



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

VIRTUAL HEARING NOTICE OF DECISION

July 18, 2024

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Mason Street Infrastructure Project, combined Project Development Plan and Final Development Plan, #FDP230016**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project with one condition.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Article 6.3.12 of the Land Use Code, within 14 calendar days of the decision (dated July 16, 2024) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on July 30, 2024. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at <https://www.fcgov.com/cityclerk/appeals>, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. You may also contact our Development Review Neighborhood Services Liaison, at devreviewcomments@fcgov.com. Em Myler is available for residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Clark Mapes | City Planner
970.221.6225 cmapes@fcgov.com

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.

HEARING DATE AND TIME

Tuesday, July 9, 2024

5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME AND LOCATION

Mason Street Infrastructure Project, FDP230016, West end of Hibdon Ct., north of Hickory St.

(location map on reverse).

Sign # 740, Parcel #s 9702100918 & 9702100007

PROPOSAL DESCRIPTION

- This plan would enable construction of a segment of North Mason Street following the existing alley-like drive north of Hickory St.
- The plan includes stormwater drainage and underground utilities—water, sewer and electric—to get the land ready for development.
- The plan does NOT include any development of the proposed homeless shelter. A plan for that is submitted separately and would proceed after this infrastructure plan.

ZONING INFORMATION

- Property is in the Service Commercial (CS) Zone District.
- The proposal is a permitted use subject to review and approval by the Administrative Hearing Officer.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/developmentreview/proposals
- Appeals Process: www.fcgov.com/appeals
- Appeal Guidelines: <http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process: fcgov.com/ResidentReview
- If you need assistance accessing documents, contact Em at devreviewcomments@fcgov.com