



Invoice Text NOTICE OF HEARING Notice is hereby given

NOTICE OF HEARING
 Notice is hereby given that on Thursday, July 11, 2013, at 5:00 p.m., in conference room A, 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 Lakeview Subdivision - Request for Modification of Standard, #MOD130001. This Request for Modification is being made prior to the full submittal for the pending Lakeview Subdivision Project Development Plan. The request is to modify the standard in the R-L, Low Density Residential zone district that is stated as follows: Section 4.4(D)(1): "Density. All development in the Low Density Residential District shall have a minimum lot area the equivalent of three times the floor area of the building, but not less than 6,000 square feet." Thus, on a 6,000 square foot lot, a new house would be limited to 2,000 square feet (but not counting the garage or basements). The applicant proposes to build houses on 6,000 square foot lots that would range in size from 2,100 to 3,220 square feet. The proposed Lakeview Subdivision would be located on 11 acres on the east side of the Christ Center Community Church at 2700 South Lemay Avenue. The subdivision would consist of 42 lots and each lot would meet or exceed the 6,000 square foot required minimum. If the Modification Request is approved, it would apply to a complete development plan submitted within one year following the determination of the Hearing Officer.

34201845
 Fort Collins, Coloradoan
 July 4, 2013

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

Thursday, July 4, 2013

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

Thursday, July 4, 2013

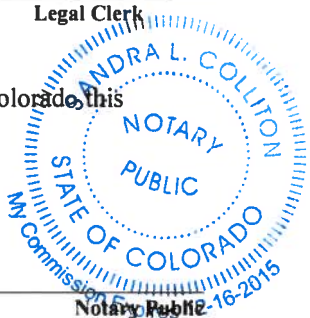
that said Fort Collins Coloradoan has been published continuously and uninterruptedly during the period of at least six months next prior to the first publication of said notice or advertisement above referred to; that said newspaper has been admitted to the United States mails as second-class matter 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 advertisement 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

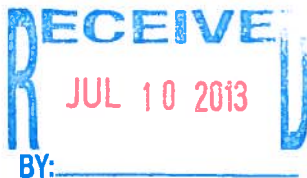
Friday, July 05, 2013

My Commission expires: Dec 16, 2015



Legal No. 0034201845

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



Affidavit Prepared
 Friday, July 5, 2013
 11:06 am