

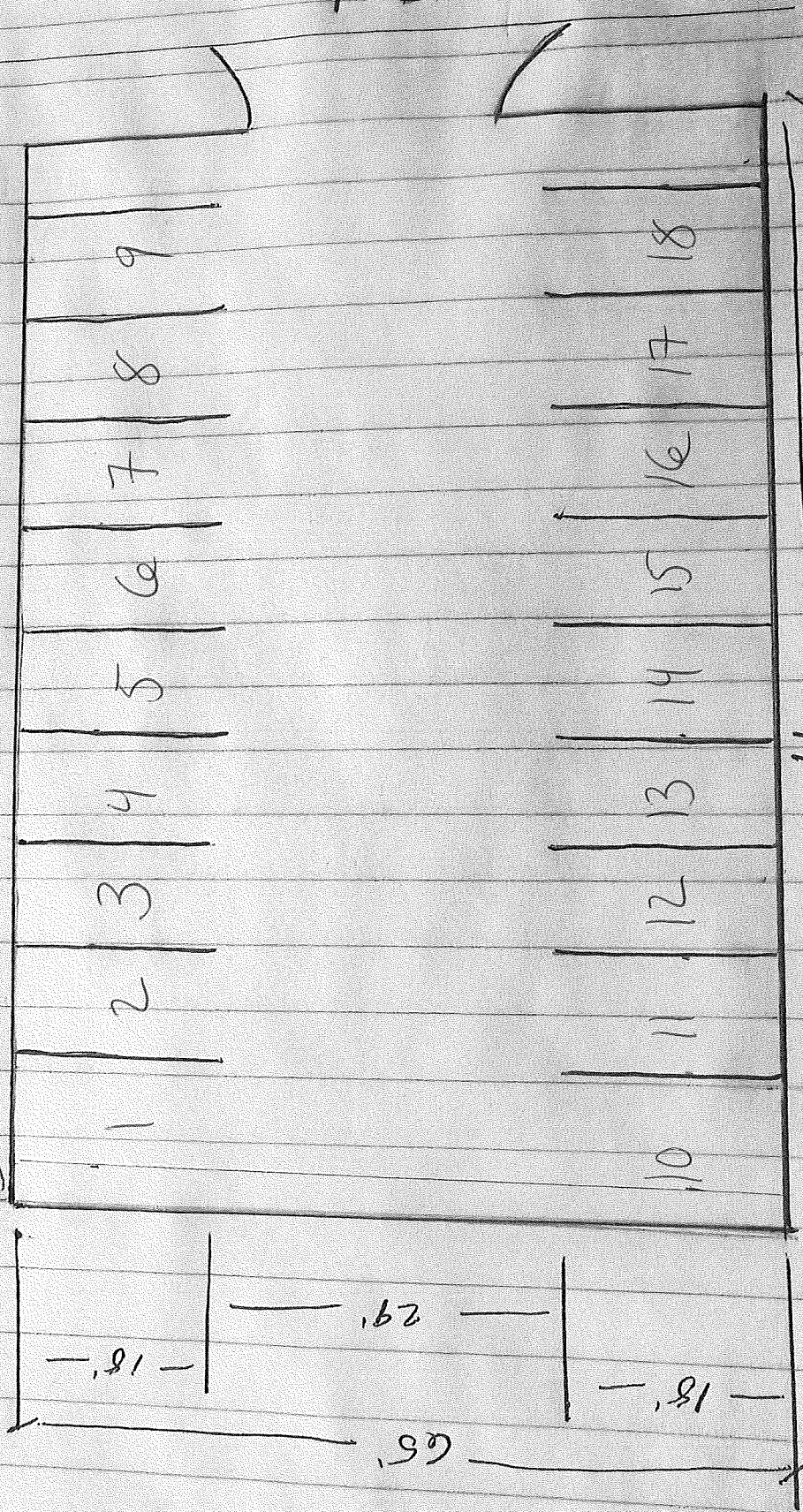
Labreus Too

18 Parking Spaces

Buried propane tank

Shed

Shed



N 54°

LABEAU'S - JEFF
+ TANA ALLEN

69 N BEAR LAKE
BLVD, GARDEN
CITY, UT 84028

NEW
CONSTRUCTION
PROJECT

DECEMBER 17, 2025

-PLANS ARE CONCEPTS
ONLY

**-AN
ARCHITECT, ENGINEER,
OR OTHER STRUCTURAL
PROFESSIONAL MUST LOOK
OVER THESE PLANS AND
MAKE REVISIONS
AS NEEDED.**

- STRUCTURAL/
ENGINEERING
ARE CONCEPTS ONLY

**-KDESIGN STUDIO IS
NOT LIABLE
FOR STRUCTURAL
ISSUES.**

-PLANS ARE
PROPERTY OF
K DESIGN STUDIO.
PLANS CAN
NOT BE



K DESIGN STUDIO LLC
KRISTYJACOBSONDESIGN
@GMAIL.COM

SITE PLAN

AS-101

NOTES:

PROPERTY ADDRESS:
69 N BEAR LAKE
BLVD, GARDEN
CITY, UT 84028

WEST 75 NORTH

BEAR LAKE
BOULEVARD

EXISTING BUILDING

PROPOSED STRUCTURE

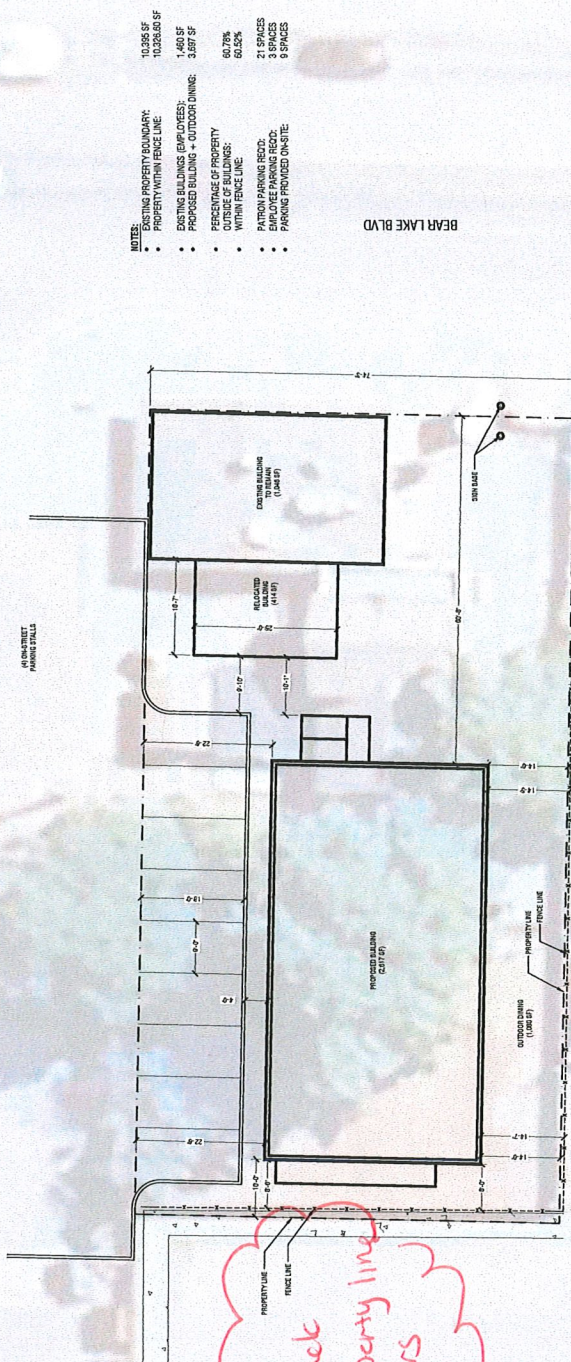
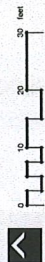
ZIPZ

SITE PLAN
SCALE: 1" =

1100

PROJECT #	425006
SECURITY:	K. ALTHOUSE
INDEXED BY:	B. WRIGHT
DATE:	12/23/2025

NOT FOR CONSTRUCTION



16' Set back from property to Steurs

Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time

- ☐ Lot Split/Lot Line Adjustment
- ☐ Plat Amendment (Subdivision)
- ☐ PUD Development Plan
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ AEG Meeting, (Affected Entity Group)
- ☐ Public Infrastructure District
- ☐ Other Land Use Permit _____

Ordinance Reference:

11A-301
11B-400
11C-500
11E-524 or 11E-525

Subdivision 11E-503/PUD or PRUD 11F-107-A-2
11E-506

11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Garden City PID Policy

Project Name: Labraus Current Zone: _____ Proposed Zone: _____

Property Address: 69 N Bear Lake Blvd Garden City

Parcel # 41-21-400-0010

Contact Person: Kade Lewis Phone #: 435-890-7299

E-mail address: info@rockymountaincarpentry.net

Mailing Address: 2070 N 950 E Logan UT 84341

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): Jatalab Holdings Phone #: 435-363-6054

Mailing Address: 557 N. 470 E. PROVIDENCE, UT 84332

Project Start date: 1/1/2026 Completion date: 5/15/2026

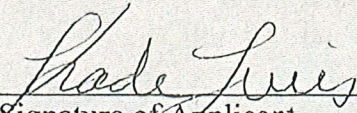
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Build a Dining and retail area at the back of the property to allow more space for Customers and retail.

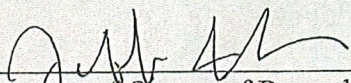
Lot Size in acres or square feet: _____ Number of dwellings or lots: 2

Non-residential building size: Existing: 1046 New: 6446

I certify that the information contained in this application and supporting materials is correct and accurate. **I have read and understand the requirements and deadlines associated with this application.**


Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**


Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

By: _____

Revised: 11/4/2024