

# FORT COLLINS COLORADOAN

**RECEIVED**  
FEB 12 2018  
BY: \_\_\_\_\_

Invoice Text

NOTICE OF APPROVAL NOTICE is hereby given that on January 9,

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

I, 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

**Thursday, February 1, 2018**

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

**Thursday, February 1, 2018**

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.

*Rendall D. Tegan*  
\_\_\_\_\_  
Legal Clerk

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

**Thursday, February 01, 2018**

My Commission expires September 3, 2019

LADONNA MARY LAMAR  
NOTARY PUBLIC - STATE OF COLORADO  
My Identification # 20154035099  
Expires September 3, 2019

*Ladonna Mary Lamar*  
\_\_\_\_\_  
Notary Public

**Legal No.0002701605**

**Delivered to:**

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

**Affidavit Prepared  
Thursday, February 1, 2018  
2:45 pm**

NOTICE OF APPROVAL  
NOTICE is hereby given that on January 9, 2018, the City of Fort Collins created a Vested Property Right upon the following described land:  
GENERAL DESCRIPTION:  
406 Seneca St Group Home, File FDP170032. This was a Final Plan to convert a single-family residence into a 0-bedroom group home at 4406 Seneca St (parcel # 9734411014). The proposal would serve as an assisted living facility that is licensed by the State of CO for 8lderly residents. The site plan indicates the conversion of the existing 2-car garage into 2 bedrooms with a shared bathroom totaling 5 bedrooms on the first floor. The basement will consist of 2 bedrooms and the additional access gained from a new stairwell on the east side of the residence. The applicant indicated that there will be an on-site manager and installation of sprinkler system. The site will include parking on a circular drive for 3-4 cars. The project is in the Residential Low Density (RL) zone district and was subject to a Planning and Zoning Board (Type II) hearing.  
LEGAL DESCRIPTION:  
LOT 14, BLOCK TWO - REGENCY PARK P.U.D, FORT COLLINS, CO  
701605  
Coloradoan  
February, 1 2018