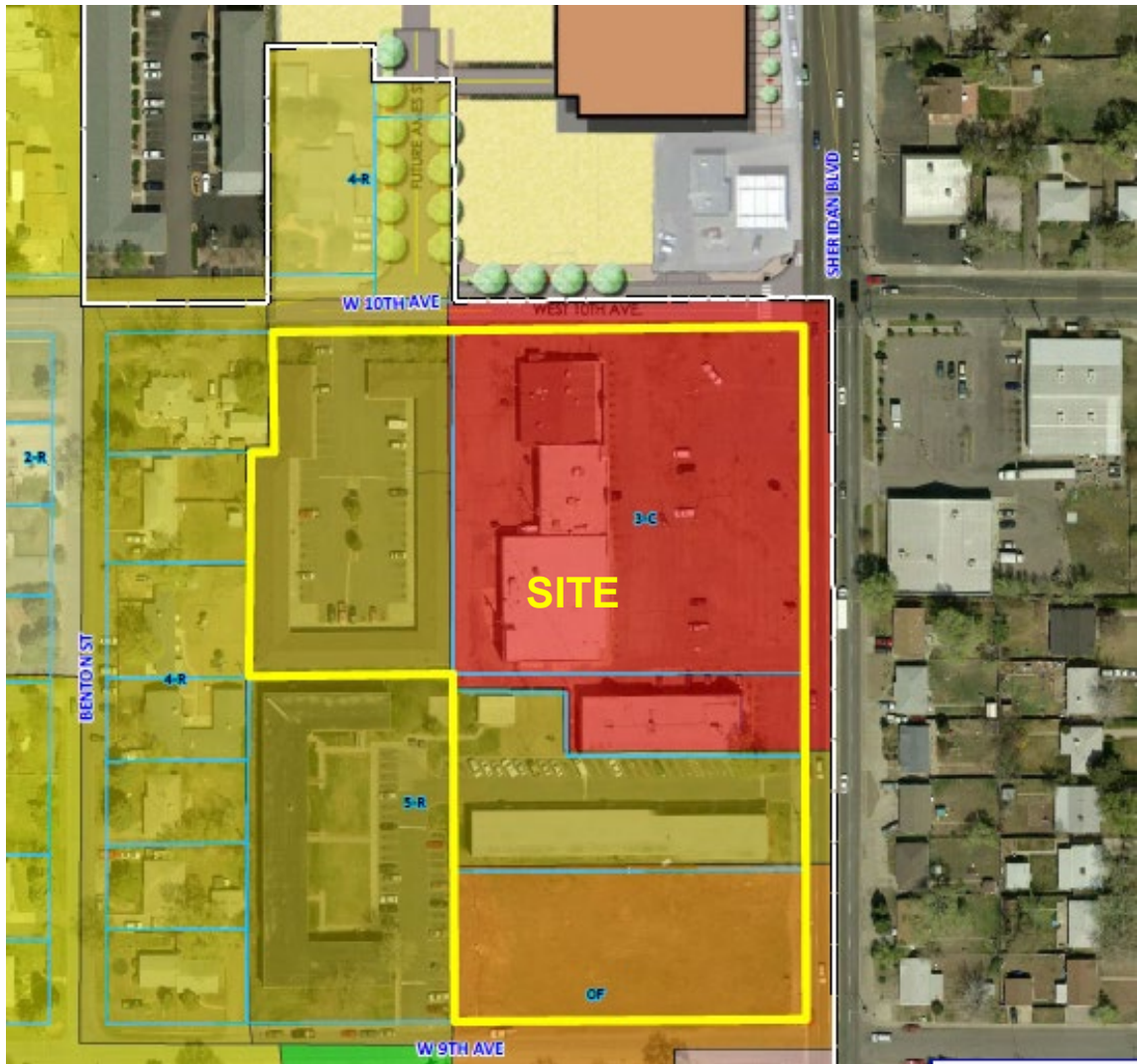


Attachment 1
Vicinity Map



Attachment 2

Zoning Map



Attachment 4

Letters

October 1, 2019

Dear Planning Commissioners:

I am adamantly opposed to the height and density of the proposed Pawn on the Lawn development. This monstrosity would create too much traffic, trash, noise and light for our single-family neighborhood. My neighbors to the south at least get more separation from these tall buildings, whereas I get to look at a 3-story parking structure that will allow people to peep into my back yard.

Why can't they develop somewhere where there is already commercial and residential land, as we have plenty of vacant businesses along Colfax and along the light rail line? Please use some common sense and deny this application.

Sincerely,

Constance Nimby
970 Benton Street
Lakewood Resident for 62 years

Attachment 4 (continued)

September 30, 2019

Dear Planning Commissioners:

I am very pleased that someone has finally taken an interest in redeveloping the northwest corner of 9th Avenue and Sheridan Boulevard. This site has become an eyesore with the vacant lot, run down apartments, a sleazy pawnshop and a pothole-filled shopping center with no businesses anyone wants. Any redevelopment of this site would be an improvement for the City and to my neighborhood. I must say that the proposed plan has a lot of great amenities such as the capability to walk to the proposed retail and community spaces from my house. I cannot wait for the day that we have the ability to buy a coffee nearby and keep the money in Lakewood, instead of giving that sales tax to Denver or Edgewater.

Please approve this rezoning application, as I believe that it will promote prosperity for my neighborhood to the west. Please see if you can get a Sunflower Market to come to this site as the nearest one is too far (over 4 miles) away and in Denver.

Sincerely,

Penny Shopper
867 Chase Street
Lakewood, CO 80214