

BRIGHTON CITY COUNCIL RESOLUTION

**SOMETHING BREWERY
(117 N. MAIN STREET)**

CONDITIONAL USE

RESOLUTION NO.: 2015-80

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 AND A ‘NANOBREWERY’ AS AN ACCESSORY USE AT THE PROPERTY ADDRESSED AS 117 N. MAIN STREET, UNIT A, BRIGHTON, COLORADO (TO BE KNOWN AS ‘SOMETHING BREWERY’).

WHEREAS, the Applicant, Brian Castillo, of Something Brewery LLC, is requesting approval of a conditional use application for the establishment of a tavern and a ‘nanobrewery’ as an accessory use at the existing building, addressed as 117 N. Main Street Unit A, as more particularly described in Exhibit A, attached hereto; and

WHEREAS, a notice of the July 21st, 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, July 1, 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 the City of Brighton’s Land Use and Development Code; 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:

- 1) The Conditional Use request for the establishment of a tavern and a ‘nanobrewery’ as an accessory use at the existing building, addressed as 117 N. Main Street Unit A, is hereby approved with the following conditions:
- 2) Approval of this conditional use application shall not run with the land and is limited to the operation of a tavern (the “Something Brewery”) by Something Brewery, LLC at the existing building addressed as 117 N. Main Street, Unit A, Brighton, Colorado, as more particularly described in Exhibit A, attached hereto.
- 3) Something Brewery, LLC, shall obtain the proper liquor license for the operation of a tavern and a “nanobrewery” from the Brighton Local Liquor Licensing Authority before sale of alcohol will be permitted at the location.
- 4) Something Brewery, LLC, is permitted to operate a “nanobrewery” or very small brewery operation that produces no more than 2,000 barrels annually as an accessory use to the tavern at 117 N. Main Street, Unit A.
- 5) Something Brewery, 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 21st day of July, 2015

**CITY OF BRIGHTON, COLORADO
CITY COUNCIL**

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Margaret R. Brubaker, Esq.
City Attorney

Exhibit A
Legal Description

North Brighton Subdivision, Block 1, Lots 20 and 21. Located in Section 6, Township 1
South, Range 66, West of the 6th Principal Meridian.