

**NOTICE TO PROPERTY OWNERS
LAND USE AND DESIGN REVIEW APPLICATION**

The Town of Mountain Village has been asked to consider an application submitted by:

OWNER/APPLICANT: MV Colorado Development Partners, LLC
160 Elm Street, Suite 4000
Dallas, TX 75201

OS3-BR
Town of Mountain Village
455 Mountain Village Blvd.
Mountain Village, CO 81435

LOT NUMBER: Lots 73-76R, 109, 110, 89A OS3-BR

ADDRESS: 636 Mountain Village Blvd – 109
642 Mountain Village Blvd – 110
683 Mountain Village Blvd – 89A
628 Mountain Village Blvd. - 73
632 Mountain Village Blvd. – 76

Legal Description: 73-76R
Lot 73-76R and Tract OS-3BR-1, Town of Mountain Village, a Replat, Rezone and Density Transfer of Lots 73 and 76, Town of Mountain Village and Replat of tract OS-3BR, Town of Mountain Village, according to the Plat recorded January 25, 2007 in Plat Book 1 at page 3807 at Reception no. 389801, County of San Miguel, State of Colorado.

109
Lot 109, replat No. 3, Telluride Mountain Village, Filing 1, according to the Plat recorded July 31, 1985 in Plat Book 1 at page 577, County of San Miguel, State of Colorado.

110
Lot 110, Replat No. 3, Telluride Mountain Village, Filing 1, according to the Plat recorded July 31, 1985 in Plat Book 1 at page 577, County of San Miguel, State of Colorado.

89-A
Access Tract 89-A, Telluride Mountain Village, according to the first Replat of Combined Lots 133 and 89-1, Telluride Mountain Village, Filing 1 recorded December 26, 1989 in Plat Book 1 at page 980, County of San Miguel, State of Colorado.

ZONED FOR:	73-76R	Condominium, Employee Condo, Commercial
	89-A	Commercial
	109	Condominium, Commercial
	110	Condominium, Commercial
	OS3-BR	Active Open Space

TYPE OF APPLICATION: Sketch Planned Unit Development (PUD) Plan Approval

PURPOSE: The Sketch PUD Plan application includes a Replat, Rezone, Density Transfer, and Variance Requests for the development of hotel project consisting of Lodge Units, Efficiency Lodge Units, Condominiums and an Employee Condominium, with required underground parking and associated amenities to operate this development as a hotel such as restaurant/bar, administrative offices, back of house operation space, lobby, spa fitness area, business center, gift/sundries shop on replatted lots 73-76R, 89A, 109 and 110.

VARIANCES AND APPLICATION REQUESTS: This Sketch PUD Plan application is requesting the following:

- Variance to Land Use Ordinance to 2-416 to allow Lot 109 and 110, Building Footprint Lots, to expand by more than 25%.
- Variance to Land Use Ordinance 4-308-9 to allow an increase in maximum and maximum average height
- Active Open Space Uses. A variance to LUO Section 4-308-2 to allow for permitted uses (parking, pedestrian paths, etc. as shown in plans) in Active Open Space to be approved pursuant to the PUD process and not the special use permit process.
- A variance to LUO Section 4-308-2(f) to allow for conference and meeting space on the plaza level.
- Specific approval from the Town Council to allow residential occupancy on the plaza level.
- Replat of Lots 73-76R, 89-A, 109, 110 and OS3-BR.
- Density Transfer of Density Units, from the Density Bank to replatted Lot 109R to facilitate the development of Efficiency Lodge and Lodge Units.
- Rezoning of existing condominium units from Lot 73-76R, Lot 109 and Lot 110 to facilitate the development of Efficiency Lodge and Lodge Units.
- Specific approval from the DRB to allow tandem parking in excess of the parking requirement (Design Regulations Section 7-306-2)
- Specific approval from the DRB to allow for modification of the tile roofing material, not design (Design Regulations Section 8-211-5)

VESTED PROPERTY RIGHTS: The approval of a Final PUD Plan by the Town of Mountain Village Town Council may result in a Vested Property Right pursuant to Article 6 of the Town of Mountain Village Land Use Ordinance.

A public meeting to review and consider the above proposal will be held by the Town of Mountain Village Design Review Board. The Design Review Board hearing is scheduled for June 10, 2010, in the meeting room of Town of Mountain Village Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado. You may appear if you so desire, either in person or by agent or attorney, in support or opposition of the proposed request. Please contact the Mountain Village Community Development Department for further information and confirmation of the meeting date, time and location at (970) 728-1392.

Send written comments to: Mountain Village Community Development Department, 455 Mountain Village Boulevard, Mountain Village, Colorado 81435.

The meeting on this proposal is not limited to those receiving copies of this notice and this public hearing is open to any interested party.

Sincerely,



Agent on behalf of MV Development Partners, LLC

VICINITY MAP ATTACHED

