

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:** 76/73 Condos LP  
17950 Preston Road, Suite 200  
Dallas, Texas 75252

Lot 89A-109  
Stonegate Mountain Village Partners, LLC  
260 North Denton Tap Suite 275  
Dallas, TX 75019

Lot 110  
Stonegate Core Partners II, LLC  
260 North Denton Tap Suite 275  
Dallas, TX 75019

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

**ZONED FOR:** 73-76R Condominium, Employee Condo, Com<sup>1</sup>  
89-A Commercial  
109 Condominium, Commercial  
110 Condominium, Commercial  
OS3-BR Active Open Space

**TYPE OF APPLICATION:** Conceptual Planned Unit Development (PUD)

**PURPOSE:** Review of Conceptual PUD Plan Application including a Replat, Rezone, Density Transfer, and Variance Requests for the development of hotel development consisting of Lodge Units, Efficiency Lodge Units, and employee apartments, with required underground parking and associated amenities to operate this development as a hotel such as restaurant/bar, coffee shop, administrative offices, back of house operation space, lobby/gallery, ski storage, spa fitness area on replatted lots 73-76R, 89A, 109 and 110. The application proposed improvements to the public plaza.

**VARIANCES REQUESTED:** This Conceptual PUD application is requesting the following variances:

- Variance to Land Use Ordinance to 2-416 to allow Lot 109 and 110, Building Footprint Lot, to expand by more than 25%.

- Variance to Land Use Ordinance 4-308-9 to allow an increase in maximum and maximum average height.

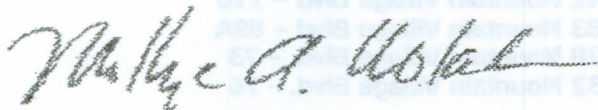
**VESTED PROPERTY RIGHTS:** The approval of a Final PUD Plan by the Town of Mountain Village Town Council may result in a Vested Property Right pursuant to Article 6 of the Town of Mountain Village Land Use Ordinance.

A public meeting to review and consider the above proposal will be held by the Town of Mountain Village Design Review Board (DRB) and Town Council. The DRB meeting is scheduled for 12 p.m. on February 28, 2008, in the Conference Room of the Mountain Village Municipal Building, located at 411 Mountain Village Boulevard, Third Floor, Mountain Village, Colorado. The Town Council hearing is scheduled for March 20, 2008, 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, 411 Mountain Village Boulevard, Third floor, 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 Stonegate Core Partners, LLC

