

**BRIGHTON CITY COUNCIL RESOLUTION**

**MAIN BAR & KARAOKE  
(20 NORTH MAIN STREET)**

**CONDITIONAL USE**

**RESOLUTION NO.: 2015-97**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING, WITH CONDITIONS AS SET FORTH HEREIN, A CONDITIONAL USE FOR A TAVERN AT THE PROPERTY ADDRESSED AS 20 N. MAIN STREET, BRIGHTON, COLORADO (TO BE KNOWN AS ‘MAIN BAR & KARAOKE’).**

*WHEREAS*, the Applicant, Gerardo Rodriguez, of Main Bar & Karaoke, LLC, is requesting approval of a Conditional Use application for the establishment of a tavern at the existing building, addressed as 20 N. Main Street, as more particularly described in Exhibit A, attached hereto; and

*WHEREAS*, a notice of the September 1, 2015 City Council public hearing was posted on the subject property, and a notice of the public hearing was mailed to the owners of all properties located within 300 feet of the subject property, for not less than fifteen (15) days prior to the public hearing, pursuant to the Land Use and Development Code; and

*WHEREAS*, a public notice of the City Council public hearing was published in the *Brighton Standard Blade* on Wednesday, August 12, 2015, for not less than fifteen (15) days prior to such hearing, pursuant to the City of Brighton’s Land Use and Development Code; and

*WHEREAS*, the City Council finds that pursuant to the City of Brighton’s Land Use and Development Code, a Conditional Use is an additional use of land that may be allowed with restrictions deemed necessary upon approval of the City Council, and that approval thereof is subject to the City’s Conditional Use procedures and criteria; and

*WHEREAS*, the Conditional Use application meets the requirements of Section 17-8-60 of the City of Brighton’s Land Use and Development Code in that it is compatible with the surrounding area and uses, the proposed hours of operation do not conflict with the surrounding uses, there are existing streets and public parking that serve the property, the addition of parks and open spaces is not possible as the building is existing and covers most of the lot, and impacts from the operation of the business may be mitigated by specific conditions; and

*WHEREAS*, the Conditional Use application is in compliance with Figure 4: Future Land Use Plan of the Brighton Comprehensive Plan, which shows the property addressed as 20 N. Main Street being designated as “Town Center”, which includes a range of retail, service, and office uses and “should be located adjacent to arterial roads and/or major intersections”; and

**WHEREAS**, the City Council finds and determines that sufficient justification exists to approve the requested Conditional Use, so long as certain specific conditions are placed on said approval, as more specifically provided herein.

**NOW THEREFORE**, Be It Resolved by the City of Brighton City Council as follows:

The application for a Conditional Use request for the operation of a tavern (Main Bar & Karaoke) by Main Bar & Karaoke, LLC on the property addressed as 20 North Main Street, Brighton, Colorado is hereby approved, subject to the following specific conditions:

1. Approval of this conditional use application shall not run with the land and is limited to the operation of a tavern (Main Bar & Karaoke) by Main Bar & Karaoke, LLC in the existing building at 20 North Main Street.
2. Main Bar & Karaoke, LLC must obtain the proper liquor license for operation of a tavern from the Brighton Local Liquor Licensing Authority before sale of alcohol will be permitted at the location.
3. Main Bar & Karaoke, LLC shall be in compliance with the City's noise ordinance at all times.
4. The pocket park at the rear of the building shall not be used as a designated smoking area for the business.
5. Prior to the commencement of the use of the Property as a tavern, the building shall be in conformance all Building Codes, Fire Codes and all other applicable City, State, and Federal codes and regulations and shall receive approval of a modification of premises from the Local Liquor Licensing Authority, if required.
6. Main Bar & Karaoke, LLC shall obtain all necessary licenses and permits and meet all applicable federal, state, and local laws, regulations and policies at all times.

**RESOLVED**, this 1<sup>st</sup> day of September, 2015.

**CITY OF BRIGHTON, COLORADO  
CITY COUNCIL**

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Richard N. McLean, Mayor

**ATTEST:**

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Natalie Hoel, City Clerk

**APPROVED AS TO FORM:**

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Margaret R. Brubaker, Esq., City Attorney

**Exhibit A**  
**Legal Description**

North Brighton Subdivision, Block 4, Lot 9 and a portion of Lot 8. Located in Section 6,  
Township 1 South, Range 66, West of the 6<sup>th</sup> Principal Meridian.