



SOUTH CITY PARK
Neighborhood Association

2940 E COLFAX AVE # 251
DENVER, CO 80206

Friday, August ⁶ 7, 2004
City and County of Denver
Stephanie Y. O'Malley
Director of Excise and Licenses
201 West Colfax Avenue, Department 206
Denver, Colorado 80202

Dear Ms. O'Malley:

The South City Park Neighborhood Association, a registered Denver neighborhood, held a bimonthly General Meeting on Saturday, July 10, 2004. At that meeting, a vote was taken regarding the Dance Cabaret License Application for the P. S. Grille & Lounge, 1515 Madison Street. The results of that vote are as follows:

- 37 Members of the Association voted at the meeting.
- 2 Members voted in favor of the License with or without a signed neighborhood agreement.
- 29 Members voted in favor of the License only with a signed neighborhood agreement, but in opposition without an agreement.
- 6 Members voted in opposition to the License with or without a signed neighborhood agreement.

We thank you for this opportunity to present our concerns.

Sincerely,

THE SOUTH CITY PARK NEIGHBORHOOD ASSOCIATION

James G. Slotta

James G. Slotta,
Vice President

LEON & ASSOCIATES P.C.
ATTORNEYS AT LAW

1490 LAFAYETTE STREET SUITE 305
DENVER COLORADO 80218

TEL 303.830.7263

FAX 303.830.7265

August 4, 2004

VIA HAND DELIVERY

Capitol Hill United Neighborhoods, Inc.
Attn: Mike Henry, C/O Brian
1490 Lafayette Street, Suite 104
Denver, Colorado 80218

Re: Neighborhood Agreement
Rahi, Inc., d/b/a P.S. Grille & Lounge
Cabaret License Application

Dear Brian:

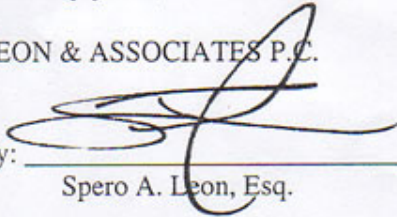
Pursuant to Michael Henry's e-mail, enclosed please find the original of the following document in the above referenced matter:

- (a) Neighborhood Agreement between CHUN, Inc., South City Park Neighborhood Association, and P.S. Grille & Lounge, dated August 3, 2004, and signed by Mr. Siahamis.

Thank you for your assistance and consideration in this matter.

Sincerely yours,

LEON & ASSOCIATES P.C.

By: 
Spero A. Leon, Esq.

SAL:yag
cc: Rahi, Inc.
Encls.

AGREEMENT

This Agreement is entered into as of the 3rd day of August, 2004 between South City Park Neighborhood Association and Capitol Hill United Neighborhoods, Inc. (collectively referred to herein as Neighborhood Groups) and Rahi, Inc., d/b/a P. S. Grille and Lounge, to be herein referred to as "Applicant".

Whereas, Applicant has applied for a dance cabaret license at 1515 Madison Street, Denver, Colorado from the Department of Excise and Licenses, City and County of Denver, Colorado and is scheduled to have a hearing on said license application on August 6, 2004; and

Whereas, the legal description of the property is Lot 27 and the south half of Lot 28, Colfax Avenue Park Subdivision, City and County of Denver, State of Colorado;

And Whereas, the Neighborhood Groups and the Applicant are and have been engaged in efforts to protect and improve the safety and quality of life in the residential and business neighborhood surrounding 1515 Madison Street and all parties want to continue to protect and improve the safety and quality of life of the surrounding area;


Therefore, in consideration of the mutual promises and covenants herein contained the parties agree as follows:

1. Neighborhood Groups agree to support Applicant's application for a Dance Cabaret license at 1515 Madison Street. This includes, but is not limited to, attendance and verbal testimony by at least one member of each group at the license hearing. The Neighborhood Group testimony will state that the Neighborhood Groups do support the license, based upon entering into the agreements stated herein.
2. Applicant will make its best efforts to comply with the Colorado Liquor Code, including making all efforts to refuse sale of any alcohol beverage to any visibly intoxicated person or to any minor.
3. Applicant will have an employee sweep any litter and trash from the sidewalks immediately outside its premises at least once per day.
4. Applicant agrees to use best efforts to maintain order among guests and to prevent noise, loitering and panhandling outside of the premises.
5. In order that illegal drug trafficking shall not be encouraged, Applicant will not allow the installation of any outside pay telephone on its premises or in the right of way adjacent to its premises.
6. If at any time the Applicant desires to expand the area designated for music and/or dancing beyond the area requested in Applicant's Cabaret Application dated April 4, 2004, the Applicant will notify both Neighborhood Groups in writing at least 15 days

before filing its application to modify the premises with the Denver Department of Excise and Licenses and, if requested by one or more of the Neighborhood Groups, will meet with the Neighborhood Groups to explain and discuss Applicant's desire

7. The Applicant agrees to obey relevant city ordinances governing noise levels created by live music performed in the licensed premises. Applicant also agrees to keep windows near to the dance and music designated area shut after 10:00 pm when music or dancing is taking place in order to avoid disturbing nearby neighbors. The Applicant agrees that music performances and/or dancing shall not take place in the licensed premises after 1:30 am. The Applicant will not put empty beer and liquor bottles and other debris in the dumpster between 10:00 pm and 8:00 am in order to avoid disturbing the nearby neighbors.


RAHI, INC. d/b/a P. S. GRILLE AND LOUNGE

By:  PRES TITLE Date: 8-3-04

CAPITOL HILL UNITED NEIGHBORHOODS, INC.

By:  TITLE Date: 08/04/04

SOUTH CITY PARK NEIGHBORHOOD ASSOCIATION

By:  President TITLE Date: 8/5/04

LEON & ASSOCIATES P.C.
ATTORNEYS AT LAW

1490 LAFAYETTE STREET SUITE 305
DENVER COLORADO 80218

TEL 303.830.7263

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August 2, 2004

FOR FILE

Denver Department of Excise and License
Attn: Stephanie Y. O'Malley
Director of Excise and Licenses
201 West Colfax Avenue, Department 206
Denver, Colorado, 80202-2700

Re: Request for Notice in the Event of Transfer Application
Applicant: Rahi, Inc., d/b/a P.S. Grille & Lounge
New Dance Cabaret License Application for 1515 Madison St.,
Denver, CO 80206 (the "Premises")

Dear Ms. O'Malley:

The undersigned represents Rahi, Inc. in the above referenced matter. We are respectfully requesting that CHUN, Inc. and South City Park Neighborhood Association be immediately notified by the Denver Department of Excise and Licenses in the event of a Dance Cabaret transfer application being filed for the above referenced Premises, at the following addresses:

CHUN, Inc.
1490 Lafayette Street, #104
Denver, Colorado 80218

South City Park Neighborhood Association
2940 E. Colfax Avenue, #251
Denver, Colorado 80206

Thank you for your consideration in this matter.

Sincerely yours,

LEON & ASSOCIATES P.C.

By: _____