



2496 S. West Temple
Salt Lake City, UT 84115
www.levelcrossingbrewing.com

Re: ARUDEM LLC, dba Level Crossing Brewing Company Conditional Use Application

1. Project Description

This project is new construction tenant improvements within the Post District development located at 550 S 300 W SLC, UT 84101. We have leased space 3-1 on ground floor to operate as a brewery bar/brewpub. We have our original location in South Salt Lake City. We operate as a brewery taproom offering wood-fired pizzas & gourmet sandwiches/salads along with heavy beer, draft beer, wine & liquor, and non-alcoholic beverages. We are planning on duplicating our current brewpub operations at the new location except for the main production facility. We will have 82 seats of indoor dining area with 72 outdoor seasonal seating as well. We are planning on having a small R&D brewing setup, as well as a package agency to sell beer to-go. The project will operate as a brewpub, but we are planning on submitting a bar license application to DABS to be able to offer our heavy beer products along with wine & liquor (represents 4% overall revenue).

2. Conditional Use Information

- a. The anticipated delivery hours for raw materials would be 7AM to 6PM Monday through Friday. The operating hours for the taproom are anticipated to be 11AM to 11PM Sunday through Monday.
- b. The land uses adjacent to proposed property are additional food & beverage operators, global HQ for Traeger Pellet Grills and there are planned residences above and around entire development.
- c. We will have up to 12 employees working on-site at the highest shift.
- d. As mentioned above, we planning to have 82 indoor seat and 72 outdoor seats on patio.

- e. Since the development is an entire city block with city approval, the owners have leased the space intended for the specific purposes of a taproom/brewpub.

3. Minimum Plan Requirements

- a. Enclosed with the permit application are full architectural plans showing all elevation drawings for tenant improvements.

4. Site Plan

- a. Enclosed with the permit application are full site plans showing our leased space in relation to rest of development.

5. Elevation Drawing

- a. This is not applicable for our tenant improvements since development has been approved by the city prior.