

<p>Questionnaire Conditional Use</p>
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Respond to each of the questions below in the "insert response" box. If responding digitally, please delete the "insert response" prior to typing your answer without changing the font and color settings as demonstrated below.

<p>1. Explain in detail the proposed use of the property.</p>
<p><i>The proposed use of the property of 117. N. Main St. Unit A would be as a brewery. The intent would be a tavern with the ability to manufacture on-site and sell manufactured beer on premise.</i></p>
<p>2. Describe in detail, the following:</p>
<p>a) How many people (i.e., employees, customers, etc.) will use the site?</p>
<p><i>There are three owners and no employees. 44 customers would be able to occupy the location at a time.</i></p>
<p>b) How many total employees are proposed to be employed at the site? What is the maximum number of employees to be at the site at one time?</p>
<p><i>Only three of the owners will be working at this location with a chance of up to 2 employees in the future.</i></p>
<p>c) What are the days and hours of operation? What are the days and hours that employees / staff will be present?</p>
<p><i>The brewery will be closed on Mondays. Hours of operation will be M-Th 2:00pm -10:00pm and Friday/Saturday 2:00pm – 11:00pm. Sunday we would be open from 1:00pm – 8:30pm</i></p>
<p>d) If new construction, what type and how many structures will be constructed on the site?</p>
<p><i>No new construction for this property.</i></p>
<p>e) What kind (i.e., type, size, weight) of vehicles will access the site and how often?</p>
<p><i>Only customer vehicles and small ups delivery sized trucks will be accessing this site twice a week from the dock in the back area. There are no residential properties in this area.</i></p>
<p>f) If storage or warehousing is proposed, what type of items will be stored?</p>

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<p><i>No Storage or warehouse proposed for this property.</i></p>
<p>3) Explain how the proposal is consistent with the intent of the <i>Land Use and Development Code, Conditional Uses</i> and how the proposal addresses the following:</p>
<p>a) Limitations on hours of operation.</p>
<p><i>This proposal is consistent with hours of operations of other businesses in the area of Main St. Hours of operation will stay consistent with the use intended with the conditional use of Tavern.</i></p>
<p>b) Street and road capacity.</p>
<p><i>The street and road capacity is consistent with the use of a Tavern/Brewery in the downtown area. Parking in the front and back of the location will suffice.</i></p>
<p>c) Off-street parking (AKA on-site parking – indicate number of stalls, handicapped spaces, etc).</p>
<p><i>Downtown Parking</i></p>
<p>d) Fencing, screening, and landscaping.</p>
<p><i>No Change. Intended use is consistent with downtown landscape.</i></p>
<p>e) Building bulk, height, setback, location and external appearance.</p>
<p><i>Building appearance is consistent with intended use of Tavern in the downtown area.</i></p>
<p>f) Usable open space.</p>
<p><i>N/A</i></p>
<p>g) Signs and lighting.</p>
<p><i>Signs and Lighting will be consistent with downtown regulations and standards.</i></p>
<p>h) Noise, vibration, air pollution, or similar environmental considerations.</p>



Questionnaire

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No Noise, air pollution, or environmental concerns will be created by the conditional use of (Tavern).

4) Explain how the proposal is consistent with the zone district in which it is to be located.

- This type of business fits in with the downtown zoning with the type of product we are providing. We also will provide a safe, fun, family friendly atmosphere for the city of Brighton

5) Explain how the proposal is consistent with the intent of the Comprehensive Plan, especially as it relates to the goals, policies and maps as set forth therein.

- We feel this proposal, with the intent of the comprehensive plan, is consistent by means of helping the economic activity of Brighton and adding a modern, growing business to Brighton and Colorado.

6) What types of uses surround the site? Explain how the proposal is compatible with the surrounding area and how it is not detrimental to the future development of the area, or the health, safety, or welfare of the inhabitants of the City.

The surrounding uses include Retail, Bar, and Restaurant. The intended use of (Tavern) is compatible with the surrounding areas. This location is in no way detrimental to the future development of the area, or the health, safety, or welfare of the inhabitants of the City. This location will help bring new customers to the city and will attract new businesses.