

Posted March 7, 2018



City of Lakewood

Planning Department
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SUBDIVISION NOTIFICATION LETTER

CASE: Minor Subdivision Final Plat Case # FI-17-026
ADDRESS: 12149 and 12159 W Katherine Avenue
APPLICANT: Steve Perruzza, 3345 Ash LLC
NOTICE PURPOSE: Subdivide property from 1 lot to 2 lots
DATE: March 7, 2018

Dear Property Owner, Tenant, or Organization:

The City's Subdivision Ordinance requires that all owners of property within 500 feet and all registered neighborhood organizations within 1,000 feet of a proposed subdivision receive notice of any application filed with the City. A minor subdivision plat application was received to subdivide the property at 12149 and 12159 W. Katherine Avenue. The purpose of the subdivision is to create two residential lots. The property is zoned Two-Family and Small Lot Residential (R-2) and the existing zoning and land use requirements will not change with this subdivision request.

All documents and materials for this case are available for review in the Planning Department. If you have questions regarding this case or would like to make an appointment to review the project file, please call the project planner listed below. You may provide the City with any written comments to the Secretary to the Planning Commission up until the date of the Director's review for decision. Any comments you provide will be presented to the Director with the final application documents for review. Please note that City staff's review of the proposed subdivision can take between two months to more than a year and the proposal is subject to change throughout the review.

The Director will review the subdivision request based on the objective and technical requirements in the Subdivision Ordinance. This review will ensure that all lots have adequate street access, utilities, and adequate lot width and size. The Director may approve or deny the application, or refer it to the Planning Commission for their consideration. After the Director makes a decision, an additional notification letter will be sent to all owners of property within 500 feet of the proposal and registered neighborhood organizations within 1,000 feet of the proposal.

Greg Colucci
Project Planner, 303-987-7520

Diana Brown-Evens
Secretary to the Planning Commission

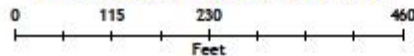
cc: Travis Parker, Planning Director
Paul Rice, Manager, Planning – Development Assistance
Diana Brown-Evens, Secretary to the Planning Commission (1)
Post (2)
File FI-17-026





City of Lakewood

12149 W Katherine Ave
Minor Subdivision Notification



- 500 Foot Buffer
- Area of Interest
- Parcel Lines



Map Created: 3/6/2018 Map Code: DR_D10_2018_SUP_12149WKatherineAve

Case #: FI-17-026
Address: 12149 and 12159 W. Katherine Avenue
Applicant: Steve Perruzza
Request: To subdivide one lot into two lots
Project Manager: Greg Colucci, 303-987-7520