



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

PUBLIC NOTICE OF DEVELOPMENT PROPOSAL

September 27, 2024

Dear Property Owner or Resident:

The City of Fort Collins has received a request Basic Development Review to develop the residential core section of Phase D of the Montava PUD Master Plan, reference as **Montava Phase D Core and Irrigation Pond, BDR240006**.

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 this notice.

The Montava PUD Master Plan allows the Director of Community Development & Neighborhood Services, or their designee, to consider this request administratively vs. a public hearing. There is opportunity for you to provide comments on this project using the methods below:

- You may mail or hand deliver written comments to: Em Myler, 281 North College Avenue, Fort Collins, CO 80524. Or,
- You may send electronic comments to devreviewcomments@fcgov.com.

The Director will review the comments, and after consideration shall issue a written decision **after October 11, 2024**, to approve, approve with conditions or deny the development application based on compliance with the applicable standards. The written decision shall be mailed to the applicant and to any person who provided comments during the comment period and shall also be posted on the City's website at fcgov.com/developmentreview/proposals.

If you have any questions regarding this process, please feel free to contact devreviewcomments@fcgov.com.

Sincerely,

Jill Baty | City Planner
970.416.8017 | jbaty@fcgov.com

PROPOSAL NAME AND LOCATION

Montava Phase D Core and Irrigation Pond, BDR240006

(location map on reverse).

Sign # 791, Parcels # 8832000001, 8832000002.

PROPOSAL DESCRIPTION

- The proposal will plat approximately 290 acres.
- Proposed development is limited to approximately 50 of the 290 platted acres.
- The site will become a mixed-density neighborhood including 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.

MORE DETAILED INFORMATION

on this project can be found at:
fcgov.com/developmentreview/proposals
<https://ourcity.fcgov.com/montava>

ZONING INFORMATION

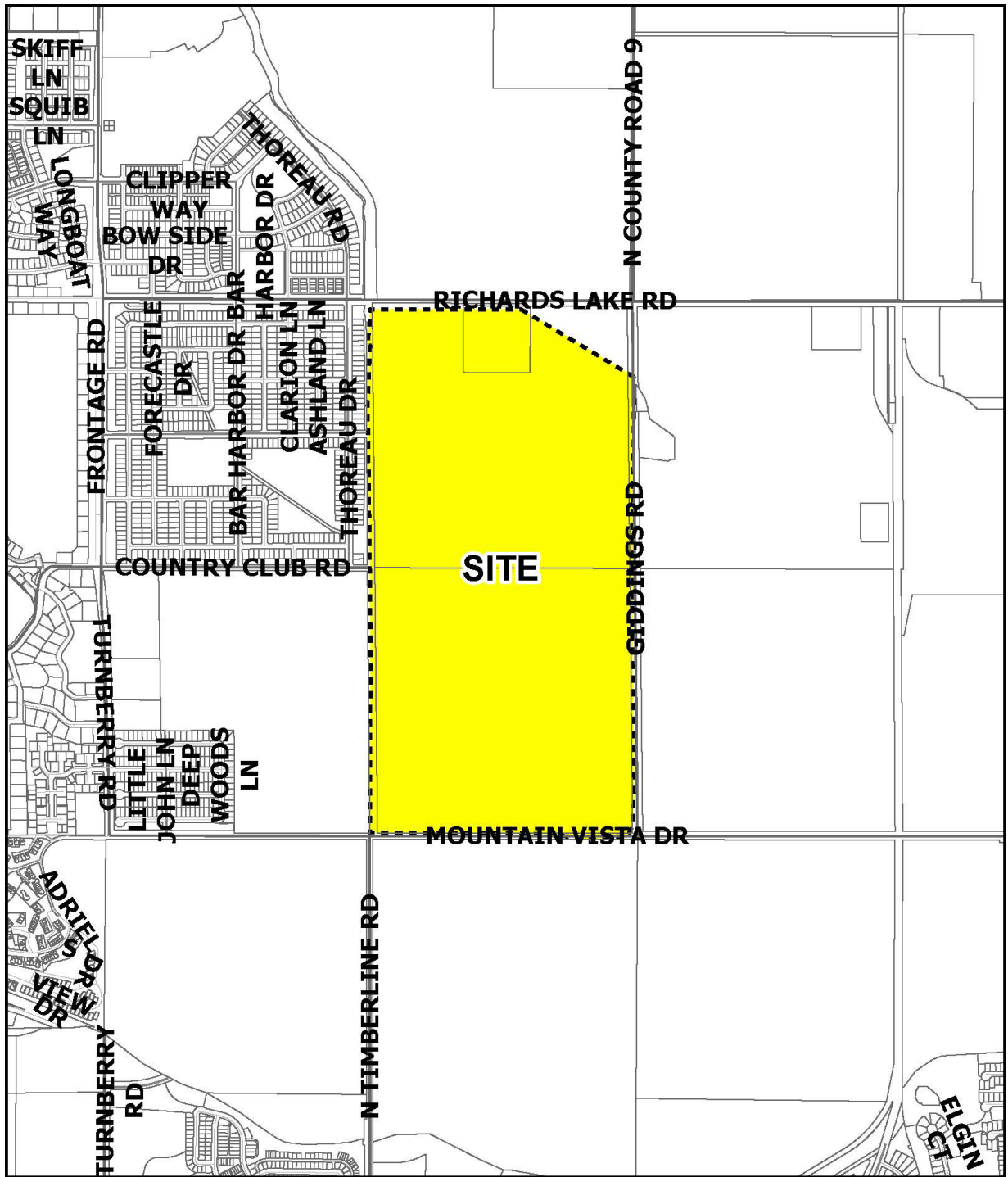
- Property is located in the existing Employment (E) zone district with a PUD overlay, within the T4, T5, and T3.2 transect districts
- The proposal is a permitted use in this district and is subject to a Basic Development Review.

DECISION MAKER

Community Development & Neighborhood Services Director or their designee.

HELPFUL RESOURCES

- Information About the Review Process: fcgov.com/ResidentReview
- If you need assistance accessing documents, contact Em at devreviewcomments@fcgov.com



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.