



## City of Lakewood

**Planning Department**  
Civic Center North  
470 South Allison Parkway  
Lakewood, CO 80226-3127  
Voice: 303-987-7505  
Fax: 303-987-7979  
<http://www.lakewood.org>

### NEIGHBORHOOD MEETING TO BE HELD ON PROPOSED REZONING OF LAND LOCATED AT 6070 W. TENNESSEE AVE.

The applicant, Adrienne Nikolaev, KARD, LLC, has expressed an interest in rezoning approximately 6.2 acres of land at 6070 W. Tennessee Avenue, known as Lot 1 of the Ambassador Place Subdivision Filing No. 1 (previous address was 6045 W. Mississippi Ave.). The map on the back of this notice identifies the location of the subject property. The applicant is proposing to rezone the property from One Acre Residential (R-1-43) to Small Lot Residential (R-1-6) to develop single-family residential units.

Section 17.2.4 of the Lakewood Zoning Ordinance requires that the applicant hold a neighborhood meeting prior to submitting a formal application for rezoning. The purpose of the meeting is to provide neighborhood stakeholders with information about the proposal and an opportunity to discuss the proposal with the applicant and City staff. This notice is going to residents and owners of property within 500 feet of the site and to neighborhood and homeowners' associations that are registered with the City and located within ½ mile of the site.

Please feel free to attend the meeting in person at the address below or online by using the QR code below to access the meeting via Zoom.

**Meeting Location:** Civic Center North, Community Room  
(join in person)  
City of Lakewood  
470 S. Allison Pkwy.  
Lakewood, CO 80226

**Virtual Meeting Info:** <https://ucdenver.zoom.us/j/97213378478>  
(join meeting)  
Meeting ID: 972 1337 8478  
  
Or One tap mobile  
US: +1-346-248-7799, 97213378478# or +1-669-900-6833, 97213378478#  
  
Or Telephone:  
US: +1-346-248-7799, +1-669-900-6833, +1-253-215-8782,  
+1-312-626-6799, +1-646-876-9923, +1-301-715-8592

Find your local number: <https://ucdenver.zoom.us/u/adtyvLnnMf>

**Date:** Thursday, August 19, 2021  
**Time:** 6-7pm  
**Meeting Agenda:** Introduction & Purpose  
Explanation of the Zoning 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 application. Please feel free to contact me at the telephone number listed below if you need more information.

Sincerely,

Kara Mueller, Project Planner (303-987-7982)



## AERIAL PHOTO OF THE SITE



<b>Case Type:</b>	<b>Rezoning</b>	
<b>Neighborhood Meeting Location:</b>	<b>Civic Center North, Community Room City of Lakewood 470 S. Allison Pkwy., Lakewood, CO 80226</b>	
<b>Applicant:</b>	<b>Adrienne Nikolaev, KARD, LLC</b>	
<b>Request:</b>	<b>Rezone 6070 W. Tennessee Ave. from R-1-43 to R-1-6</b>	
<b>Project Planner:</b>	<b>Kara Mueller, City of Lakewood Planning Department (<a href="mailto:karmue@lakewood.org">karmue@lakewood.org</a> or 303-987-7982)</b>	