

NARRATIVE QUESTIONNAIRE USE-BY-PERMIT

A. General Property Information:	
1.	Property Address or Parcel Identification Number (PIN): 6100 E 64 th Ave Commerce City, CO 80022
2.	Applicant's Name: Tony Calvino
3.	Property Owner's Name:
4.	Current Zoning of the Subject Property: C3
5.	Future Land Use Plan Designation:

B. Background Information:		Yes	No	
1.	Is this request an amendment to an existing variance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, what was the previous case number? Case # _____
2.	Is this application an attempt to correct a violation of some kind?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, please provide a copy of the violation.
3.	Do you anticipate having employees at this location?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, what is the maximum seating capacity? # of seats: _____
5.	What are the anticipated days and hours of operation?	N/A	N/A	Sunday -Saturday 8am-6pm
6.	How many parking spaces are available at this site, and how many will you add?	N/A	N/A	Existing # of spaces: 3 Additional # of spaces: 6

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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C.	Specific Requests for Information
1.	Describe in detail the proposed use of the property (state exactly what will be done on the property).

Action Automotive is striving to be an all-inclusive automotive repair shop. The addition of the U-Haul rental service can enhance the productivity of this shop and offer a service to the neighborhood. The U-Haul rentals would offer a variety of options: Enclosed box trucks in assorted sizes to flat-bed trailers. This would offer the option of unexpected items that need to be moved, to the persons that do not have this at their immediate disposal. With the set-up of the property, there is no additional repairs or adjustments needed. It will not add any additional noise or traffic to the area. A truck can be rented one day and returned in the contractual time. They will be constantly cycled through as the needs vary from individual to the next

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2a.	What uses are located adjacent to the subject property?
North:	Restaurant – Tacos Junior
South:	Auto Body and Paint Shop - Manuels
East:	Car Wash
West:	Local Food Market

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

We do not believe that adding the additional service of a U-Haul service will not impact any of the surrounding businesses. The side of the building that the trucks are stored on, is adjacent to the food market. That side of their parking lot is not the main entrance for the stores accessibility. The rentals are not the primary use of the property and generally do not create much traffic interference. Once a truck/equipment is rented, it leaves the property; only to be returned upon the signed agreement date.

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?

With the parking of the larger trucks on the west side of the building, it will reduce the impact of the intersection traffic. The trucks will be driven on and off the property from the west, easily accessible so no traffic interruption should occur. It is also located on the rear side of the food market, which is less travel by the stores customers.

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3.	What changes will need to be made to the property in order to accommodate your proposed use?
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There are no additional changes needed to the property to add the U-Haul rentals.
Designated parking areas for the rental trucks will not impact any current customer parking.

[illegible]

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The noise increase will be very minimal. The start-up of the trucks is not louder than any other vehicles. None of them are deisel fueled, that have more of a rumble to the engine. No smoke odors are associated with this additional service. There are no glare issues either as all the trucks will be on a side of a building, shielded from morning and evening sun glare.

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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.

There will not be an additional outdoor storage facility. All the rental trucks and flatbed trailers will be parked in designated parking areas. The trucks are always key locked and those keys are locked in a secure location. The trailers are secured by a cable and padlock type system.

6.	If this project will be constructed in phases, describe each phase and estimated time frames.
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There is no need for completion phases. The equipment is brought in by U-Haul for initial rentals and is ready for customers right away.

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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.)

This is not a residential development.

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.
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This is not a facility for institutional purposes.

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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.

This request does not involve animals of any nature.

10.	If there are any products being manufactured or processed on site, detail the method of manufacturing/processing and the method of storage.
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There are no products being manufactured on the premises.

