PRACTICES

Real Estate
Zoning and Land Use
Energy Consumers, Developers, and Public Utilities
Affordable and Multifamily Housing
Resorts and Hospitality
Master Planned Communities

EDUCATION

University of Denver Sturm College of Law, J.D., 2013

Tulane University, B.A., 2007

BAR ADMISSIONS

Colorado

Allison Pofit Altaras

Partner

555 17th Street, Suite 3200, Denver, CO 80202

P 303.295.8294

apaltaras@hollandhart.com

Allison co-Chairs the firm's Land Use and Economic Development subgroup, bringing specialized experience in municipal and land use law to complex real estate developments to facilitate success at every stage.

Allison advises developers, investors, and landowners buying, selling, financing, entitling, developing, or redeveloping projects in Colorado and throughout the Mountain West. She has considerable experience with mixed-use and master planned communities and multi-family, commercial, resort, and industrial development. Allison also handles the financing and development of horizontal infrastructure and utilities. Her command of zoning and land use matters is invaluable to clients pursuing ground-up development or repositioning land or assets for sale.

In her transactional work, Allison crafts creative and effective solutions to keep deals on track. Clients appreciate that she is meticulous, yet adaptable, and takes time to understand their business objectives. She can see all angles of a deal and anticipate not only the legal, but the political, engineering, finance, and environmental implications of a project.

Allison's background in natural resources law also enables her to be a capable advocate for rural and mountain landowners in conservation, access, resource lease, and public lands matters. She frequently helps families and businesses conserve their land, generate new revenue streams, and add value to land through planning and entitlements. Allison also represents both landowners and developers on site control agreements and local permitting for utility-scale wind, solar, energy storage, and transmission line projects.

Before joining Holland & Hart, Allison was a partner at a boutique Denver real estate firm where she co-chaired the firm's diversity, equity and inclusivity committee and served on the firm's marketing and business development, recruiting, and legislative committees. Allison also practiced water and environmental law at a regional firm and served as an appellate law clerk to the Honorable Gregory J. Hobbs, Jr. (ret.) of the Colorado Supreme Court.

EXPERIENCE

Real Estate Transactions

- Title and survey review

- Title insurance
- Due diligence
- Easements
- Private covenants
- Homeowner and property management associations
- Ground and building leases
- Site control and construction agreements for renewable energy development

Land Use and Development

- Annexation and exaction analysis
- Zoning and rezoning
- Conditional and special use permitting
- Subdivision
- Site planning and design review
- Development and cost sharing agreements
- Infrastructure development
- Affordable and attainable housing covenants
- Special districts
- Municipal bond issuances
- Community and stakeholder engagement
- Legislative analysis
- Representing clients before city and town councils, county commissions, planning commissions, and appeals boards

Natural Resources and Conservation

- Renewable energy project development
- Farm, ranch, and rural land transactions
- Conservation easements
- Water and mineral rights due diligence and conveyancing
- Resource leases
- Permitting on state and federal public lands
- Access rights

CLIENT RESULTS

Represented landowner in annexation, entitlement, and master planning of significant acreage between National Forest and a Colorado mountain community for a mixed-use development.

Represented investor in a historic hotel property under a historic preservation conservation easement and accompanying transfer of

development rights.

Represented a developer in a $100 million metropolitan district bond issuance to fund infrastructure for a mixed-use town center development.

Lead negotiations among mineral leaseholders and ditch and pipeline companies to relocate and enhance millions of dollars of infrastructure to prime land for development.

Represented a master developer in concurrent sales of a fully-entitled 640-acre project to a half-dozen homebuilders.

Represented developers in acquisition and development of more than a dozen multifamily projects along Colorado's Front Range, many of which offer affordable or workforce housing units.

Assisted permitting approvals for a wide range of land uses, including explosives storage, art galleries, recreational mines, mini-storage, glampgrounds, recycling facilities, office conversions, athletic facilities, single-family for-rent, medical facilities, convenience stores, industrial warehouses, and wineries.

PUBLICATIONS

"Colorado Land Planning and Developmental Law, Eleventh Edition,", Contributing Author, 2017

SPEAKING ENGAGEMENTS

"Advocating for Yourself: Difficult Conversations for Real Estate Leaders," Co-Presenter, *Urban Land Institute (ULI) Breaking the Glass Ceiling Program*, August 2026

"Breaking Ground: The Dirt on Land Acquisition, Permitting, and the Path to Data Center Success," Co-Presenter, *Holland & Hart Data Center Summit*, July 2026

"Land Use and Zoning in Colorado: From Application to Appeal," *National Business Institute (NBI) Seminar*, November 2025

"Water Law for Land Use Lawyers, Land Use Law: How-To (Advanced Tools & Issues in Theory & in Practice)," *CLE Int'l Seminar*, December 2024

"Mastering The Master Planned Community: The Status and Future of the Region's Large-Scale Commercial Developments," Co-Presenter, *BisNow Denver Single-Family Rental and Master Planned Community Summit*, December 2023

"Will There Be Water? Best Practices in Water Adequacy Policies and Regulations," Co-Presenter, *Rocky Mountain Land Use Institute Annual Conference*, March 2023

"Water Law for Land Use Lawyers, Land Use Law: How-To (Advanced Tools & Issues in Theory & in Practice)," *CLE Int'l Seminar*, December

2022

"Integrating Water and Land Use Planning (Western Land Use & the Colorado River Crisis Workshop Series)," Co-Presenter, *Rocky Mountain Land Use Institute*, April 2022

"Advanced Legal Topics for Farm and Ranch Brokers," *Realtors Land Institute*, September 2019

"Residents Gone Wild: When Community Meetings Go Off Script," Co-Presenter, *Rocky Mountain Land Use Institute Annual Conference*, March 2019

"Land Use Case Law Update," *Colorado Land Planning and Developmental Law*, March 2018

RECOGNITION

- *The Best Lawyers in America*®, Real Estate Law, 2026, 2027
- ColoradoBiz, Colorado 500, Real Estate/Construction Law, 2026
- *Best Lawyers: Ones to Watch*® *in America*, Real Estate Law, 2022-2025

PROFESSIONAL AND CIVIC AFFILIATIONS

- Denver Architecture Foundation, Board of Directors, 2026-Present
- Krewe of Cleopatra, Member, 2023-Present
- Colorado Bar Association
- University of Denver *Water Law Review*, Professional Advisory Board Member and Review Committee, Professor Fred Cheever Environmental and Natural Resources Writing Award, University of Denver *Water Law Review*, 2015-Present
- Volunteers for Outdoor Colorado
    - Board of Directors, 2017-2023
    - Executive Committee Member, 2019-2023
    - Chair of Grossman Scholarship Committee, Chair, 2017-2019
- Colorado Legal Aid Foundation, Associates Advisory Board Member, 2014-2020
- Tulane University Early Admissions Program, Alumni Interviewer, 2018
- ABA Water Law Section, Conference Planning Committee, Water Law Section, 2016
- Colorado Lawyers Committee, Denver Legal Nights Volunteer, 2014-2016