

FORT COLLINS COLORADOAN

NOTICE OF HEARING
 Notice is hereby given that on Thursday, January 13th, 2005, 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 Storybook, 2nd Filing, Project Development Plan - Modification of Standard, #49-98B. If approved and necessary, shall create a Vested Property Right in accordance with Colorado Law.

GENERAL DESCRIPTION:
 Request for a Modification of Standard to Section 3.6.3 of the Land Use Code, Street Pattern and Connectivity. The applicant is also requesting a modification to the standard that in place of the street extension a pedestrian/bicycle access be constructed to the property to the north. The site is located directly north of Mountain Vista Drive, east of County Road 11 and west of County Road 9E. The site is zoned LMN, Low Density Mixed Use Neighborhood.

LEGAL DESCRIPTION:
 Situate in the southwest 1/4 of Section 32, Township 8 North, Range 68 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado.
 Dated this 6th day of January, A.D. 2005
 Cameron Gloss, AICP
 Director of Current Planning

32723876
 Fort Collins Coloradoan
 January 6, 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

January 6, 2005 , A.D.;

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

January 6, 2005 , 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.

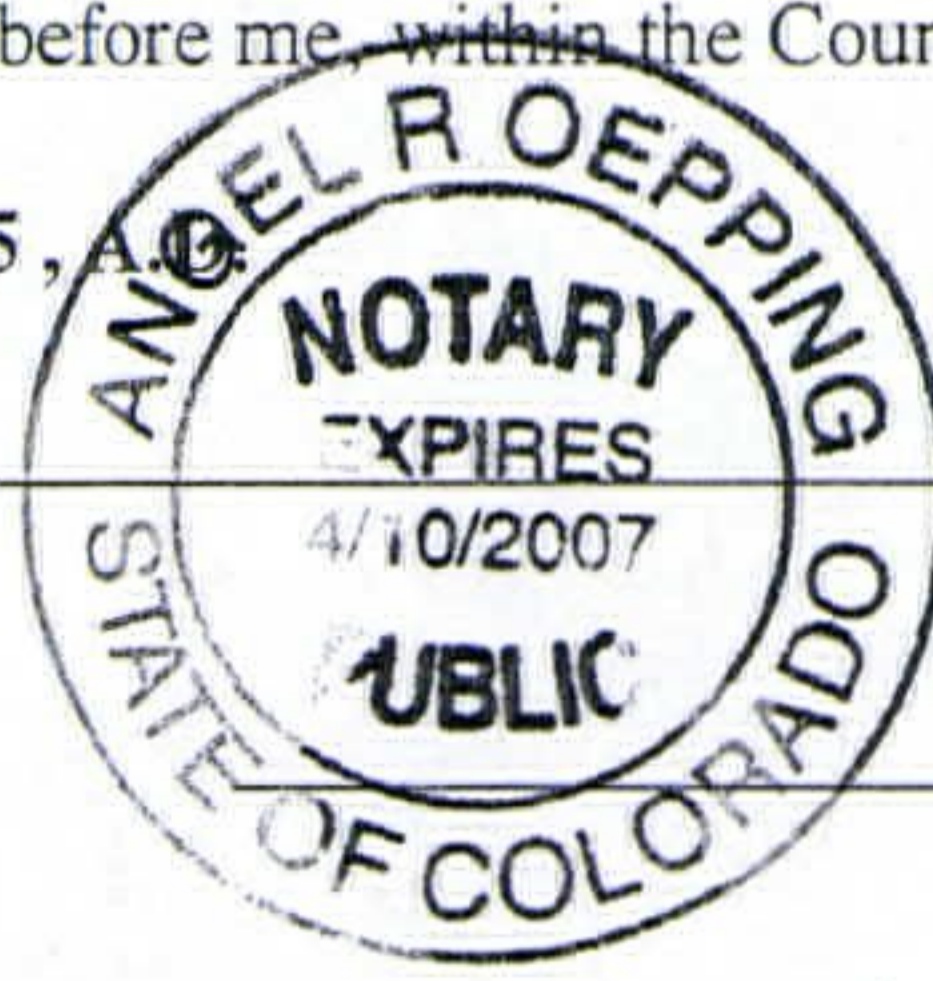



 Legal Clerk

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

January 6, 2005 , A.D.

My Commission expires _____





 Notary Public

Legal No. 32723876

Delivered to:

**FtC Current Planning/Leman
 PO BOX 580
 FT COLLINS, CO 80522**