



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

NOTICE OF PUBLIC HEARING

October 8, 2019

Dear Property Owner or Resident:

This letter is being sent to let you know that City Council will conduct a public hearing to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made at the hearing.

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 public hearing 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.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or statman-burruss@fcgov.com. Sylvia is available to assist residents who have questions about the review process and how to participate.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

A handwritten signature in black ink that reads "Clay Frickey".

Clay Frickey | Redevelopment Program Manager
970.416.2517
cfrickey@fcgov.com

HEARING TIME AND LOCATION

Tuesday, December 3, 2019
at 6:00 P.M.
City Hall, 300 Laporte Avenue

PROPOSAL NAME & LOCATION

Montava Planned Unit Development
(PUD) Overlay, ODP180002
(Please see location map on back)

PROPOSAL INFORMATION

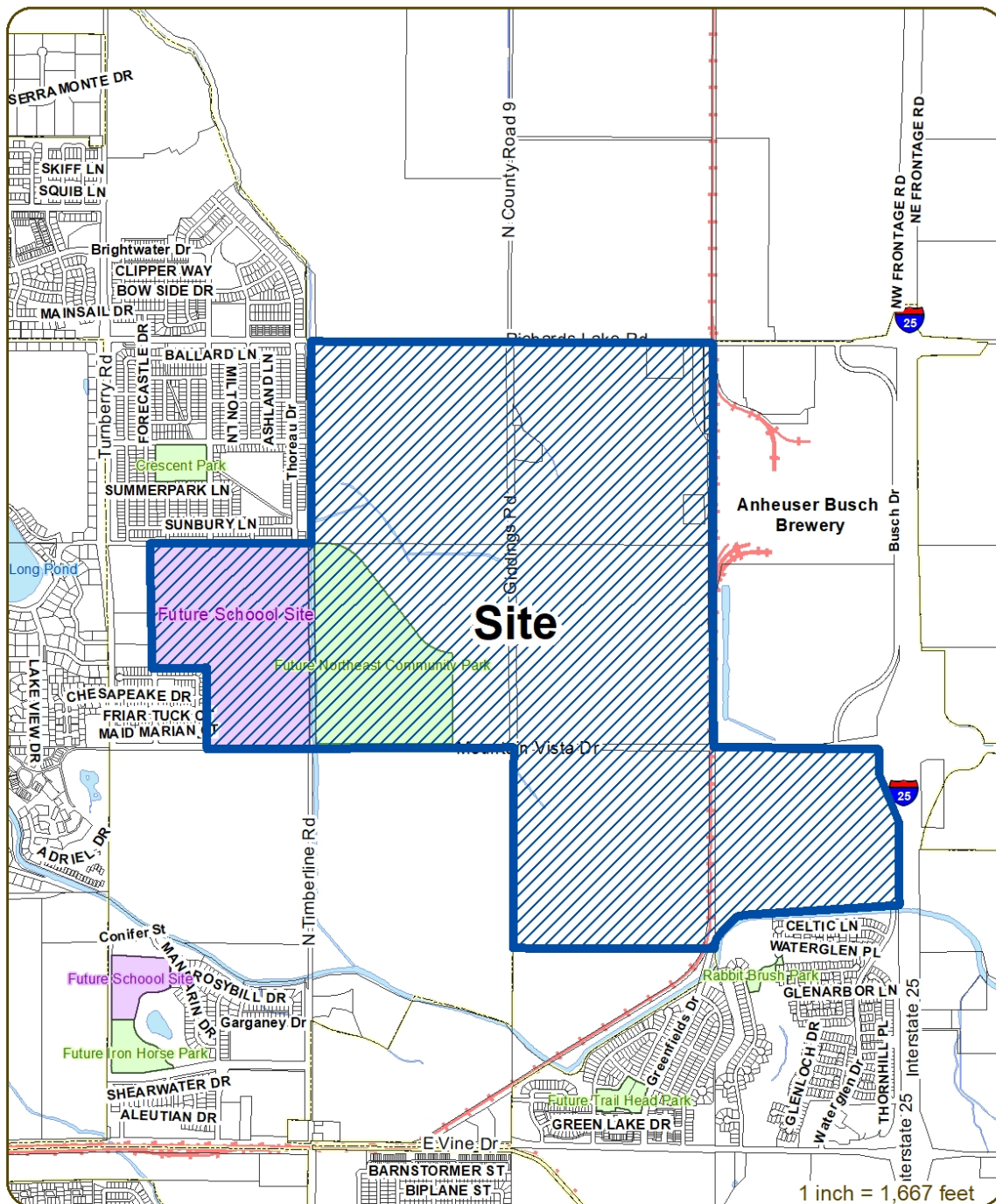
- Prospective development of approx. 999 acres in the Mountain Vista Subarea.
- Complete, connected community with new neighborhoods, town center, urban agriculture, commercial, employment, parks, trails, schools, and related transportation improvements.
- The Planning & Zoning Board heard this item on August 15th hearing and made a recommendation of approval to City Council.
- City Council will consider approval of a PUD Overlay and Master Plan, 3 City plan amendments, and a development agreement with extended vesting property rights.
- The development proposal consists of site-specific development plans, the approval of which may create vested property rights pursuant to Colorado law.

ZONING INFORMATION

- The property is zoned Employment (E), Industrial (I), and Low Density Mixed-Use Neighborhood (LMN).

HELPFUL RESOURCES

- Plans and staff report:
fcgov.com/cityclerk/agendas
- This Notice of Public Hearing:
fcgov.com/ReviewAgendas
- Additional information about Montava:
ourcity.fgov.com/Montava
- Information about the development review process:
fcgov.com/CitizenReview



Montava 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. 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.