



**Planning Department**

Civic Center North  
470 South Allison Parkway  
Lakewood, Colorado 80226-3127  
303.987.7505  
303.987.7057 TTY/TDD  
Lakewood.org/Planning

05/6/2019

**NEIGHBORHOOD MEETING  
FOR A SPECIAL USE PERMIT TO ALLOW A MINI-WAREHOUSE OR STORAGE FACILITY  
AT 830 WADSWORTH BLVD. IN LAKEWOOD, CO.**

Tavis Larson, the business owner and owner of the property located at 830 Wadsworth Blvd., has indicated to the City of Lakewood that they are interested in applying for a Special Use Permit (SUP) to allow for a Mini-Warehouse or Storage Facility. The map on the back of this notice identifies the location of the subject property.

The subject property is zoned Mixed-Use General Urban (M-G-U) and is approximately 1.5 acres in size. Article 4 of the Lakewood Zoning Ordinance allows a Mini-Warehouse or Storage Facility in the M-G-U zone district with the review and approval of a Special Use Permit; a process that is detailed in Article 2 of the Lakewood Zoning Ordinance.

Section 17.2.4 of the Lakewood Zoning Ordinance requires that the applicant hold a neighborhood meeting prior to submitting a formal application for a Special Use Permit. The purpose of the meeting is to provide neighborhood stakeholders with information about the proposed Special Use Permit and an opportunity to ask questions of the applicant and City staff. This notice is going to residents and owners of property within 300 feet of the site, and to neighborhood and homeowners associations that are registered with the City and located within ¼ mile of the site. The meeting is scheduled as follows:

**Meeting Location:**                    **Mountair Christian Church  
1390 Benton St, Lakewood, CO 80214**

**Date:**                                        May 21, 2019  
**Time:**                                        6:00 – 7:00 p.m.

**Meeting Agenda:**                    Introduction / Purpose of Meeting  
Explanation of the Special Use Permit Process  
Presentation by the Applicant  
Questions and Discussion with Citizens  
Closing Comments and Next Steps

I am the staff member who will be reviewing this Special Use Permit Application. Please feel free to contact me at the telephone number listed below if you need more information.

Sincerely,  
  
\_\_\_\_\_  
Erin Bravo, Project Planner  
Office: 303-987-7548

  
\_\_\_\_\_  
Paul Rice  
Planning Manager – Development Assistance

## Aerial Photo of Site Location

830 Wadsworth Blvd., Lakewood, CO



<b>Case Type:</b>	Special Use Permit
<b>Property Address:</b>	830 Wadsworth Blvd., Lakewood, Colorado
<b>Applicant:</b>	Tavis Larson, Business Owner
<b>Request:</b>	Requesting a Special Use Permit to allow a Mini-Warehouse/Storage Facility in the Mixed-Use General Urban (M-G-U) Zone District
<b>Project Manager:</b>	Erin Bravo   303-987-7548   eribra@lakewood.org