



Application for PRELIMINARY PLAT SUBDIVISION

The City Planning Commission
c/o Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
<http://www.richmondgov.com/>

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FEB 07 2015

LAND USE ADMINISTRATION

Application is hereby submitted for: (check one)

- Preliminary Approval (New)
- Preliminary Approval (Extension)
- Plat of Correction
- Subdivision Confirmation Letter

Name/Location

Name of the Subdivision: 2601 Kensington Ave Date: 11/21/2014

Property Address: 2601 Kensington Ave Tax Map # W-1166/009

Number of Lots: 9 Fee: \$635 (check made payable to "City of Richmond")

Statistical Summary

- 1) Total Area: 50,486 (SF)
- 2) Area in Roads: 0 (SF)
- 3) Area in Lots: 50,486 (SF)
- 4) Area for Public Purpose: 0 (SF)
- 5) Average Lot Size: 3,518 (SF)
- 6) Minimum Lot Size: 2,595 (SF)
- 7) Maximum Lot Size: 4,454 (SF)

Zoning

Current Zoning: R-48

Is this property subject to any previous land use case(s)? Yes No

If Yes, please list the Ordinance Number: _____

Public Utilities

- Underground
- Overhead [Existing]
- Overhead [New]*

Proposed Use

- Single Family Detached
- Single Family Attached
- Two Family Attached/Detached
- Multi-Family
- Commercial
- Industrial

* A CPC exception request is required. Please attach a written request per Section 94-9 of the Subdivision Ordinance.

Drainage

- Curbs & Gutter
- Roadside Ditches*

Applicant/Contact Person: Steve King

Company: SilverCore

Mailing Address: 7110 Forest Ave City: Richmond

State: VA Zip Code: 23226 Telephone: (804) 282-6900

Fax: () E-mail: steve.king@silvercore.us

Property Owner: NCRE, Inc.

If Business Entity, title and individual who can sign for the company: John Nolde, Owner

Mailing Address: 9830 Mayland Dr, Suite L City: Richmond

State: VA Zip Code: 23233 Telephone: (804) 212-8470

Fax: () E-mail: _____

The City will send all correspondence to the applicant/contact person. Please check this box if the property owner would also like to receive copies of all correspondence.

Property Owner Signature: [Signature] President NCRE, Inc

(Except for subdivision confirmation letters, the names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plats, checklist, subject parcel information and a check for the application fee.

(See Filing Procedures for Subdivisions.)

revised: 1/25/2011



Certificate of Completeness: Preliminary Plat Subdivision

Applicant Certification of Completeness:

I do hereby certify that I have read and am familiar with the requirements for the submission of subdivisions as provided under the Subdivision Ordinance and further that this submittal is in compliance with those requirements, or exceptions have been properly requested in accordance with Section 94-9 of the Subdivision Ordinance.

Signature of Applicant: _____

A handwritten signature in black ink, appearing to be "J. H. Smith", written over a horizontal line.

Date: _____

2/9/15