ARAPAHOE COUNTY
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# Tiedeman Minor Subdivision
## PF22-001

# Planning Commission Public Hearing

## August 2, 2022

ACCREDITED AGENCY A•P•W•A

**Applicant**: Debbie Bakarich

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**Project Proposal**:
Subdividing Parcels 6 and 7 of the Watkins Ranch subdivision to create three lots

**Project Location**: 1001 and 1173 W. Fork Way

# Vicinity & Zoning Map

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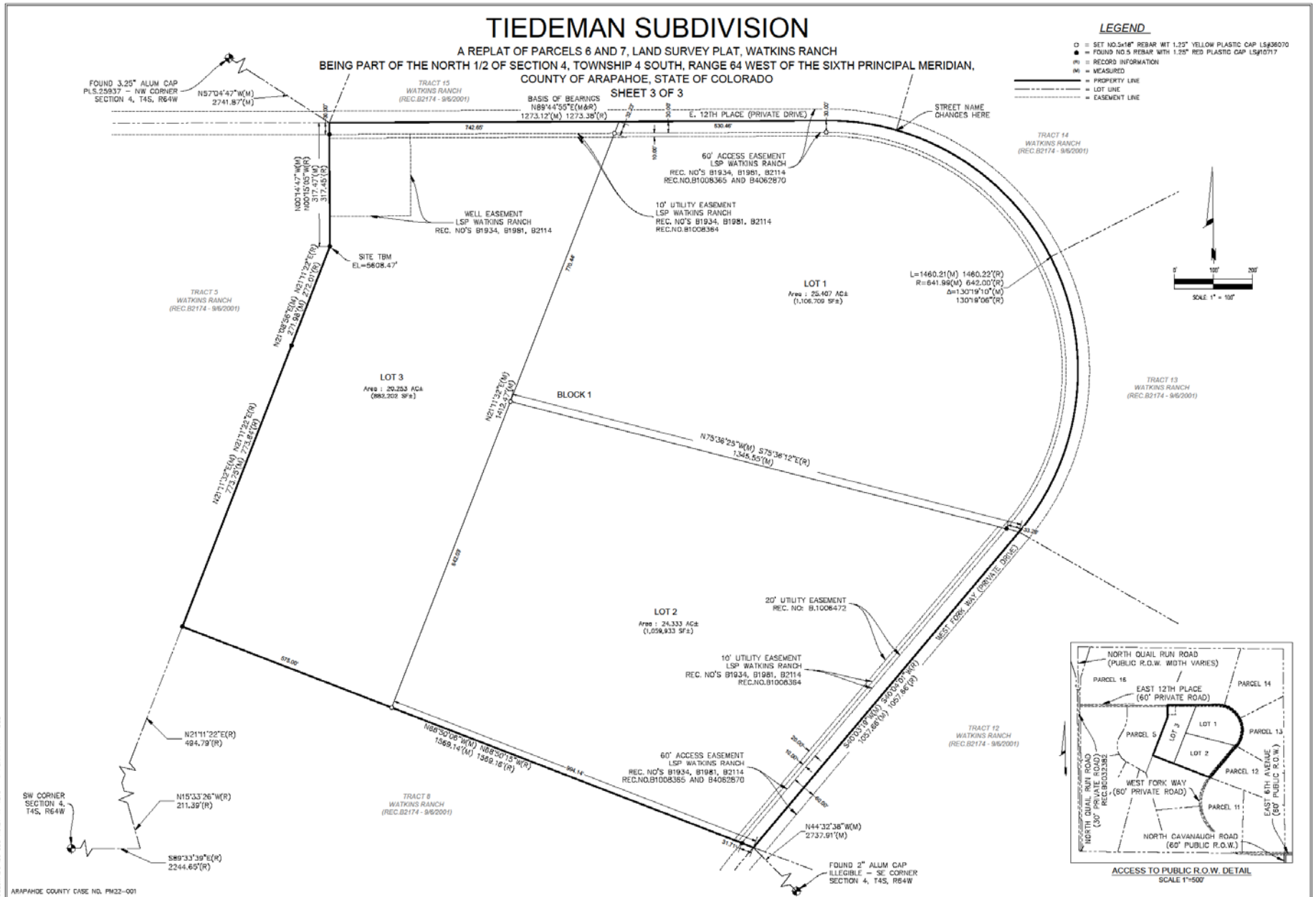
# Minor Subdivision

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# Comprehensive Plan & Land Development Code

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- Comprehensive Plan identifies that this subdivision and these subject parcels are located within the Urban Reserve. The intent of this area is to reserve the land for future development at an urban density.

- The Watkin Ranch was established in 2003 which was before the Comp Plan's Urban Reserve, created in 2018.

- The proposed subdivision meets the zone district's requirements and subdivision regulations.



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# Referral and Public Comment

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- Referral comments received with no issues.
- No public comment received.

# Conclusion

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- Based on the findings in the staff report, staff is recommending approval.