



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

# NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

December 23, 2024

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **East Ridge Sixth Filing BDR240014, Basic Development Review** project location. Attached to this letter you will find a copy of the Planning Manager's decision approving the project.

This final decision of the Planning Manager may be appealed to the Planning & Zoning Commission, in accordance with Article 6, Division 6.4.3 (L) of the Land Use Code, within 14 calendar days of the date of final action by the Planning Manager. Guidelines explaining the appeal process, including the Code provisions previously referenced, can be found online at [fcgov.com/cityclerk/appeals.php](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

You may contact me, or our Development Review Neighborhood Services Liaison, Em Myler, at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) with any questions. Em is available to assist residents who have questions about the review process, Planning Manager decisions, or how to appeal a decision to the Planning & Zoning Commission. Thank you for participating in the development review process.

Sincerely,

Kayla Redd | City Planner  
970.416.2009 | [kredd@fcgov.com](mailto:kredd@fcgov.com)

*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).*

## MANAGER'S DECISION

Approved— Fri. December 20, 2024

## PROPOSAL NAME & LOCATION

East Ridge Sixth Filing, BDR240014  
507 Conquest Way

Sign #524, Parcel #: 8708170002

## PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review 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.

## ZONING INFORMATION

- The property is in the Low Density Mixed-Use (LMN) Zone District.

## FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Section 6.3.10 and 6.4 of the Land Use Code.
- Complies with the applicable sections of Article 5, General Development Standards, of the Land Use Code.
- Complies with the requirements of Article Four, Division 2.2.1 – Low Density Mixed Use Neighborhood (LMN) Zone District.

## HELPFUL RESOURCES

- Written Decision: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- If you need assistance accessing documents, contact Em: [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)