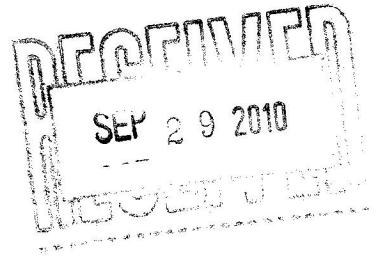


NOTICE TO PROPERTY OWNERS  
LAND USE AND DESIGN REVIEW APPLICATION



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.

OS 3-BR-1  
TRACT OS-3BR-1, Town of Mountain Village, a Replat, Rezone and Density Transfer of Lots 73 and 76, Town of Mountain Village, and a Replat of Tract OS-3BR, Town of Mountain Village, as such Plat was recorded January 25, 2007 in Plat Book 1 at page 3807 at Reception no. 389801, 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 APPLICATIONS: (1) Final Planned Unit Development (PUD) Plan pursuant to Section 4-6 of the Mountain Village Land Use Ordinance ("LUO"), (2) replat, rezone and density transfer pursuant to Sections 4-4 and 4-5 of the LUO; and (3) a site specific development plan and associated vested property rights pursuant to Article 6 of the LUO.

**PURPOSE:**

The Final 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.

**VARIATIONS/WAIVERS AND APPLICATION REQUESTS:** This Final PUD Plan application is requesting the following:

- Variation/waiver to Land Use Ordinance to 2-416 to allow Lot 109 and 110, Building Footprint Lots, to expand by more than 25%.
- Variation/waiver to Land Use Ordinance 4-308-9 to allow an increase in maximum and maximum average height
- Variation/waiver to allow for tandem parking to be included in required parking (Design Regulations Section 7-3)
- Variation/waiver to LUO Section 4-308-2(f) to allow for conference and meeting space on the plaza level.
- Variation/waiver 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.
- Variation/waiver to allow for proposed lock-off unit configuration (LUO Section 2-466).
- Specific approval from the Town Council to allow residential occupancy on the plaza level.
- Specific approval from the DRB to allow for modification of the tile roofing material, not design (Design Regulations Section 8-211-5)
- Specific approval from the DRB to allow for 2:12 roof pitch (Design Regulations Section 8-202)
- 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 66 Efficiency Lodge units, 38 Lodge units, 20 Condominium units one employee unit and approximately 20,164 sq. ft. of commercial space.
- Rezoning of existing condominium units from Lot 73-76R, Lot 109 and Lot 110 to facilitate the development of 66 Efficiency Lodge units, 38 Lodge units, 20 Condominium units one employee unit and approximately 20,164 sq. ft. of commercial space..
- Rezoning of Active Open Space to Village Center

**VESTED PROPERTY RIGHTS:** The approval of a Final PUD Plan by the Town of Mountain Village Town Council will 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 October 28, 2010, and the Town Council hearing is scheduled for November 18, 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 Chris Hawkins, Director of Community Development for further information (970) 728-1392.

Send written comments to: Mountain Village Community Development Department, 455 Mountain Village Boulevard, Mountain Village, Colorado 81435, or by e-mail to [chawkins@mntvillage.org](mailto:chawkins@mntvillage.org).

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.



Agent on behalf of MV Development Partners, LLC

