



NOTICE OF HEARING
 Notice is hereby given that on Wednesday, May 1, 2013, at 5:30 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 the Stoner Subdivision, Project Development Plan, #PDP130005 with two Modifications of Standard. The proposed project is located at the southeast corner of Wayne and Magnolia Streets. This is a request to divide an existing 15,986 square foot lot located at 502 Wayne Street into two lots, and construct a one story single-family residence on a proposed new lot created to the east (Lot 2). An existing detached garage will remain on Lot 2 south of the new residence. An existing single family home would remain on the west lot (Lot 1). The project is located in the N-C-L, Neighborhood Conservation Low Density zone district, and is subject to an administrative (Type I) review. Two Modifications of Standard to the Land Use Code currently accompany the request. The first Modification addresses Section 4.7(F)(7), which states that no lot may be further subdivided to create a new lot in the rear portion of the existing lot. The second Modification addresses Section 3.6.2(J)(2), which requires that portions of alleys be paved in conjunction with this proposed use. The project proposes a lot subdivision and that the alley frontage remains unpaved. The project plans are available online for your review at: <http://www.fcgov.com/developmentreview/agendas.php>.

34199597
Ft. Collins Coloradoan
April 23, 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

Tuesday, April 23, 2013

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

Tuesday, April 23, 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.

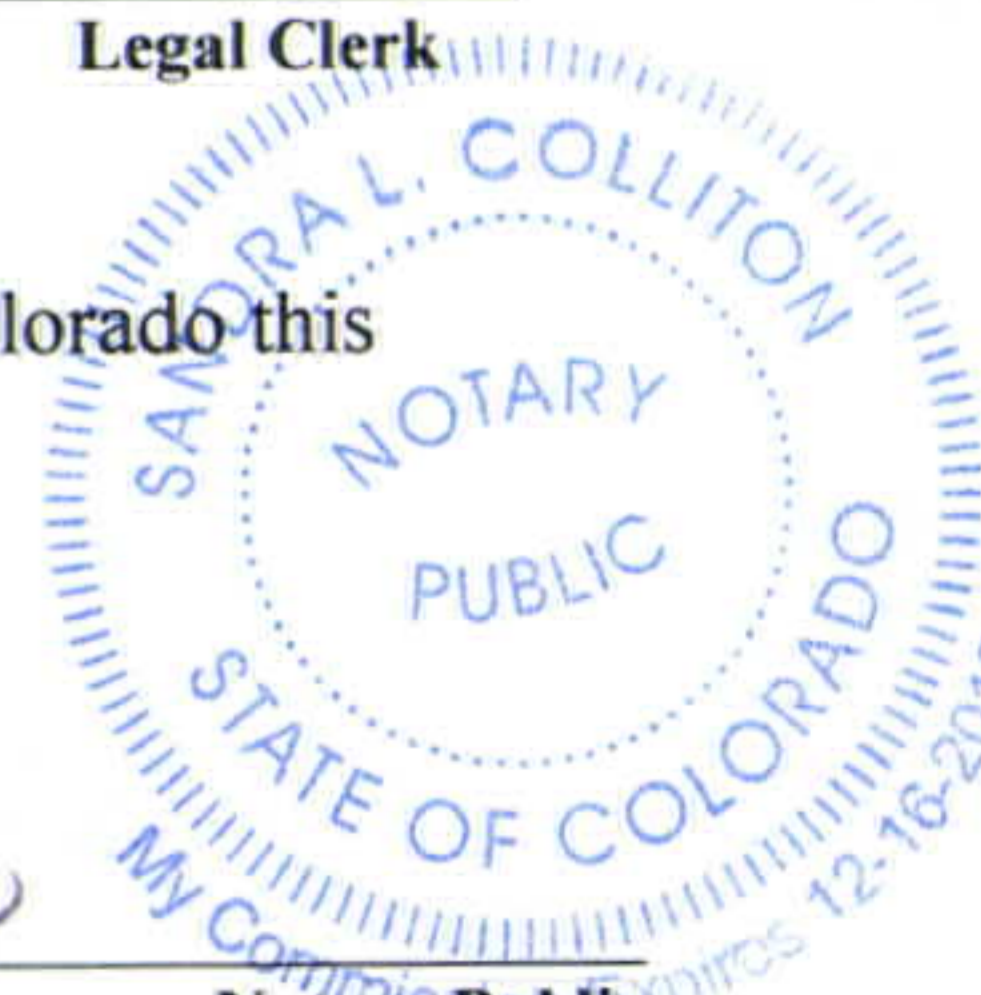
Legal Clerk

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

Tuesday, April 23, 2013

My Commission expires: *Dec 16, 2015*

Notary Public



Legal No.0034199597

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

Affidavit Prepared
Tuesday, April 23, 2013
8:38 am