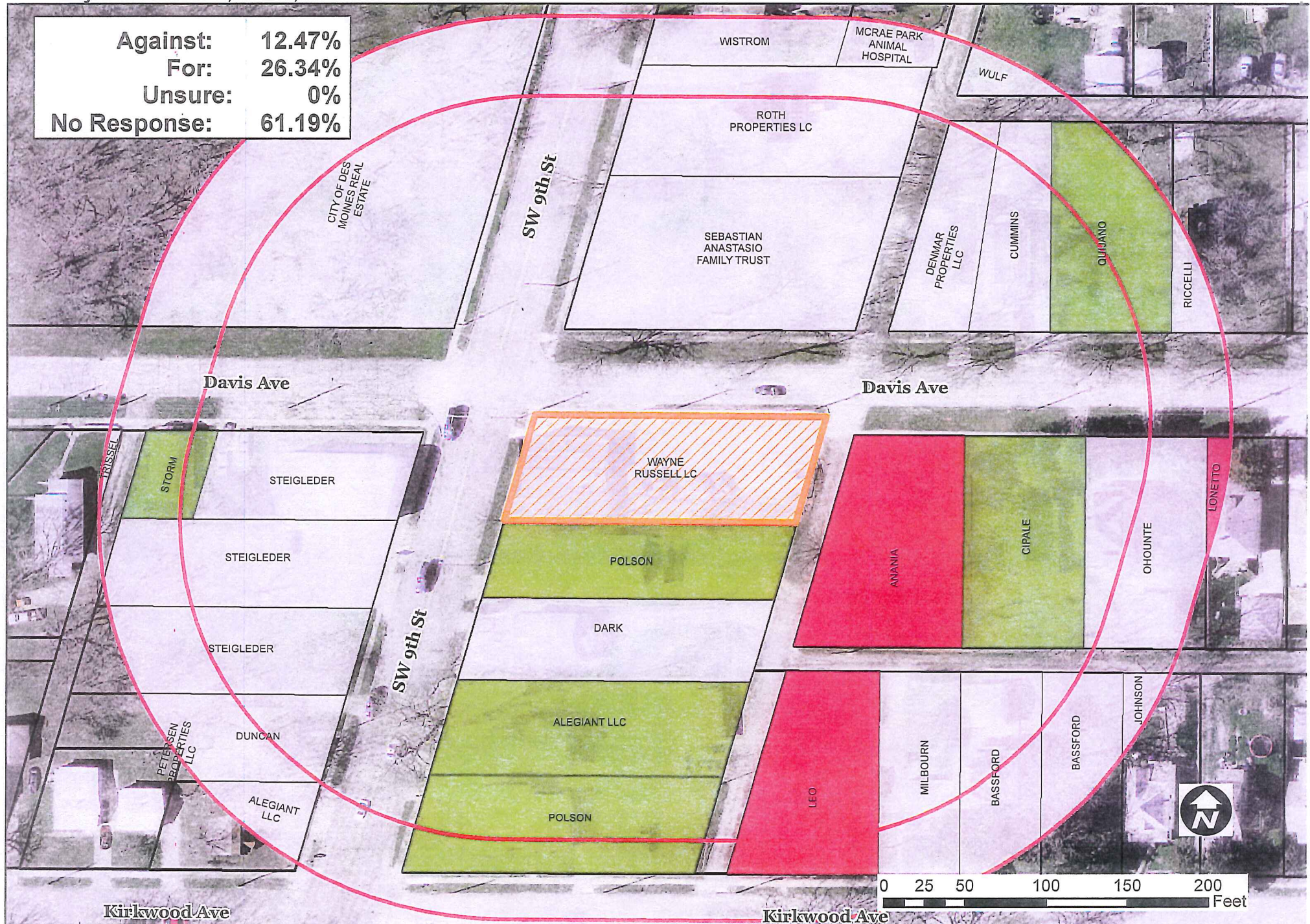
Signature Joseph C Lee

Address 803 Kirkwood Ave, R.M.

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

Brings a bad element into a residential
neighborhood with children

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



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

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

NAME	ADDRESS	PHONE
Paul H. Polk	2305 SW 9 TH	515-770-4914
Paul H. Polk	2323 SW 9 TH	515-770-4914
Dave Barry/Alegiant LLC	2319 SW 9 TH	515-240-8487
RAYMOND T GARNER	2324 SW 9 TH	515-287-4179
Justin Lockwood	818 Kirkwood Ave.	515-779-9967
Jennifer Brown	722 Kirkwood Ave.	515-229-2407
Anna Smith	720 Kirkwood Ave.	515-543-0100
X Debra Anderson	714 D Ave	243 310

outside
250'

outside
250'

has
since
submitted
and in
opposition

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

South Side Cares

NAME	ADDRESS	PHONE
Joe Opper	1900 Porter	318-3088
Jim Lewis	1200 Cummings Rd	201-0259
Paul Walker	5617 S.E. 8 th	726-2320
Ray Ramirez	701 E JACKSON	779-7288
Lesia Veith	508 Cedarhurst Dr. WDM	238-7415
Steve Smith	7316 SE 23 rd #7	287-0065
Steve Smith	765-350235	491-6845
Michelle Taylor	1700 62 nd St DSM	664-8657
Bob Snyder	914 Pioneer	867 8061
Susan Gomez	809 SE. Markey	681-6945
JOAN Snyder	914 Pioneer R.	—
Bobby Dactor	3106 South Union	267-3594
David Smith	2219 South Union	282-4443
Kathleen Smith	2219 South Union	710-7358
Lucy Leonetti	306 E Hughes	201-7681
Marty Moller	306 E Hughes Ave	318-4380
GARY SPECK	307 BRL	975-6278
Ann Speck	307 BRL	250 3142
DAVE NAGLE	5912 SE 56 th	974-9816
Steve Smith	512 E. Wagon	313-8304

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

NAME

ADDRESS

PHONE

W

Doreen Hubs	7701 SE 8 TH	515 782-6607
Gill Hubert	3201 SE 8 TH	515 318 4956
Nick Vassquez	225 35 TH St SW	515 257 0302
John Pooz	1008 SW 9 TH	
Dennis Cockayne Sr	1260 Cummings Rd #126	515 588-1188
Danice Keller	6923 Illinois St Indianapolis 50125	490-0868
Dominique Banastak	417 W. 12 TH St Apt. 3	Van Meter 515 9181880
Angela Hoffman		641-455-1008
Shelley Hoffman	2813 50 TH St DSM IA 50310	2028391
Rick Hoffman	2323 E Porter	DSM IA 50320 422-6029
THE CENTER	2277 PARK AVE	DSM, IA 50315
Michael	1151 NW Cindy M. Arney	50023
Michael Goede	415 NW CINDY	50023
George Voss	1537 Reagan Dr	50070
Dan Batell	1537 Reagan Dr Ames	50070
MAIA	6901 SE 14 TH ST	50320
MAMAS PRINCE	8900 DuCharme Dr Carmel 85801	
Matt DeAngelis	7401 SW 16 TH	50315 - 967-1636
Pam Means	1332 Fremont	50316 7195897
Todd Weber	1335 Fremont	50316 2080821
Todd Birnbaum	2601 SE 5 TH St	50315
Karen Zanga	9358 E. prairie ave	515 2629217
Kimberly Zeng	23 Miller Ave	515 711-4255
Kimberly	423 E Philip St Apt 309 DSM	515-608-0758
Lisa Sandberg	6011 1/2 Grand Ave DSM	641-216-3979
Jon LIEBERMAN	6011 1/2 Grand Ave DSM	515-608-0758
Brandon Stephens	1611 Grand Ave	DSM 299-0198
Cassandra Mergen	423 E Philip St Apt 309	641-289-0065
Flaminio Drake	423 E Philip St Apt 309	641-289-0178
Kathy Chumley	907 E. main #115 Lamoni IA	641-289-0146
Rod Dorson	515 Davis Ave.	515-480-2041-
Theresa Simmer	1711 Southlawn Dr.	515-288-0030

Q

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

NAME	ADDRESS	PHONE
Eric Walters	5736 SE 33 rd ST	515-288-8706
LARRY HATMAN	1209 ELDER LN	515-282-4159
Vida Aquilera	2088 SW 1 st AVE	515 3449881
Linda Blugrini	2417 SW 9 th #212	515 528-2014
Tyesha Wright	704 Taylor St	(515) 408-5120
Pam Terrell	701 Madison Ave	515 313-7019
LINDA KIRKMAN	505 KIRKWOOD	515-612-0968
Timothy	Madison Rd	515-803-2330
CHRIS PATRICK	EDGE MONT ST.	280-6073
Silas Patrick	1941 Courtland Dr.	(515) 779-3256
Robert Ebeling	2417 SW 9 th Apt 208	(515) 306-3414
David Noakes	600 Olive	515 243-2270
Chris Kouzlarich	704 Bell Ave	515 774-1056
Benny Bann	2416 SW 9 th	515 525 7006
Julia Bann	31 Hillside	515-238-3171
Kyle Oxford	2428 SW 9 th Apt 5	515-208-8486
Bonnie Hubert	420 SW Bell Ave	515 244-7718
COTY ORR	2018 MILEY ST.	515 330-8691
Cheryl Ann O'Connor	814 Taylor St Apt #11	" " 623-0790
SAM PAWE	1205 WALL AVE	515-245-3200
Mark Welborn	920 Mason	285-1785
Barbara Burn	Edgemont St.	480-6227
Beverly Johnson	1108 Scott Ave	229-1030
Paul Orsini	3700 Filson Ave	238 1234
Debra Furness	8 Jackson	771 8659
Leann Gillard	1926 Ardinger Ave	779-5951
Pat Gabriel	707 Gray	462 8835
Bill Mendenhall	106 E Thornton	282 6051
Leslie Miller	402 Fulton	729-3583
Debra West	3716 SE 14 th Apt 2	515 745-8706
David Bann	2501 SE 6 th St	515-525-5566
Charles Madison	1617 9 th St. #9	712-292-0820
Bruce Blanton	2417 SW 9 th	943-2321
Chuck Platt	4106 SW 5 th	282-5522
ANGELA CARDAMON	1904 CRESTON	408-497-8380
SCOTT MCGLOTHLEN	2407 SW 9 th	515-244-3080

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

NAME

ADDRESS

PHONE

Randy Harmon

1323 SW Park

515 326 1146

~~John North~~

9393 Dubuque St NW

515 402 0280

~~John North~~

2338 SW 9th St

515 745 5925

James Shelly

2010 SW 9th

515 318 0498

Bill Brewer

1965 E. 1st St

244 2866

Sandy Henderson

4150 - 54th St

554-3514

Sam Wilson

916 Virginia

Opuntia Oval

605 Olda

515-343-8899

Winston Warner

@ Kenyon

515 473 1968

R. J. Wright

5910 SW 7th St

515-779-1967

GILBERT LANDOLT

Box 188 DES MOINES

515-332-2180

Kevin Myer

412 Fulton Dr DSM

515-282-6418

Christina Custard

7085 Bloomfield Rd #210

515 512-2927

Cale Re

1005 Herold Ave

515 371 4951

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

NAME	ADDRESS	PHONE
Lorey Dickerson	2907 SE 5th	515-480-1050
Cole Ellis	3301 Stanton Ave.	515-421-2054
Allison Andreas	3291 E. Watrous Ave.	515-314-5534
Ricky Conn	1405 E 16th	515-829-7036
Stacy Kuehn	2205 E. 41st	515-4807899
Joe Madson	1727 CARADY DR	
John Chorney	1538 E. Crofton Ave.	515-238-9617
Don Scripps	1276 Birch Ln	238 8450
Marianna & David	6379 Pannock	641-755-4229
Bill & David	6372 Pannock Rd	641-755-4229
Kirill Star	121 E Grubbe CR	515-508-1392
John Ann	4304 S.E. 3rd	515-975-9524
Nancy Jackson	933 Forest Ave	515-988-4958
Cammie Herborn	1411 31st St	515-333-6174
Julie Ockerman	5601 SE 1st St DSM	515-250-2809
Jaibre Spargur	705 E. Park Ave.	515-504-9001
Sam Simon	1113 34th St.	515-210-1020
Lamne Brady	8410 Plum Rd #13	867-4480
Bill Eecit	3144 - SW 21st	281-3110
Garen Callardo	3907 SE 2nd	473-5949
Joe Bisignano	1228 10th NW	473-5949
Pam New	2305-40th PL DSM 50310	515-314-6975
Veronica Valentine	704 5th St	515 418-7792
Abriana Valentine	704 5th St DSM 50365	515 418 566
Alexis Valentine	704 5th St DSM 50365	515 418 8201
Amber Valentine	704 5th St.	515 807 7136
Bob Kane	1501 NE 1st St	
Shawn Palek	200 Story St	515-975-7109
Donise Caligaris	718 E Edison Ave	515-321-5079
TAMMIE MANNING	2924 Hart Ave DM	
Chris Best	213 Herold Ave	515-419-4052
Diana Mingo	213 Herold Ave	515-418-7113

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

NAME	ADDRESS	PHONE
Rick Moller	203 S Hwy 5 Lot 5 Plevville IA 50225	
Stephanie	715 Lincoln Pl West Des Moines	858220
Candice Shrestha	855 40th St DSM IA	
Stewart Kilbin	705 Kirkwood A DSM IA	
Larry Halfhill	4521 76th St Urb. IA 50722	515-975-3203
PATRICK BRUBAKER	537 11th Street West Des Moines IA 50265	515-480-5787
Ashley Lambson	537. 11th St. West Des Moines IA 50265	515-975-2330
Chad's Coney	2329 Des Moines St Des Moines IA 50317	515-891-8043
Heather Glenn	1012 N. First St. Anderson, IA 50125	515 971-7581
Deb Tesson	7965 SE 14th St DM IA 50320	515-306-4321
Ben Short	105 NW College #7 Ankeny IA 50023	502491009
Andy Thicke		
Kevin Babin	1701 64th Dm IA 50317	
Ron Bur	1701 64th Dm IA 50317	
Jordan Gustafson	130 E 3rd St Madrid IA 50156	515-205-1485
John Hays	5221 SE 31st St Des Moines, IA	366-1051
Emile Gohs	1019 Grand Ave Des Moines 50305	
Mike Panko	801 Broad St DSM 50315	

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I THE UNDERSIGNED SUPPORT 2301 SW 9TH 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. Waukegan	515-822-6333
Amanda Johnston	2305 Hatfieldwood Dr. WDM	515-807-8509
Katie McConnell	1520 SE 5th St	515-420-4653
Rose Wehl	327 E Payson 419-7020	
Heber Shuler	2525 County Line Rd 285-1873	
Do C. In	100 Leland Dr	770-1000
Ken S. In	1920 S W Franklin	528-9005
Jimmy Vogel	17934 143rd Ave.	962-1704
Ellen Kikkinen	3209 626 35th Ave IA	283-2112
Macey Wilkerson	516-1148 WDM	50265 4908066
Clade Smith	2924 Windsor Dr	50211 5154961946
Nadine Kehn	621 Sawgrass Norwalk	515/250-6656
Doug Kehn	621 Sawgrass Norwalk, IA	515/250-6656
Cindy Smith	2924 Windsor Dr Norwalk	515/321-6157
TAMI DINGMAN	2907 CLEVELAND AVE DM, IA	5158658973
Banda Blackford	3016 Mahaska DM, IA	515-229-6563
Thom W. Baker	1103 Liberty Hwy N.Y. Ia	515-264-6966
Jeffrey D. Paul	320 Palamino Pk WY DM, Ia	50320
Howard Rogers	5410 5th St W NY IA	70315
Kay Kline	214 N. Walnut St. Dallas	50240
Gary Fray	212 Army Post.	515-822-9783
David Jordan	8031 Warner Dr.	515-285-2834
Luther Walker	422 SE Diehl	515-333-3454
Blake Smith	515 E Rose	515-528-1538
2nd City	5515 SE 14th Apt 2362	515-681-0887
1516 Evergreen		
Moy Vaughan	3406 SE 18th Ct	515-283-2352
Kathy P. Olson	30110 E Potters	515 770 7923
Ben Vaughan	8951 Woodway Dr	515-287-1948
2nd City	7406 SW 14th	712-314-7117
Ben Vaughan	7406 SW 14th	515-975-1218
Connie Brewer	8213 Lister Lane	515-285-2745
MARIC BAKER	1964 JORDAN AVE	515-705-9039

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

NAME	ADDRESS	PHONE
Elizabeth Briseno	2408 SE 7 th Street	515 745 5315
Lac Lo	2408 SE 7 th Street	515 523-0315
Shannon Rader	2404 SW 9 th St.	515 720-0043
RICHARD, BARTLETT	3838 31 st	515 285-2147
REGINA KAISER	921 Pleasant #707	515-724-2117
MAURICE RUMBACH	710 Fulton	515 826-4417
Jack Thompson	3017 S.W. 13 th Pl	515-664-6772
Chris Jessman	2909 Cambridge St	515-778-8857
Ticki Leone	2417 S.W. 9 th #301	515-326-4930
Stephann Gonzalez	4716 SE 3 rd	443-0674
Lisa Greenman	111 SW - LODWICK AVE	288-0812
Art Hill	2416 SW 9 th	306-4124
Kelly Griffin	407 SE Marion	689-5657
Cory Spivey	307 RELL DRN	975-6278
Jim Davis	200 Carnegie Rd. DSM	473-8829
Mike	3902 Grand Ave DSM	612-5084
Joe	302 Kirkwood	312-489-0131
Lawrence Jones	4006 SW 13 th St	515-418-3217
Marcelo Stinson	700 Main Ave Apt 7	515-724-8821
George	106 LEONIS AVE	510-419-7308
Jeff Malachuk	700 CROSTON AVE	615-868-2353
Paul	1231 River Vista DR.	515 778-1209
Brenten White	704 E Jackson	515-525-7232
Nancy Storm	914 Davis Ave	515 783 9704
Derek Storm	914 DAVIS AVE	515 669-8086
Chris Ramsey	2416 SW 9 th	710 5772
EABIE BAEJA	2243 SW 9 th St.	856-275-6159
Ben Foland	2112 SILLION ST	720-5124
Bella Johnson	619 E THOMPSON AVE	515-280-6925
Debra Harris	2701 East Hubbell Ave	515-612-0809
Kim Raulo	701 Leonis Ave	515-498-5520
Kristina Kain	501 Bell Ave	205-2543
Jack Kain	501 Bell Ave	205-7462
BILL GRIFFIN	2250 SW 11 th	559-3001
Tony	829 Baverack	901-9993
Paulina Cayano	824 Bancroft	901-9993

Not
Hickholder

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

NAME

ADDRESS

PHONE

Randy Andersen	4981 SE Powers Dr. Runnels	575-707-5986
Darin Kiner	2145 S. 7th Dr. WPSM	515-491-7968
Dannita Anderson	4981 SE Powers Dr Runnels	515-311-2091
Kyle Kiner	2145 S 7th Dr WDSM	515-491-3452
Michael Garcia	325 SE Livingston	515-779-7852
John S. BEVILACQUA	2135 SE 3RD DSM	515-491-0919
Gina Fler	6012 Pine Ridge St DSM	(515) 249-4738
GIORGIO ROSSETTI	18 SE Clinton DA 50315	
Linda McFall	2500 Herold Ave	513 314 4010
Stacy Miller	447 Wilmer St	515-256-2050
Mark Friend	414 McKinley	515-249-4833
John Eason	1309 E 28th	515-491-2891
David Eason	3213 SW 28th PL	771-9979
Bick Hickman	522 29th St DSM	224-9622
David J. Turner	1430 SW 1st St	714-91251
Debra 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 Waul	4114 S.E. 12th St DSM	238-5706
Bill Neut	5111 SW 13th DSM	604-1286
Man. Neut	5111 SW 12th DSM	267-1642
Chuck Medina	1845 5th St WDM	515-238-8543
Chris Kelly	2127 SE 31st St DSM	515 729-4444
James E. Eason	1011 E. Monmouth St	515-953-6151
John M. Eason	9088 40th St PROLE	691-764 2302
John Eason	1255 10th St Pro St	252-9262
Tim Eason	2905 Franklin Ave	802-2801
Cyndi O'Hern	2905 Franklin Ave	720 2181
Joseph Tinker	1815 High St #202	779-5331
Graham Jensen	1534 Woodland #5	865-0952
Nick Bell	Pelham Ave	991-3184
Nancy Wanca	3401 S E 4th	244-0076
Michael Eason	1607 Elder St	205-7767
Kami Eason	4607 SW 15th	494-9056

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

Not
to be included

NAME	ADDRESS	PHONE
Dennis Cockayne	2305 SW 9 th St	UACN REQUEST
JENNIFER BRIGHT	109 ROSE AVE	515-419-4278
Kristie Robertson	210 S 41 st Apt 8307	515-868-3450
LARRY FISHER SR		515-218-9087
Krist Blumek	15 E Broad	515-229-0003
Terry McEnroe	1309 Broad	515-208-1377
Kirby Weber	210 S 41 st St	515-770-8246
Judy Reynolds	4020 Glover Ave	515-313-8489
LARQUE SAMSON	3304 SW 112 th St	515-313-5700
Andrew Shepherd	308 Titus Ave	402-670-1494
JT	1519 Grand	258-3402
Todd Fugua	812 E 26 th	515-512-6797
Dawn Fugua	812 E 26 th	(515) 240-0540
OLEVIA L. ROBERTSON	540 SW 7 th	515-777-5555
TAE HANLEY	3301 SW 112 th St	515-288-0253
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	515-210-1050
Rob Harlan	118 E Watrous Ave	515-911-8998
Jen Wilson	3701 Wolcott Ave	515-491-9229
Michael S. Nelson	208 Dickman Rd	515-777-5362
Brandon Freely	1845 3rd White Birch	515-201-5855
Vincent Ankton	703 SW Broad	515-411-6652
2. Thorne	2416 Hickman	
Cora Mitchell	512 SW LEACH	720-2434
ZAED MAYER	6508 Franklin Ave	@ Amazing one
Patricia Cley	512 Leach St	515-882-4492
Chad Smith	1230 Broad	515-989-2673
Johnny Cockren	222 W. Alameda Dr	515-554-8919
Leathur Picco	3701 SE 8 th	515-745-2441
Matt Hubbs	3701 SE 8 th	515-208-1535
Alfred W. W. W.		608-321-4114
Missy John	610 Fulton Dr	515-231-4009
Therese McKibben	610 Fulton Dr	515-480-8506

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

NAME ADDRESS PHONE

283-86 98	4100 SW 13 th St	1128 (res) 2301	4401 Meadow	3806 SW 28 th Pl	244-0799	220-2075	288-5353	822-7211	1501 SW 1st	103-8784	419 1123	882-1508	954-0967	612-4983	269 Wisconsin Ave	301 11th Street Apt 2	39-348 6584	305-2940	1300 E Emma	1300 E Emma	205-4133	3402 SE 4th St	729-4962	705-7672	975-2040	609-4633	689-3133	805-7635	868-5926	250 4185	1007 Elerin PMIA	104 S.E. Livingston	34 E Fulton	490 Leach	3901 SW 28 th Pl	285-6333	488-4883	285-6333	3901 SW 28 th Pl	285-6333	33432 Oakridge	285-3248	3901 SW 28 th Pl	285-6333	517 Dunwo	862-7963	616 Dwy	SW Union St	244 5611
Mike Best	2301 SW 9 th St	Frank Rymond	Mya Seaton	John Long	James J. Rymond	Shana Chabla	Kathryn Roberts	Quindy King	Susie Gagliardi	Todd Lurie	Shawna Giller	269 Wisconsin Ave	301 11th Street Apt 2	39-348 6584	305-2940	1300 E Emma	1300 E Emma	205-4133	3402 SE 4th St	729-4962	705-7672	975-2040	609-4633	689-3133	805-7635	868-5926	250 4185	1007 Elerin PMIA	104 S.E. Livingston	34 E Fulton	490 Leach	3901 SW 28 th Pl	285-6333	488-4883	285-6333	3901 SW 28 th Pl	285-6333	33432 Oakridge	285-3248	3901 SW 28 th Pl	285-6333	517 Dunwo	862-7963	616 Dwy	SW Union St	244 5611			

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

NAME	ADDRESS	PHONE
CARL Spurlack	2308 WATROUS	285-7007
JACK STROCK	6204 SW 5TH	554-5900
Heather Shannon	256 Kenyon Dr	669-4394
Donna Arnold	250 Kenyon Dr	402-3152
Lindsay Wells	428 E Leach	556-0350
Linda Wells	3624 SE 10th St.	779-2075
Rick Wells	3624 SE 10th St.	339-8821
Debra Miles	266-1890	2946 E Seneca
Wayne D. H. H.	2946 E Seneca	250-5408
KRISTINE MEYER	4101 SE 24th St	282-1946
FRANCE TELLEY	207 E Fulton DSM 50315	244-3503
Michael P. H.	207 E Fulton DSM 50315	244-3503
Edward J. H.	3624 Park Ave	556-6741
MURIEL J. H.	3208 SE 3RD	865-1315
Natalie Johnson	3208 SE 3RD	771-4432
ELIZABETH LOUNGBURY	5696 SE ROBBIE RD.	245-9769
CLUB 2000	422 INDIANOLA RD.	306-7729
John H.	3402 SW 31st	298-0473
Raymond P. H.	1775 Hoke St	281-4179
CHRYSLER H.	2324 S.W. 8th St	285-9057
Donald Dillman	180 SW 10th St	779-5969
Russ Gillman	503 Lull	314-1765
Brian Starks	2910 SE 10th St. DSM	2826266
Dean Rodriguez	1873 NW 89th St Clive	491-4700
Brian F. Schwartz	4236 SE 22nd St DSM	418-3982
BEATRICE HARRIS	1214 42nd St, DSM	515-707-1380
Shane Sparks	6004 SW 14th St DSM 50315	862-4274
Don VENCH.	1124 Ranchol DR DSM	556-1577
Maria Hedding	1617 E BELL AVE DSM	
Cindy M. H.	4513 S.E. 9th DSM	
Jack M. Barnhart	6901 SE 14th Dr	
	2600 Cambridge Dr	243 9951

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

NAME

ADDRESS

PHONE

Crutnall

515 537 9809

Tommy Spicket

515 Hughes Ave.

515 577 9517

Don Lane

515-957-674

James H

603 Leach Ave. 515-664 5760

2000 meadow ct #202 DSN, IA (515-771-5047)

Ann

212 E Hwy Post 515-822-9783

Anne Eslinger

201 Payton

988-4490

Bob Stott

6503 SW 12

Michi Bludis

1700-1723 30106 Powder Ave

Don Stott

922 Horton

DAVID GILBERT

213 VIRGINIA AVE DSN IA 50315

Yvette

LELAND 733 6th E Plak DSN IA 50320

Charles

3801 S.W. 9th

Charley's Southtown

3801 S.W. 9th

Greg Marks

3111 SW 6

577-1574

LARRY BARRY

3901 Wolcott 515-240-4050

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

NAME	ADDRESS	PHONE
Don Sigford	301 Bell Blvd	515-250-3142
Dan Connor	6012 S.W. 7th	515-770-9958
Madeline Campbell	299 Hackley Ave	515-494-0210
Christine Little	3411 Washington Ave	515-945-327
Julie Vulliamy	5617 S.E. 8th	515-229-2520
Mike Christensen	611 Maxwellton Dr	515-202-1200
Jim Bohall	5209 SE 8th Dr	515-707-9186
Chad Dugg	510 S.W. Payton	515-779-1272
Bob Miller	611 Maxwellton Dr	515-496-8675
Pat Wells	4340 NE 32 Ct	515-238-4186
Daniel J.	2411 Grand River Dr	991-4052
Andy	611 Maxwellton Dr.	975-4936
Doug Krohn	6500 Aurora	253-0494
Denise Madde	4001 S.W. 28th	202-0933
Gray Skoog	1831 Lelaud	771-4590
Steve Egan	2380 Lexington Dr	515-285-2575
Jay Van Loe	123 E. Pleasantview Dr	(515) 333-0468
John	505 Madison St	285-5891
John	3020 Fox Run	286-3236
Joe Madde	1579 Evergreen Ave	515-447-1929
Tony Penelli	1104 Sweetwater Dr.	515-284-1426
NATHAN A. JOHNSON	2300 HEATHERWOOD DR	515-867-8580
Andrea Davis	3124 SW 29th St	515-288-0764
Jim Robbins	2801 E. WASH. AVE	515-249-8457
Ralph MARAS	3009 S.W. 27th	515-243-6800

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

NAME

ADDRESS

PHONE

Thomas A. Pike	111 S.E. 7 th DM	243-4275
Jose Turnea Jr	517 Davis Ave	252-7964
Carrie Ringland	2101 Meadow Ct	287-2667
Nate Kuntze	2101 Meadow Ct.	287-2667
Marissa Signer	3624 SW 12 th	774-2181
Steve Signer	3624 SW 12 th	283-2789
Lucy Cosner	18 SE OLINDA	288-6117
John Cosner	18 SE OLINDA	288-6117
Joseph Cooper	216 E. Leona	343-8119
John Cooper	2060 King Ave	505-5723
Joe Alvar	1624 1 st St	771-1973
Charles Leake	420 GRANGER	771-6465
John Henry	615 Gray St.	321-9160
Rob Marwaro	434 Davis Ave	243-4379
Elizabeth Brekke	544 32nd St.	771-6508
Michael Leach	1217 E. Leona	10810016
Devon Cooney	412 Granger	807-1317
Does Heffernan	1439 E. Jefferson	50316
Peggy Jones	820 E. Douglas Ave	56316
Louise Turnea	1507 Lewis DM	50315
Olivia Hernandez	615 Gray St. DSMIA	50315 515-401-3099
Susan Hunter	600 Renjon Ave	50311
Mario Turnea	3522 SW 12 th	50315
Kari Formaro Turnea	3522 SW 12 th	50315
Diana Crucke	3470 Rock Ave	240-5344
Todd Crucke	3420 Rock Ave	240-5861
Courtney R. Feener	4110 Berwick Dr	285-3819
Orlando Vivone	4110 Berwick Dr	285-5819
Sherry Tyle	1535 E. Leona	282-6252
Matthew Bricke	1440 Walnut St. #308	771-2242
Chris Ross	797 Collins Dr.	515-205-1821
Loni Vivone	4614 E P Tru Blvd	515-249-6396
Jon Vander Eken	1320 Johnson St	515-240-0699
Londra Wae	4110 Berwick Dr	515-2853819

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NAME

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PHONE

Serena Emms	2607 Cedar St #204 NW	50211 (515) 954-6348
Jawanya Rowland	922 Boulder Ave	50515 515-318-3410
Jennifere Brown	3701 Brook Ridge St #201 NW	50317 515-720-0052
Angela Carter	7800 Meadowlands Dr #500	DSM 14 50320 515-310-9171
Chris Porter	922 Boulder Ave	515-318-3524
Bridgette Carter	1500 1st W Newton	515-205-6763
Michelle O'Leary	2502 apt 204	515-954-6348
Kimberly Lollman	1236 Broad St	515-944-9419
Jimmy Hedges	2809 SW 12th St DSM	50385 515-681-3406
Steve Hinson	3001 HAN AVE DSM	50320 562-260-8987
Karl Lenz	923 Marsh Ave	321 1132
Shirley	8025 DEWEY DRIVE	515-563-2439
Dawn Wang	719 Davis St	515-779-6379
Mike	719 Davis St	344-0844
Mike	7763 Coonick St NW	707-3803
Mike	1608 E 2nd Ave	515-240-1077