

C. SITE DESCRIPTION

Site Address: 818 Denver Ave

Parcel Number: R6100386 FTL 15586

Existing Zone Classification: C-1 Proposed Zone Classification: C-1

Currently in Violation? Yes No

Water Supply Source

Water Type: Municipal Name: City of Fort Lupton

Sewage Disposal System

Sewage Type: Municipal District Name or Location Hauled to: _____

If existing wells and septic systems are present, please provide the date of installation and permit numbers:

Date of Installation: _____ Permit Number: _____

Road Surface Type: Gravel

D. PROJECT DESCRIPTION*

**If you require additional space to answer the questions below, please attach a separate page.*

- 1) **If this is a commercial or industrial development project, what type of development is planned? E.g. building expansion, construction of a new building, etc. Provide height, square feet, etc.**
Remove two houses and level property and add to parking lot for Mortuary next door at 806 Denver Ave

- 2) **For commercial or industrial development, provide a description of the type of business that will operate at the site. Include at a minimum industry type, hours of operation, shift times, total number of employees and number of employees onsite during various shifts, etc.**
Expand Parking Lot for Mortuary at 806 Denver Ave. No additional employees. Water and Sewer will not be needed and will need to be discontinued and/or disconnected.

- 3) **If this is a residential development project, what type of residential development is planned? Include information such as single family, multi-family, number of units or homes, standard home and lot size, etc.**

- 4) **Please provide estimated traffic that will be generated by the proposed development. If applicable, provide anticipated traffic at various times from employees, customers, deliveries, or any other vehicles.**

There will be a reduction in traffic because the two houses and their residents will be gone. Mortuary access will not change unless there's a change in number of funerals.

- 5) **Please describe any loud noises or bright lights associated with the proposed development including during construction, normal business operations or any other time.**

The Fire Department will be practicing techniques prior to demolition, they might make some noise. the demolition will most likely all be done by hand and hammer, so noise will be minimal.

- 6) **Describe the current and proposed access(es) to the site. Also show the access(es) on the required map described in Section E of this Questionnaire.**

Same as existing off of 9th St. one access spot on 9th. There is access from Denver Avenue but it is blocked off and is accessed from 806 Denver avenue entrance. There will be no access changes

E. REQUIRED DOCUMENTS*

To obtain a pre-application review meeting, the applicant **must** provide the following items:

- 1) A fully completed Pre-Application Review Questionnaire.
- 2) An aerial or other map that shows the location of the proposed land use development. The map should also include the location of any proposed structures on the site, parking areas, access and traffic circulation.