

NARRATIVE QUESTIONNAIRE USE-BY-PERMIT

A. General Property Information:		
1.	Property Address or Parcel Identification Number (PIN):	5567 NEWPORT ST COMMERCE CITY, CO 80022
2.	Applicant's Name:	STEVEN WELSH
3.	Property Owner's Name:	STEVEN WELSH
4.	Current Zoning of the Subject Property:	I-2
5.	Future Land Use Plan Designation:	

B. Background Information:		Yes	No	
1.	Is this request an amendment to an existing variance?	☐	☒	If yes, what was the previous case number? Case #
2.	Is this application an attempt to correct a violation of some kind?	☐	☒	If yes, please provide a copy of the violation.
3.	Do you anticipate having employees at this location?	☐	☒	If yes, how many employees do you anticipate? # of employees: _____
4.	Is this request to have an auditorium, chapel, or other place of public gathering?	☐	☒	If yes, what is the maximum seating capacity? # of seats: _____
5.	What are the anticipated days and hours of operation?	N/A	N/A	
6.	How many parking spaces are available at this site, and how many will you add?	N/A	N/A	Existing # of spaces: _____ Additional # of spaces: _____

The following pages ask specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible to help limit the number of questions and review cycles.

DO NOT ANSWER WITH A 'YES' OR 'NO' OR 'N/A'. BE SPECIFIC!

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2b. How do the off-site impacts of your proposed use compare with the uses listed above?

NONE EXPECTED

2c.

What strategies are you proposing in order to avoid or mitigate any adverse impacts to adjacent property that may occur as a result of your proposed use?

PARKING ON PREMISIS FOR NIGHT WATCHMANS QUARTERS, NO ON STREET PARKING NEEDED
HELPING TRAFFIC FLOW ON NEWPORT

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3. What changes will need to be made to the property in order to accommodate your proposed use?

ALL EXISTING, NO PROPOSED CHANGES

4. What levels of noise, smoke, odors, glare, or other impacts will be generated by your proposal?

NONE

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5.

Do you propose outdoor storage at this location? If yes, please detail the type of storage you will have, where it will be located, how it will be screened, and what material it will be stored on.

NO OUTDOOR STORAGE ASSOCIATED WITH NIGHT WATCHMANS QUARTERS

6.

If this project will be constructed in phases, describe each phase and estimated time frames.

NO NEW CONSTRUCTION

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7.

If this proposal is for residential development, include the number of buildings and types of living units (e.g., single-family, duplex, tri-plex, etc.)

NIGHT WATCHMANS QUARTERS INCLUDE 1 BEDROOM, BATHROOM AND KITCHEN

8.

If this proposal is for an institutional use (e.g., hospital, daycare, etc.) indicate the major function, estimated occupancy, delivery facilities, and community benefits that the city will receive from the project.

NO

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9.

If this request is for a use that involves animals, specify the kinds of animals, the maximum number of each, and the containment plan.

NO

10.

If there are any products being manufactured or processed on site, detail the method of manufacturing/processing and the method of storage.

NONE ASSOCIATED WITH NIGHT WATCHMANS QUARTERS