FORT COLLINS COLORADOAN

NOTICE OF HEARING

Notice is hereby given that on Thursday, July 8th, 2004, beginning at 4:00 p.m. in the Current Planning Conference Room, 281 North College Avenue, Fort Collins, Colorado, the Administrative Hearing Officer will hold an Administrative Public Hearing for Rickards Subdivision, 630 S. Washington, File #5-04. If approved and necessary, shall create a Vested Property Right in accordance with Colorado Law.

GENERAL DESCRIPTION:

This is a request to subdivide a 0.41 acre lot into two lots located at 630 S. Washington between Laurel and Myrtle. The property includes a single-family house and an alley house. The site is zoned NCL - Neighborhood Conservation Low Density.

LEGAL DESCRIPTION:

A Replat of Lots 10 and 11, Block 6, Westlawn Addition to the City of Fort Collins, County of Larimer, State of Colorado.

Dated this 22nd day of June, A.D. 2004

Cameron Gloss, AICP
Director of Current Planning

32667687
Fort Collins Coloradoan
July 1, 2004

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

July 1, 2004 , A.D.;

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

July 1, 2004 , A.D.;

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.

Legal Clerk

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

July 1, 2004 , A.D.

My Commission expires _____

ANGEL R OEPPING NOTARY EXPIRES 4/10/2007 PUBLIC STATE OF COLORADO

Notary Public

Legal No. 32667687

Delivered to:

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FT COLLINS, CO 80522

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For additional information or an official copy, please contact Current Planning 281 North College Fort Collins, CO 80524 USA