



Development Review Center  
 281 North College Avenue  
 PO Box 580  
 Fort Collins, CO 80522-0580  
 970-221-6750  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

# PUBLIC NOTICE OF DEVELOPMENT PROPOSAL

November 1, 2024

Dear Property Owner or Resident:

The City of Fort Collins has received a request for a Basic Development Review to subdivide one (1) lot into two (2) on the property at 507 Conquest Way, Fort Collins, CO 80524.

You received this notice because records from the Larimer County Assessor’s Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of this notice.

The Land Use Code Section 6.4 allows the Director of Community Development & Neighborhood Services, or their designee, to consider this request administratively vs. a public hearing. There is opportunity for you to provide comments on this project using the methods below:

- You may mail or hand deliver written comments to Em Myler, 281 North College Avenue, Fort Collins, CO 80524. *Or,*
- You may send electronic comments to [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com).

The Director will review the comments, and after consideration shall issue a written decision **after November 15, 2024**, to approve, approve with conditions or deny the development application based on compliance with the applicable standards. The written decision shall be mailed to the applicant and to any person who provided comments and shall also be posted on the City’s website at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals).

If you have any questions regarding this process, please feel free to contact [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com).

Sincerely,

Kayla Redd | City Planner  
 970. 416.2009 | [kredd@fcgov.com](mailto:kredd@fcgov.com)

## PROPOSAL NAME AND LOCATION

East Ridge Sixth Filing, BDR240014.

507 Conquest Way  
 (location map on reverse)

Sign # 524, Parcel # 8708170002

## PROPOSAL DESCRIPTION

- The proposal is to subdivide 1 lot into 2.
- The proposed Lot 1 will be 25,872 SF and includes the existing neighborhood pool and landscape area. The proposed Lot 2 will be 20,775 SF and includes the commercial building and existing parking lot.
- There are no modifications proposed with this project.
- Access to the site will be taken from Conquest Way directly to the east.

## MORE DETAILED INFORMATION

on this project can be found at:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)

## ZONING INFORMATION

- Property is located in the Low Density Mixed-Use (LMN) Zone District.
- The proposal is a permitted use in this district and is subject to a Basic Development Review.

## DECISION MAKER

Director of Community Development & Neighborhood Services or their designee.

## HELPFUL RESOURCES

- Information About the Review Process:  
[fcgov.com/ResidentReview](http://fcgov.com/ResidentReview)
- If you need assistance accessing documents, contact Em at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)



East Ridge Sixth Filing - BDR240014  
LOCATION MAP



The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Auxiliary aids and services are available for persons with disabilities. Contact Shar Manno, Manager, Customer Support, [smanno@fcgov.com](mailto:smanno@fcgov.com) or 970-221-6767 (V/TDD: Dial 711 for Relay Colorado).

Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: [translate@fcgov.com](mailto:translate@fcgov.com).