

# FORT COLLINS COLORADOAN

**NOTICE OF HEARING**  
 Notice is hereby given that on Monday, November 17, 2003, beginning at 3:00 p.m. or as soon thereafter as possible, in the Current Planning Conference Room B, 281 North College Avenue, Fort Collins, Colorado, the Administrative Hearing Officer will hold an Administrative Public Hearing for Rigden Farm, 11th Filing, Seven Oaks Academy, File #56-98W. If approved and necessary, shall create a Vested Property Right in accordance with Colorado Law.

**GENERAL DESCRIPTION:**  
 The request is for development approval ultimately to construct 2 child care center buildings on 1.98 acres in the Rigden Farm Neighborhood. The proposed buildings are planned to be built in two phases. The first phase would include an 11,466 square foot child care building, an outdoor play area, and a 57 space parking lot. The second phase would include an approximately 6,000 square foot child care building. The site is in the MMN - Medium Density Mixed-use Neighborhood zone district, and is bounded by Illinois Drive on the west, Custer Drive in the north, Iowa Drive on the east, and the Timberline Church on the south.

**LEGAL DESCRIPTION:**  
 Tract B, Rigden Farm Filing 1 in the northwest quarter of section 29, Township 7 north, range 68 west of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado.  
 Dated this 4th day of November, A.D. 2003  
 Cameron Gloss, AICP  
 Director of Current Planning

32600059  
 Fort Collins Coloradoan  
 November 10, 2003

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

**Robin 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 consecutive days;**

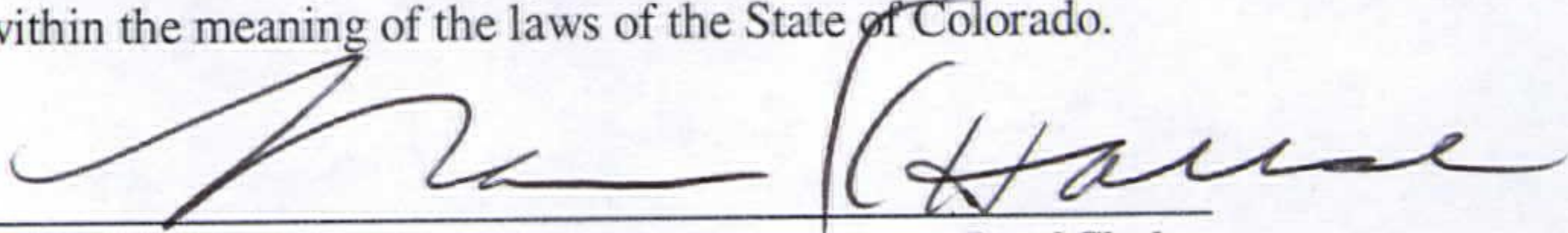
that the notice was published in the regular and entire issue of every number of said newspaper during the period and time of publication of said notice, and in the newspaper proper and not in a supplement thereof; that the first publication of said notice was contained in the issue of said newspaper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

**November 10, 2003 , A.D.;**

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

**November 10, 2003 , A.D.;**

that said Fort Collins Coloradoan has been published continuously and uninterrupted 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.



Legal Clerk

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

**November 10, 2003 , A.D.**

My Commission expires 11/10/07



Notary Public

Legal No. 32600059



**Delivered to:**

**FtC Current Planning/Alfers  
 PO BOX 580  
 FT COLLINS, CO 80522**