



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

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

Monday, June 15, 2015

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

Monday, June 15, 2015

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.

[Handwritten signature]

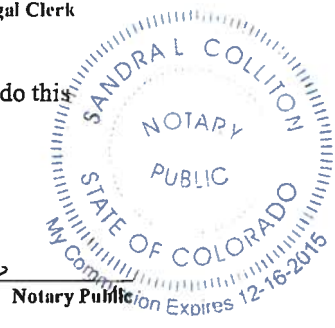
Legal Clerk

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

Tuesday, June 16, 2015

My Commission expires: Dec 16, 2015

[Handwritten signature: Sandra L. Colliton]



Notary Public

Legal No.0034218039

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

Affidavit Prepared
Tuesday, June 16, 2015
7:06 am

NOTICE OF HEARING

Notice is hereby given that on Thursday, June 25, 2015, at 5:30 p.m. in Conference Rooms A-D, 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.

GENERAL DESCRIPTION

The project is referred to as River Modern Project Development Plan, file #PDP150005. The project proposes converting an existing single-family house into a child care center and developing 30 residential dwellings as duplex units. The density of the 4.36 acre lot is 6.88 units per acre. The project also includes two Modification of Standard requests 1. To reduce the required 15 foot front setback to 9 feet and 2. To allow an attached sidewalk on private drive along the child care center. The property is located at 900 East Stuart Street and is zoned (L-M-N), Low Density Mixed-Use Neighborhood District. 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.

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Coloradoan
June 15, 2015