



**Sustainability & Community
Development Department**
Civic Center North
470 South Allison Parkway
Lakewood, CO 80226-3127
Voice: 303-987-7500
TTY/TDD: 303-987-7057
Lakewoodco.gov

SUBDIVISION NOTIFICATION LETTER

Case Details

CASE NUMBER: Minor Subdivision, Final Plat Case FI25-0008
CASE ADDRESS: 2555 S Kipling St
APPLICANT: Lisa Gard
NOTICE PURPOSE: Approved Minor Subdivision to plat a parcel into a single-platted lot.
DATE: May 20, 2026

Dear Property Owner, Tenant, or Organization:

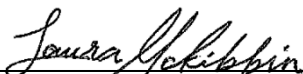
The Director has approved a Minor Subdivision application for the property located at 2555 S Kipling St to plat a parcel into a single-platted lot. The property is zoned One Acre Lot Residential (R-1-43), and the zoning will not change with this subdivision request. The Subdivision Ordinance requires that all owners of property within 500 feet and all neighborhood organizations registered with the city within 1,000 feet of the proposed subdivision receive notice of the Director's decision.

The Planning Director reviewed the subdivision request based on the objective and technical requirements in the Subdivision Ordinance. That review ensured that all lots have adequate street access, utilities, and adequate lot width and size. The property's zoning and land use requirements are not impacted and will not change with this subdivision application.

All documents and materials for this case are available for review in the Sustainability & Community Development Department. An appeal of the Director's review may be filed based upon an error, misinformation or failure of the proposal to conform to the technical requirements of the Subdivision Ordinance. Any appeal must be in writing to the Planning Commission Clerk within 14 business days from the date of the postmark on this letter, accompanied by an appeal fee and a summary of the basis for the appeal.

If you have questions regarding this case or would like to review the project file, please contact the project planner listed below at 303-987-7946 or laura.mckibbin@lakewoodco.gov.

Sincerely,



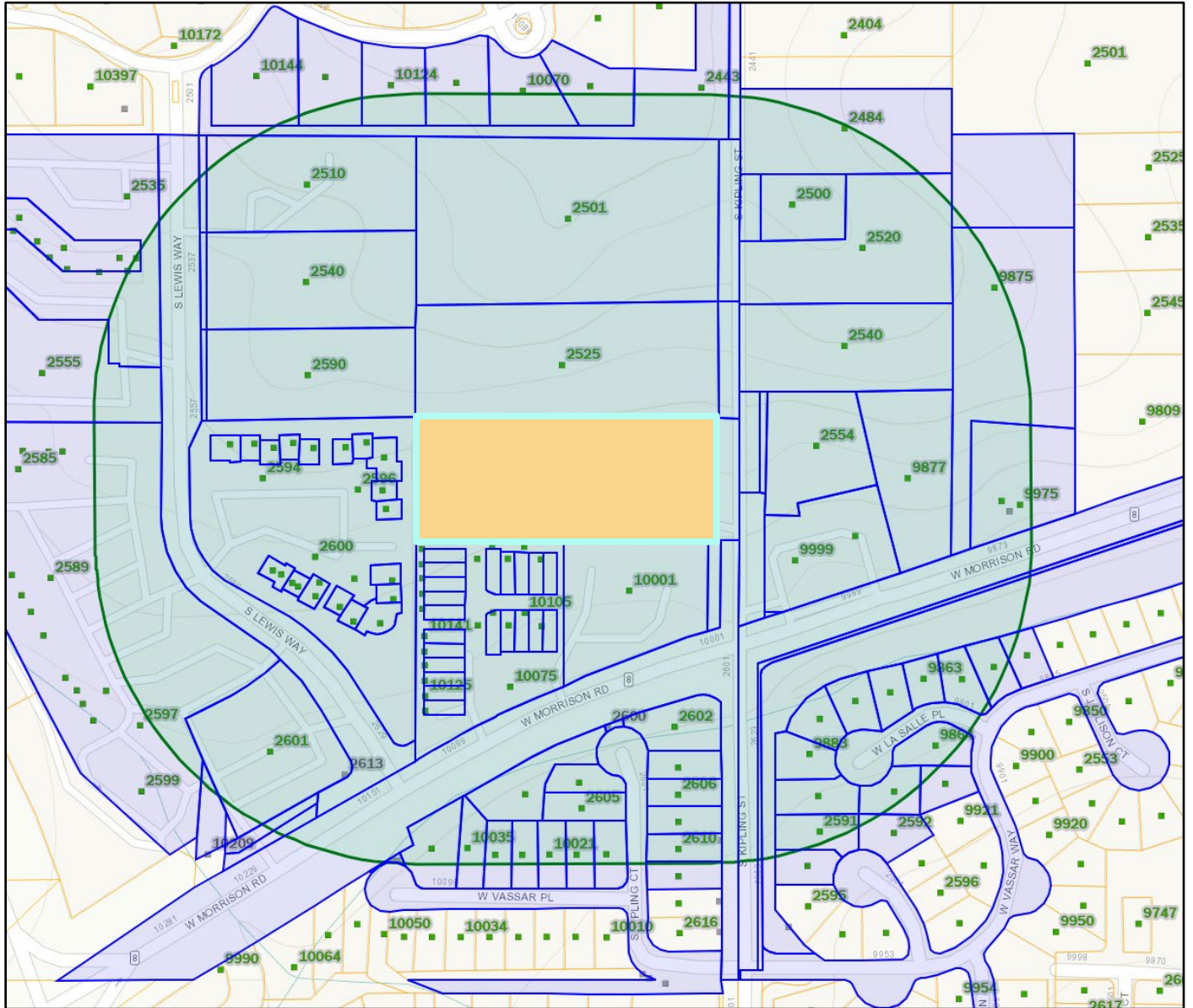
Laura McKibbin
Project Planner, 303-987-7946









Paul Rice
Clerk to the Planning Commission

VICINITY MAP

2555 S Kipling St



	Address		Notification Area		
	Parcel		Notified Parcel		

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