



NOTICE OF HEARING

Notice is hereby given that on Thursday, January 30, 2014, at 5:00 p.m., in Conference Room A, 281 North College Avenue, Fort Collins, Colorado, a Hearing Officer for the City of Fort Collins will conduct an Administrative Public Hearing to consider a development proposal. The project is scheduled as the fourth item on the agenda.

GENERAL DESCRIPTION

The project is referred to as Manhattan Townhomes Modification of Standard, file #MOD130003. The project is proposing a reduction in dwelling units from 41 to 39 on 2.21 acres, which requires a density modification to be approved, since the previously approved project included 10.42 acres. This change in project acreage and resulting change in density is due to a portion of the previously approved project being purchased by the City for stormwater detention (8.21 acres). The previously approved site plan accommodated this detention area, and the overall development pattern is not changing from the plans previously approved in 2009. The site is located at 3836 Manhattan Avenue and is in the L-M-N, Low Density Mixed-Use Neighborhood zone district. The Hearing Notice, Plans, and Staff Report can be found online at fcgov.com/ReviewAgendas

34206392
Fort Collins Coloradoan
January 21, 2014

STATE OF COLORADO)
) ss: AFFIDAVIT OF PUBLICATION
COUNTY OF LARIMER)

Andrew Troncoso, being duly sworn, deposes and says that said is the legal clerk of the Fort Collins Coloradoan; that the same is a daily newspaper of general circulation and printed and published in the City of Fort Collins, in said county and state; that the notice or advertisement, of which the annexed is a true copy, has been published in said daily newspaper for

1 Day;

that the notice was published in the regular and entire issue of every number of said newspaper during the period and time of publication of said notice, and in the newspaper proper and not in a supplement thereof; that the first publication of said notice was contained in the issue of said newspaper on

Tuesday, January 21, 2014

that the last publication thereof was contained in the issue of said newspaper on

Tuesday, January 21, 2014

that said Fort Collins Coloradoan has been published continuously and uninterruptedly during the period of at least six months next prior to the first publication of said notice or advertisement above referred to; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof; and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisement within the meaning of the laws of the State of Colorado.

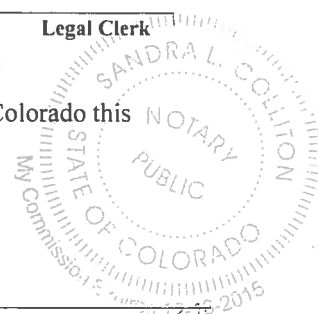
Legal Clerk

Subscribed and sworn to before me, within the County of Larimer, State of Colorado this

Tuesday, January 21, 2014

My Commission expires: Dec 16, 2015

Notary Public



Legal No.0034206392

Delivered to:
CITY OF FC-PLANNING-LEGAL ADS,
281 N COLLEGE AVE
FORT COLLINS, CO 80524-2404

Affidavit Prepared
Tuesday, January 21, 2014
8:43 am