Account #: 003425



SEP 2 5 2015

Invoice Text

NOTICE OF HEARING Notice is hereby given that on Mond

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

Saturday, September 19, 2015

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

Saturday, September 19, 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.

Legal Clerk

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

Sundra L. Colliton

Monday, September 21, 2015

My Commission expires: Dec 16, 2015

Notary Public

Legal No.0034220167

Affidavit Prepared Monday, September 21, 2015

7:06 am

Delivered to:

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

NOTICE OF HEARING

Notice is hereby given that on Monday, September 28, 2015, at 5:30 p.m. (scheduled as the only item on the agenda), in Conference Rooms C-D, 281 North College Avenue, Fort Collins, Colorado, a Hearing Officer for the City of Fort Collins will conduct an Administrative Public Hearing continued from the September 14, 2015 Administrative Public Hearing to consider a development proposal.

GENERAL DESCRIPTION

The project is referred to as Manhattan Townhomes Second Filing, file #FDP150021. The request proposes changes to the previous, now-expired project, approved in 2006. The changes include: 36 two-story, singlefamily attached townhomes on individually platted lots; 80 off-street parking spaces, with 58 garage spaces and 22 off-street surface spaces; a detached sidewalk along the east side of Manhattan Avenue with street trees. The project also provides a 6 foot public trail connection from Manhattan Ave. to the Mason Trail. Two Modifications to the Land Use Code are required: an increase in the overall maximum density from 9 units to 16.3 units per acre, due to sale of 8.21 acres for City regional detention facility; and a reduction in the front building setback from 15 feet to 9 feet. The property is located at the east side of Manhattan Avenue, north of Albion Way, and is zoned (L-M-N) Low Density Mixed-Use Neighborhood. Administrative Hearing Notice, Plans, and Staff Report can be found online at: fcgov.com/ReviewAgendas. about the review process can be found online at: fcgov.com/CitizenReview.

34220167 Coloradoan Sept 19, 2015

> This unofficial copy was downloaded on Oct-26-2020 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com For additional information or an official copy, please contact Current Planning 281 North College Fort Collins, CO 80524 USA