



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)

# HYBRID NEIGHBORHOOD MEETING INVITATION

October 14, 2022

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on November 2<sup>nd</sup> for the initial phases of the Montava Development** near property you own. **The hearing will be held in-person at the Northside Aztlan Center as well as virtually through Zoom.** At the meeting, you can learn more about the development proposal. Basic information about this proposed development is to the right and on the back of this letter.

City Council has authorized the use of remote technology for select neighborhood meetings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. You do not need a paid Zoom account to participate. **Virtual participation information will be available at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) at least 48 hours in advance of the meeting.** If you do not have access to the internet or need assistance accessing documents, call Em Myler at 970-224-6076.

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 the neighborhood meeting so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome your participation in the development review process. More information can be found by visiting [fcgov.com/ResidentReview](http://fcgov.com/ResidentReview). If you have any questions, please contact me or Em Myler at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Jenny Axmacher, Senior City Planner  
970-416-8089 [jaxmacher@fcgov.com](mailto:jaxmacher@fcgov.com)

## MEETING DATE AND LOCATION

**Wednesday, November 2, 2022**

6:00 – 8:00 P.M.

## Virtual & In-Person Meeting Options

Northside Aztlan Center,  
112 E Willow Street

Virtual meeting information will be posted 48 hours prior to the meeting at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals).

## PROPOSAL NAME AND LOCATION

Initial phases of the Montava Development, BDR210013 and BDR220003, Timberline and Mountain Vista

(Location map on the back of this letter).

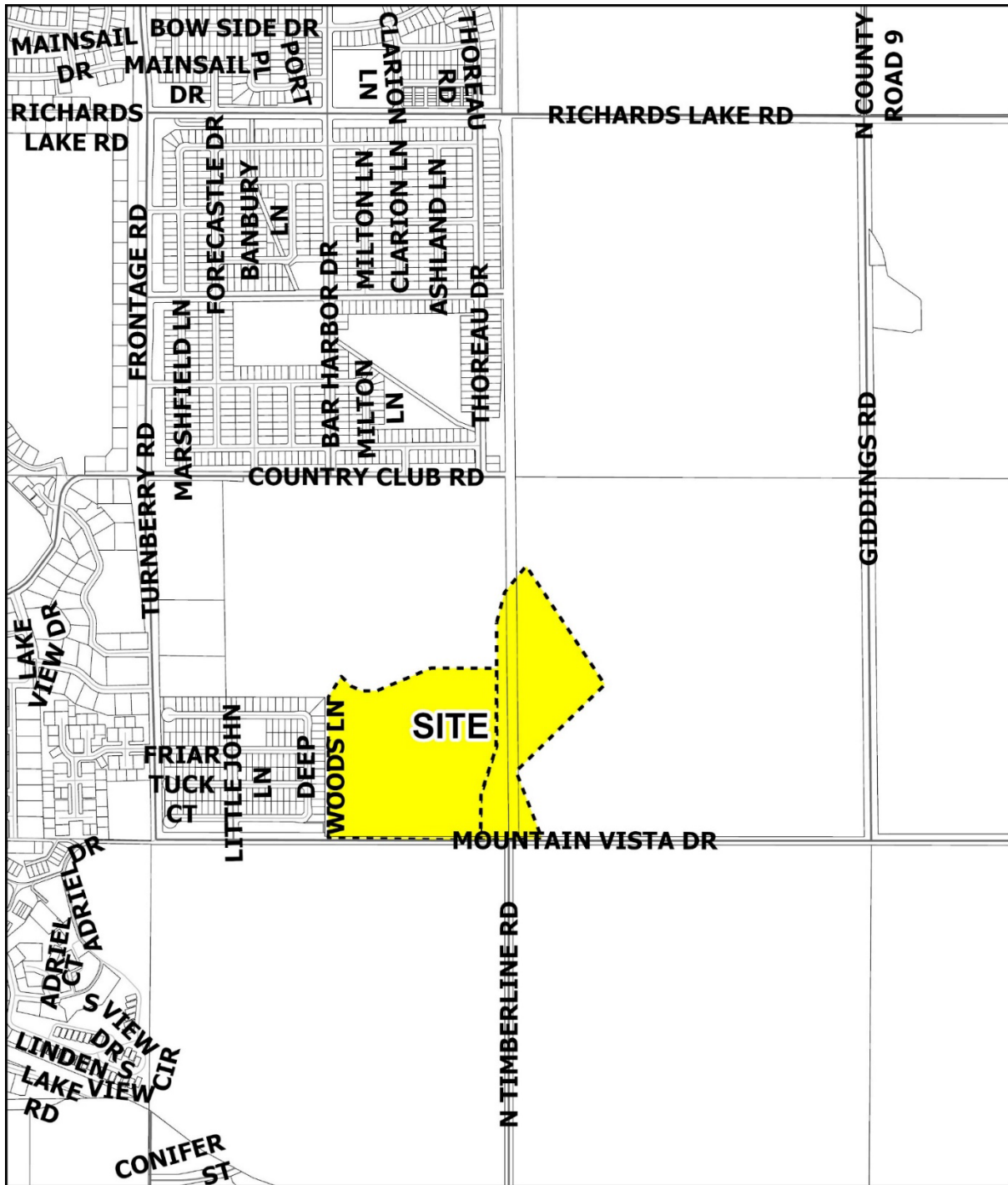
Signs #659 and #712, Parcel #s 8832000905 and 8832000002.

## PROPOSAL DESCRIPTION

- Phase G: approximately 202 units of alley-loaded townhomes, duplexes, and small and medium single-family homes. Includes irrigation pond and future tracts for multi-family development.
- Phase E: a mixed density neighborhood including approximately 205 single-family attached and 41 single-family detached units. There are no mixed use, commercial or multi-family uses proposed now, but areas are set aside for future development.
- The site is in the Low Density Mixed-use Neighborhood (LMN) Zone District, with a Planned Unit Development (PUD) overlay
- This proposal requires review and approval by the Community Development and Neighborhood Services Director, per the PUD overlay.

## HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)



## Montava Phase G & E VICINITY 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).