

NARRATIVE QUESTIONNAIRE USE-BY-PERMIT

A. General Property Information:			
1.	Property Address or Parcel Identification Number (PIN):	15410 E 104th Ave Commerce City CO 80022	
2.	Applicant's Name:	McHoerner, LLC Dr Terry Hoerner, Stacy McHoern	
3.	Property Owner's Name:	Southwestern Property Corp. Mark Campbell	
4.	Current Zoning of the Subject Property:	PUD Hogan Commercial	
5.	Future Land Use Plan Designation:	Commercial	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, how many employees do you anticipate? # of employees: 7 to 12
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	
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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C. Specific Requests for Information

1. Describe in **detail** the proposed use of the property (state **exactly** what will be done on the property).

- C. 1** The business will be focused on car care, including oil changes, transmission, radiator, and brake service, performed in 3 specifically designed bays. In addition, the business will include car washing in 2 bays. The hours of operation will be Monday through Saturday 8 am to 6pm for the lube center, and 24/7 for the car wash. Deliveries will occur weekly with no more than two trucks per week. The number of cars per day will approach 25 in the lube center and up to 100 cars in the car wash with a daily average of less than 70. The business will be franchised through Grease Monkey International. A car wash does exist due east of the location, and it is configured as a 4+2. Or 4 self-serve bays with 2 in-bay automatics. Currently there are no facilities in operation in the quick lube industry, in the immediate area. No fencing is proposed as part of this development. All signage proposed will be subject to a separate sign permit within the PUD Permit.

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2a. What uses are located adjacent to the subject property?

North: 104th Ave

South: Currently vacant

East: Taco Bell

West: Walgreens

- 2 a.** The character of the area is retail commercial, and the business will further that planned development. Development of the architectural design is critically important to emulating the design aspects currently employed to with both our future neighbor to the west in Walgreens Drug Store and Taco Bell to the east of our site.

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

2 b. To the west, the site will share a common boundary with Walgreens, but with no shared access, landscaping along this shared boundary will include various types of vegetation to facilitate the architectural blending on the two business types. To the east, the business will share a private road access with Taco Bell, and the access to the business will be directly opposite of Taco Bells access. The uses for all the properties mentioned are commercial, therefore the offsite impacts will be minimal. McHoerner, LLC has requested a site variance, from the city, by adding an exit and entrance on the south end of the property, to insure a reduce flow of traffic considering the duel access we will share with Taco Bell. The entrance to the facility will be from the east, directly across from the Taco Bell access. The flow of traffic will from that point counter clockwise, first to the north, then west, south, and then approaching the car wash opposite and to the south of the main entrance.

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?

2 c. Traffic flow and the planning thereof is critical to our plan to minimize any potential adverse effect of the operations of both Taco Bell and Walgreens. A Grease Monkey business requires a flow of vehicles into and exiting the business. Stacking for both the lube operation and car wash operation is critical to allow a position for customers waiting to use the various services provided. This requires ample square footage to be allocated to both services provided, and to those customers waiting to utilize the services. The Engineered characteristics of the building will prevent cross contamination of materials flowing out side specific containment areas, insuring that the EPA mandated regulations are stringently met, and adhered to. To buffer the facility from the Walgreens on the west and the Taco Bell on the east will be landscaping to add greenery and soften the eye appeal for the public. This same approach will be applied to the northern and southern end of the property as well, however extending to a larger area. A photometric study has been completed to insure no light cross contamination will occur. A grading plan has been established to insure any liquids, water or otherwise will be contained on site.

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

3. No major changes to the property are anticipated.

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

4. No smoke, odors, or glare will occur. The noise factor will be propagated by the noise of the dryers in the car wash bays, and the level thereof will be confined in the bay space itself; therefore, the noise level will be minimal.

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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.

5. Outdoor storage will occur within the trash container area, and the container will be house within a structure equal in architectural design to the operational building.

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

6. The project will consist of 3 phases, 1) excavation and site preparation, 12 weeks, 2) Placement of pre-engineered building, 1 week, and 3) installation of equipment and tenant finish, 2 weeks. Total anticipated build time including inspections is 16 weeks. The site has been approved with a Phase 1 report, and a soils report has been completed successfully, which will allow the building to be erected without undue excavation.

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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.)

7. This proposal is not for 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.

8. This proposal is not intended as an institutional use.

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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.

9. This proposal does not specify animals. 7

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

10. No products will be manufactured. 7