December 2nd, 2016

Letter of Introduction and Operations Plan

Omni-Property Solutions Inc, DBA Iliff Lounge

Iliff Lounge will be serving liquor on the premises from 9Am to 2am. It will have no employees. I will be an owner operator.

There will be no changes outside the premises; any changes will only be internal. No exterior changes to the building will be made. The signage at the front might be changed if necessary.

The supplies for operations will be in the front of the store. I expect one truck per month in the first two quarters, and this might go up to two trucks/month in the following quarters. The tavern will have ten seats. The strip mall has over 200 parking spots. I anticipate to use 15 parking spots.

There are four restaurants in the strip mall of the business, two saloons, two clothing stores, a tattoo shop, a massage parlor, and a bird store.

The tavern will be serving light meals/snacks.

No live entertainment will be on site. In terms on security, if necessary, I will hire a security officer at the door but it is highly unlikely.

Yours,

Samson Muwanga

Responses to Criteria for Approval of Conditional Uses - Section 402(c)(1 thru 8)

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1. The compatibility of the proposed use with existing and planned uses on abutting properties;

**The strip mall where the address is located has five liquor licenses. Therefore a Tavern at this location is compatible with adjacent businesses.**

2. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area;

**The capacity of the business is under 14 people. This is a minimal increase in to the surrounding area.**

3. The proposed use will not change the predominant character of the surrounding area;

**The Tavern will not change the character of the strip mall at all. In fact the surrounding needs more business, and traffic. The packing lot only 15% full most of the time**

4. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference, and other nuisance effects;

**The Tavern use of less than 14 people at a time only serves as a neighborhood bar. The air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference, and other nuisance effects do not apply to this kind of establishment. Nothing is going to change from the current operations other than increasing business. This is a small addition to the activities of the strip mall.**

5. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;

**The proposed changes does not impact traffic flows to the extent of anticipating changes in road designs.**

6. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;

**This addition will have a negligible impact on the infrastructure.**

7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposes use;

 **N/A**

8. The city council, planning commission, or planning director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The planning commission, city council, or planning director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development.

**I have never been in violation of any requirements, conditions, or representations on a prior development.**