



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

NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

January 8, 2025

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **Montava Phase D – Core and Irrigation Pond BDR240006, Basic Development Review** project location. Attached to this letter you will find a copy of the Planning Manager’s decision approving the project with conditions.

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 of the date of final action (January 8, 2025) by the Planning Manager. The deadline to file an appeal is 5:00 p.m. on January 22, 2025. Guidelines explaining the appeal process, including the Code provisions previously referenced, can be found online at 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 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,

Jill Baty, City Planner
970-416-8017 jbaty@fcgov.com

MANAGER’S DECISION

Approved with conditions— Wednesday, January 8, 2025

PROPOSAL NAME & LOCATION

Montava Phase D Core and Irrigation Pond, BDR240006

(location map on reverse).

Sign # 768, Parcels # 8832000001, 8832000002.

PROPOSAL DESCRIPTION

- The project will plat approximately 290 acres.
- Proposed development is limited to approximately 50 of the 290 platted acres.
- The developed site will become approximately 280 single dwelling attached and detached units. A tract will be designated for a future 150-210 multi-dwelling unit project.
- This proposal includes a non-potable irrigation system to serve a future City community park, future elementary school site, and other landscaping.
- Access to the site will be taken from N Giddings Road directly to the east.

ZONING INFORMATION

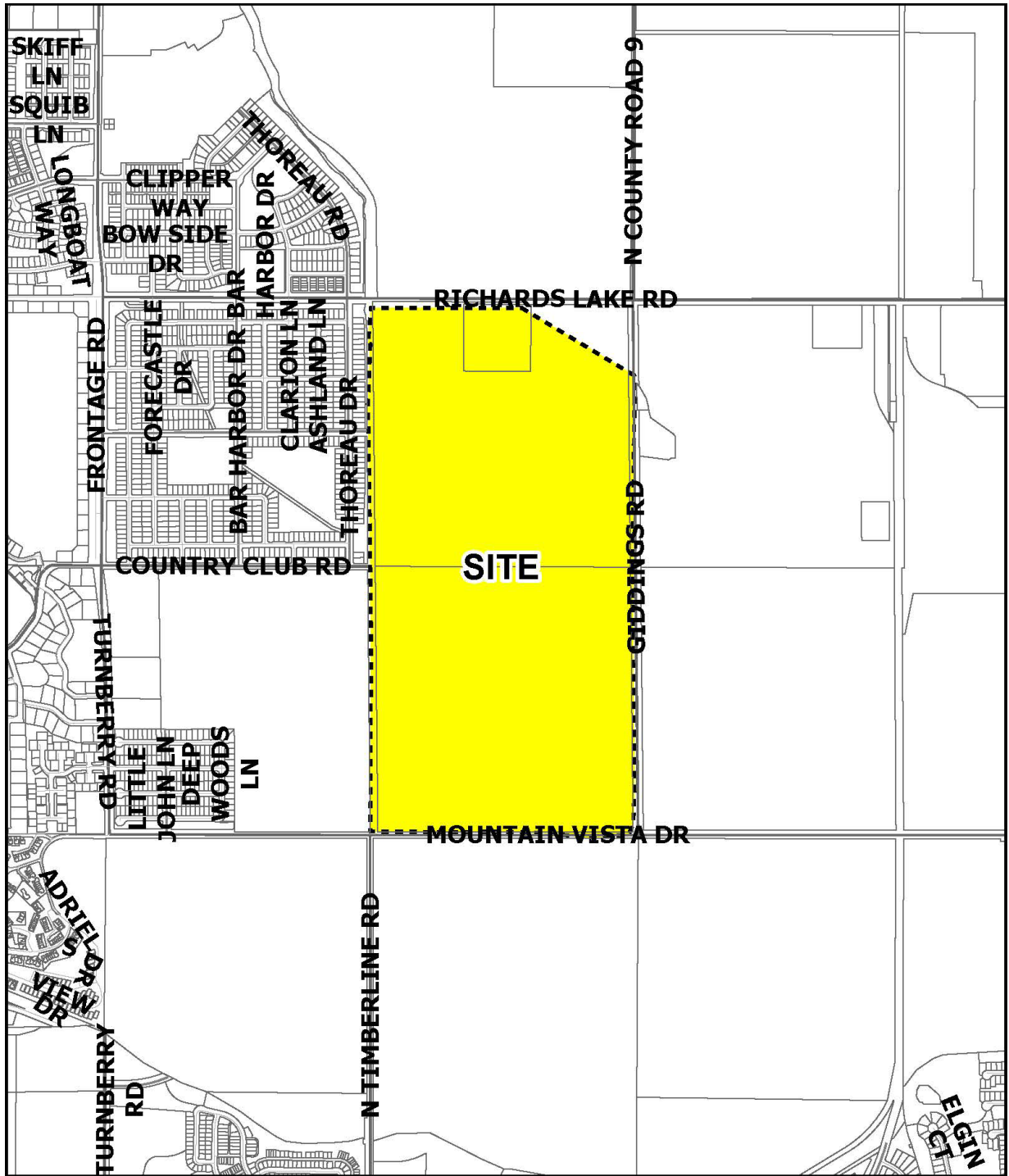
- Property is located in the existing Employment (E) zone district with a PUD overlay, within the T4, T5, and T3.2 transect districts

FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Section 2.2 and 2.18 of the Land Use Code.
- Complies with the applicable sections of Article 3, General Development Standards, of the Land Use Code.
- Complies with all applicable requirements of the Montava PUD Master Plan Uses, Densities, and Development Standards.

HELPFUL RESOURCES

- Written Decision: fcgov.com/developmentreview/proposals



Montava Phase D Core and Irrigation Pond
LOCATION 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 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.