

NOTICE OF DEVELOPMENT PROPOSAL

Notice is hereby given that on or after Friday, November 15, 2024, the Planning Manager for the City of Fort Collins will issue a written decision to approve, approve with conditions, or deny a development proposal. Comments on the proposal can be submitted to kredd@fcgov.com, 970- 416-2009, or mailed to Planning Services, City of Fort Collins, P.O. Box 580, Fort Collins, CO 80522.

GENERAL DESCRIPTION

The project is referred to as East Ridge Sixth Filing, file # BDR240014. This request is to subdivide 1 lot into 2 (parcel #8708170002), located at 507 Conquest Way. 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. The property is 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. A written decision can be found online at: fcgov.com/developmentreview/proposals. Information about the review process can be found online at: fcgov.com/ResidentReview.