



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

## NOTICE OF VIRTUAL PUBLIC HEARING

September 15, 2021

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on September 29, 2021** has been scheduled to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, call 970-224-6076.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the public hearing so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

Please contact me, or Alyssa Stephens at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Kai Kleer, AICP | City Planner  
970.416.4284 | [kkleer@fcgov.com](mailto:kkleer@fcgov.com)

### HEARING DATE AND TIME

**Wednesday, September 29, 2021**

5:30 P.M.

### Remote/Virtual Meeting

Meeting information will be posted at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) 48 hours prior to the meeting.

### PROPOSAL NAME AND LOCATION

**4235 S Mason St – Mason Center South. #FDP200010**

This site is located at 4235 South Mason Street, the northwest corner of S. Mason Street and W. Troutman Parkway (location map on reverse).

Sign #534, Parcel #s 9735406003, 9735406012

### PROPOSAL DESCRIPTION

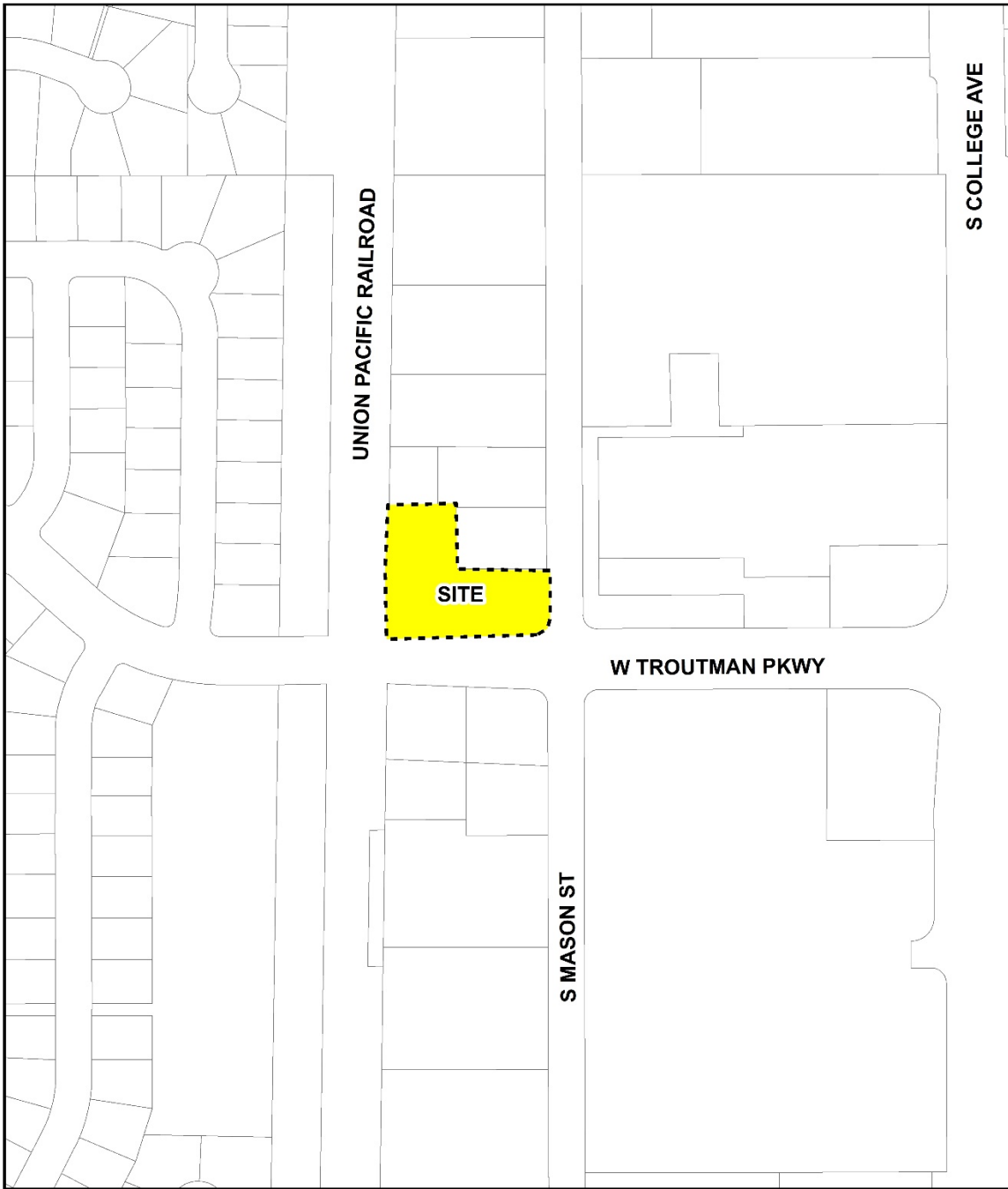
- The proposal is to establish the use of Minor Vehicle Repair to the property.
- The plan proposes to use the existing 5,000 square foot building at 4235 S. Mason Street to perform vehicle computer and camera calibration, and, along with parcel 9735406012, temporarily store vehicles.
- The subject lots are 19,429 square feet and 4,575 square feet in size.
- Access to the site will be taken from S. Mason Street on the east, and W. Troutman Parkway on the south.

### ZONING INFORMATION

- Property is located within the General Commercial (CG) Zone District.
- The use is permitted in this district subject to an Administrative Hearing.

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Information About the Review Process:  
[fcgov.com/ResidentReview](http://fcgov.com/ResidentReview)



4235 S MASON ST  
MINOR VEHICLE REPAIR



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](mailto: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](mailto:translate@fcgov.com).