



RECEIVED
 SEP 25 2015
 BY: _____

Invoice Text NOTICE OF HEARING Notice is hereby given that on Mond

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

Saturday, September 19, 2015

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

Saturday, September 19, 2015

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.

A handwritten signature in black ink, appearing to read 'J. Troncoso', written over a horizontal line.

Legal Clerk

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

Monday, September 21, 2015

My Commission expires: *Dec 16, 2015*

A handwritten signature in black ink, reading 'Sandra L. Colleton', written over a horizontal line.

Notary Public

Legal No.0034220167

Delivered to:

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

**Affidavit Prepared
 Monday, September 21, 2015
 7:06 am**

NOTICE OF HEARING

Notice is hereby given that on Monday, September 28, 2015, at 5:30 p.m. (scheduled as the only item on the agenda), in Conference Rooms C-D, 281 North College Avenue, Fort Collins, Colorado, a Hearing Officer for the City of Fort Collins will conduct an Administrative Public Hearing continued from the September 14, 2015 Administrative Public Hearing to consider a development proposal.

GENERAL DESCRIPTION

The project is referred to as Manhattan Townhomes Second Filing, file #FDP150021. The request proposes changes to the previous, now-expired project, approved in 2006. The changes include: 36 two-story, single-family attached townhomes on individually platted lots; 80 off-street parking spaces, with 58 garage spaces and 22 off-street surface spaces; a detached sidewalk along the east side of Manhattan Avenue with street trees. The project also provides a 6 foot public trail connection from Manhattan Ave. to the Mason Trail. Two Modifications to the Land Use Code are required: an increase in the overall maximum density from 9 units to 16.3 units per acre, due to sale of 8.21 acres for City regional detention facility; and a reduction in the front building setback from 15 feet to 9 feet. The property is located at the east side of Manhattan Avenue, north of Albion Way, and is zoned (L-M-N) Low Density Mixed-Use Neighborhood. Administrative Hearing Notice, Plans, and Staff Report can be found online at: fcgov.com/ReviewAgendas. Information about the review process can be found online at: fcgov.com/CitizenReview.

34220167
Coloradoan
Sept 19, 2015