FORT COLLINS
# COLORADOAN

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

**Robin K. Hause,** 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(s)**

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

**Friday, January 14, 2000**

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

**Friday, January 14, 2000**

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 advertisements within the meaning of the laws of the State of Colorado.

NOTICE OF APPROVAL
NOTICE is hereby given that on January 10, 2000, the City of Fort Collins created a Vested Property Right upon the following described land:
GENERAL DESCRIPTION:
218 West Magnolia Street (Edwards Residence), PDP, #27-99, consisting of a request for a 5,642 square foot, three-story single family residence (with a 1,005 square foot home occupation office use over the 927 square foot attached 3-car garage) on a property that is 0.21 acre in size. The property is located at the north side of West Magnolia Street, about midway between South Mason Street and South Howes Street and is zoned D-Downtown.
LEGAL DESCRIPTION:
Lot 20 of F.J. Spencer Subdivision of Lots 14, 15 and 16, Block 103, and the west 1/4 of the vacated 20.00 foot alley adjacent to the east side of Lot 20, City of Fort Collins, County of Larimer, State of Colorado
Dated this 12th day of January, A.D. 2000
Robert Blanchard, AICP
Director of Current Planning

32179766
Fort Collins Coloradoan
January 14, 2000

Legal Clerk

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

**Friday, January 14, 2000**

My commission expires _____

Notary Public

Legal Number: **32179766**

**Delivered To:**

**FtC Current Planning/Georgian**
**P.O. BOX 580**
**FORT COLLINS CO 80522**

VICTORIA E. MURRAY NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 04/21/2003

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For additional information or an official copy, please contact Current Planning 281 North College Fort Collins, CO 80524 USA